

HRA OPERATING ACCOUNT

	2025/26		2026/27	2027/28	2028/29
	Original	Forecast	Estimate	Projections	
	£	£	£	£	£
EXPENDITURE					
General & Special Management	6,265,990	6,272,367	5,321,491	6,342,700	6,642,700
Supervision & Management	4,152,600	4,361,152	5,210,712	4,525,427	4,825,427
Rents, Rates, Taxes and Other Charges	158,900	222,400	158,900	225,000	225,000
Repairs & Maintenance	5,810,710	5,248,541	5,429,404	6,084,000	6,284,000
Provision for Bad Debts	250,000	250,000	250,000	279,000	295,000
Interest Payable	3,711,499	3,696,227	4,211,208	4,500,000	4,850,500
Depreciation of Dwellings	5,819,700	5,819,700	5,819,700	6,365,200	6,656,400
Depreciation of other Assets	315,200	315,200	315,200	327,200	331,200
Debt Management Expenses	116,000	116,000	116,000	121,800	127,900
Efficiency Savings	-650,000	-374,000	-650,000		
Strategic management	874,200	874,200	874,200	931,043	960,837
TOTAL EXPENDITURE	26,824,799	26,801,787	27,056,815	29,701,370	31,198,964

INCOME

Dwelling Rents	25,018,500	25,018,500	25,876,807	27,800,288	30,145,493
Non Dwelling Rents	273,200	288,476	316,500	327,500	338,500
Charges for Services and Facilities	1,276,300	1,287,000	1,287,000	1,327,000	1,367,500
Contributions towards Expenditure	278,300	278,300	278,300	278,300	278,300

TOTAL INCOME	26,846,300	26,872,276	27,758,607	29,733,088	32,129,793
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NET INCOME FROM SERVICES (Income)	21,501	70,489	701,792	31,718	930,829
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Interest Receivable	60,000	60,000	60,000	60,000	60,000
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NET OPERATING SURPLUS/DEFICIT	81,501	130,489	761,792	91,718	990,829
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Appropriations

Revenue contributions to Capital	0	0	0	0	0
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Net Increase/(Decrease) in reserves	81,501	130,489	761,792	91,718	990,829
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Revenue Reserve brought forward	603,500	603,500	733,989	1,495,781	1,587,500
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Revenue Reserve Carried Forward	685,001	733,989	1,495,781	1,587,500	2,578,329
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Average Social Rent:-					
Increase 1st April			4.80%	4.80%	4.80%
48wk		110.81	116.12	121.70	127.54
52wk		102.28	107.19	112.34	117.73
Average Stock		4317	4347	4448	4448

Average Affordable Rent:-					
Increase 1st April			4.80%	5.00%	5.00%
48wk		180.31	188.97	198.04	207.54
52wk		166.44	174.43	182.8	191.58
Average Stock		212	237	262	287