

HRA OPERATING ACCOUNT

Appendix 2

	2024/25		2025/26	2026/27	2027/28
	Original	Forecast	Estimate	Projections	
	£	£	£	£	£
EXPENDITURE					
General & Special Management	3,583,100	5,027,100	5,816,800	6,082,800	6,342,700
Housing Management	6,318,000	5,177,700	5,589,400	5,880,800	6,186,800
Rents, Rates, Taxes and Other Charges	138,300	158,900	158,900	158,900	158,900
Repairs & Maintenance	5,870,200	5,420,400	5,697,300	5,885,000	6,084,000
Provision for Bad Debts	240,000	240,000	250,000	263,000	279,000
Interest Payable	3,177,000	3,301,800	3,710,500	4,349,600	5,334,900
Depreciation of Dwellings	5,714,100	5,719,400	5,819,700	6,074,000	6,365,200
Depreciation of Other Assets	349,400	273,600	315,200	321,200	327,200
Debt Management Expenses	110,500	110,500	116,000	121,800	127,900
Efficiency Savings	-	-	-650,000	-1,000,000	-1,350,000
TOTAL	25,500,600	25,429,400	26,823,800	28,137,100	29,856,600
INCOME					
Dwelling Rents	23,959,300	23,705,500	25,018,500	26,309,600	27,922,300
Non Dwelling Rents	261,800	252,300	273,200	284,000	295,400
Charges for Services and Facilities	1,251,100	1,228,300	1,276,300	1,310,800	1,346,300
Feed in Tariff from PV Installations	309,200	271,000	278,300	286,700	295,300
TOTAL	25,781,400	25,457,100	26,846,300	28,191,100	29,859,300
NET INCOME FROM SERVICES	280,800	27,700	22,500	54,000	2,700
Interest Receivable	75,000	61,000	60,000	60,000	60,000
NET OPERATING SURPLUS	355,800	88,700	82,500	114,000	62,700
Appropriations					
Revenue Contributions to Capital	-183,700	-	-	-	-
Net Increase/(Decrease) in reserves	172,100	88,700	82,500	114,000	62,700
Revenue Reserve brought forward	1,327,900	936,000	1,024,700	1,107,200	1,221,200
Revenue Reserve carried forward	1,500,000	1,024,700	1,107,200	1,221,200	1,283,900

Average Social Rent:-				
Increase 1st April		2.70%	3.00%	3.00%
48 wk	107.69	110.60	113.92	117.33
52 wk	99.41	102.09	105.15	108.31
Average stock	4,340	4,341	4,370	4,419

Average Affordable Rent:-				
Increase 1st April		2.70%	3.00%	3.00%
48 wk	175.59	180.33	185.74	191.31
52 wk	162.08	166.46	171.45	176.59
Average stock	205	230	255	280