

Appendix 1 – HRA budget 2025/26 onwards

	1	2	3	4	5	6	7	8	9	10
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Income										
Dwelling Rents	(71,499)	(74,632)	(77,964)	(80,303)	(82,712)	(85,194)	(86,926)	(88,636)	(90,408)	(92,217)
Non Dwelling Rents	(732)	(754)	(776)	(792)	(808)	(824)	(841)	(857)	(874)	(892)
Tenant Service Charges	(6,626)	(6,827)	(7,034)	(7,177)	(7,323)	(7,472)	(7,621)	(7,774)	(7,929)	(8,088)
Leaseholder Service Charges	(2,771)	(2,854)	(2,940)	(2,998)	(3,058)	(3,119)	(3,182)	(3,246)	(3,310)	(3,377)
Other charges for Services	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)
Total Income	(81,727)	(85,166)	(88,814)	(91,371)	(94,001)	(96,709)	(98,670)	(100,612)	(102,622)	(104,673)
Expenditure										
Repairs and Maintenance	15,623	16,834	17,394	17,739	18,092	18,451	18,818	19,192	19,574	19,963
Services to Estates	8,780	8,660	8,920	9,098	9,280	9,466	9,655	9,848	10,045	10,246
Supervision and Management	23,564	24,168	24,948	25,692	26,204	26,726	27,258	27,801	28,355	28,920
Rents, Rates, Taxes and Other Charge	991	1,020	1,051	1,072	1,093	1,115	1,138	1,160	1,183	1,207
Provision for Bad Debts	583	600	619	631	643	656	669	683	697	710
Total Expenditure	49,540	51,283	52,932	54,232	55,312	56,414	57,538	58,685	59,854	61,047
Net Cost of Service	(32,187)	(33,884)	(35,882)	(37,138)	(38,689)	(40,295)	(41,132)	(41,928)	(42,768)	(43,626)
Depreciation	14,104	14,527	14,963	15,262	15,567	15,879	16,196	16,520	16,850	17,187
Interest charges/Cost of Capital	14,964	15,437	15,463	15,244	15,450	15,836	16,046	16,262	16,483	16,812
RCCO	2,000	2,000	2,000	2,000	2,000	6,000	6,120	6,242	6,367	6,495
Savings Target		(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)
Contribution to Reserves	1,120	2,120	3,000	4,000	4,120	0	0	0	0	0
(Surplus)/Deficit	0	(0)	(657)	(832)	(1,752)	(2,781)	(2,969)	(3,103)	(3,268)	(3,332)
Reserves	(5,239)	(7,359)	(11,016)	(15,849)	(21,721)	(24,502)	(27,471)	(30,574)	(33,843)	(37,175)
Minimum Reserve Balance (8-10%)	(6,538)	(6,813)	(7,105)	(7,310)	(7,520)	(7,737)	(7,894)	(8,049)	(8,210)	(8,374)
Useable Reserves	1,299	(546)	(3,911)	(8,539)	(14,201)	(16,765)	(19,577)	(22,525)	(25,633)	(28,801)

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

Figures are provisional and subject to confirmation