

Appendix 1 – HRA budget 2024-25 onwards

	1	2	3	4	5	6	7	8	9	10
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Income										
Dwelling Rents	(69,065)	(71,330)	(73,539)	(75,560)	(76,873)	(78,282)	(79,781)	(82,793)	(82,806)	(84,322)
Non Dwelling Rents	(384)	(399)	(411)	(424)	(432)	(441)	(450)	(459)	(468)	(477)
Tenant Service Charges	(6,337)	(6,591)	(6,789)	(6,992)	(7,132)	(7,275)	(7,420)	(7,569)	(7,720)	(7,875)
Leaseholder Service Charges	(2,500)	(2,600)	(2,678)	(2,758)	(2,814)	(2,870)	(2,927)	(2,986)	(3,045)	(3,106)
Other charges for Services	(379)	(390)	(399)	(408)	(414)	(420)	(427)	(433)	(440)	(447)
Total Income	(78,666)	(81,310)	(83,816)	(86,142)	(87,665)	(89,288)	(91,005)	(94,239)	(94,480)	(96,227)
Expenditure										
Repairs and Maintenance	14,894	15,654	16,118	16,596	16,927	17,265	17,610	17,962	18,321	18,687
Services to Estates	9,887	9,444	8,825	8,533	8,704	8,878	9,055	9,236	9,421	9,610
Supervision and Management	20,827	22,073	22,956	23,645	24,354	24,841	25,338	25,845	26,362	26,889
Rents, Rates, Taxes and Other Charges	994	1,034	1,065	1,097	1,119	1,141	1,164	1,187	1,211	1,235
Provision for Bad Debts	583	614	632	651	664	677	690	704	718	732
Total Expenditure	47,186	48,819	49,597	50,521	51,767	52,802	53,858	54,935	56,033	57,153
Net Cost of Service	(31,480)	(32,491)	(34,220)	(35,621)	(35,898)	(36,486)	(37,147)	(39,305)	(38,447)	(39,074)
Depreciation	13,868	14,422	14,855	15,301	15,607	15,919	16,237	16,562	16,893	17,231
Interest charges/Cost of Capital	10,436	10,436	10,436	10,436	10,436	10,436	10,436	10,436	10,436	10,436
Interest - additional borrowing	4,043	5,614	6,172	6,524	6,689	7,197	7,756	8,363	8,939	9,478
RCCO	3,000	3,120	3,214	3,310	3,376	3,444	3,513	3,583	3,655	3,728
Savings Target	(300)	(600)	(900)	(1,200)	(1,500)	(1,800)	(1,836)	(1,873)	(1,910)	(1,948)
(Surplus)/Deficit	(433)	501	(443)	(1,250)	(1,290)	(1,290)	(1,041)	(2,233)	(435)	(150)
Reserves	(5,962)	(5,461)	(5,904)	(7,155)	(8,444)	(9,735)	(10,775)	(13,009)	(13,444)	(13,593)
Minimum Reserve Balance (8-10%)	(6,293)	(6,505)	(6,705)	(6,891)	(7,013)	(7,143)	(7,280)	(7,539)	(7,558)	(7,698)
Useable Reserves	331	1,044	801	(263)	(1,431)	(2,592)	(3,495)	(5,470)	(5,885)	(5,895)

*Services to Estates includes Utility charges, Waking Watch, Grounds Maintenance and Caretaking