

HRA Budget 2025/26

	2024/25		2025/26
	Original	Revised	Budget
	£000	£000	£000
Employees	206	0	206
Premises (excluding repairs)	794	1,566	810
Repairs	7,785	7,785	8,242
Supplies and Services	150	201	201
Management Fee	7,678	7,678	8,276
MATS	1,822	1,822	1,822
Provision for Bad Debts	455	455	455
Depreciation	8,456	8,358	8,735
Interest and Debt Management Charges	4,263	4,263	4,138
Total Expenditure	31,609	32,129	32,885
Fees and Charges	(411)	(411)	(382)
Dwelling Rents	(31,864)	(31,864)	(33,120)
Other Rents	(1,806)	(1,806)	(1,878)
Other	(20)	(20)	(20)
Interest	(1,861)	(2,103)	(1,743)
Recharged to Capital	(469)	(469)	(523)
Total Income	(36,430)	(36,672)	(37,665)
Net Operating Expenditure/ (Surplus)	(4,821)	(4,543)	(4,780)
Revenue Contribution to Capital Outlay	8,015	7,449	7,237
Appropriation to/ (from) Earmarked Reserves	(3,194)	(2,906)	(2,457)
(Surplus) or Deficit in Year	0	0	0

HRA Budget 2025/26 to 2029/30					
	2025/26 Budget	2026/27 Forecast	2027/28 Forecast	2028/29 Forecast	2029/30 Forecast
	£000	£000	£000	£000	£000
Employees	206	206	206	206	206
Premises (excluding repairs)	810	810	812	815	818
Repairs	8,242	8,357	8,499	8,669	8,842
Supplies and Services	201	201	201	201	201
Management Fee	8,276	8,392	8,535	8,706	8,880
MATS	1,822	1,848	1,879	1,917	1,955
Provision for Bad Debts	455	455	455	455	455
Depreciation	8,735	9,129	9,541	9,971	10,421
Interest and Debt Management Charges	4,138	3,920	3,745	3,735	3,667
Total Expenditure	32,885	33,317	33,873	34,674	35,444
Fees and Charges	(382)	(387)	(394)	(401)	(409)
Dwelling Rents	(33,120)	(33,845)	(34,830)	(35,875)	(36,951)
Other Rents	(1,878)	(1,914)	(1,927)	(1,980)	(2,033)
Other	(20)	(20)	(20)	(20)	(20)
Interest	(1,743)	(1,438)	(1,438)	(1,646)	(1,878)
Recharged to Capital	(523)	(479)	(475)	(476)	(476)
Total Income	(37,665)	(38,084)	(39,084)	(40,398)	(41,768)
Net Operating Expenditure/ (Surplus)	(4,780)	(4,766)	(5,211)	(5,724)	(6,324)
Revenue Contribution to Capital Outlay*	7,237	5,665	1,000	1,000	1,000
Potential Impact of Queensway	0	200	200	200	200
Appropriation to/ (from) Earmarked Reserve:	(2,457)	(1,099)	4,011	4,524	5,124
(Surplus) or Deficit in Year	0	0	0	0	0

*Calculation of the RCCO for future years will be made once the schemes in the capital programme are finalised

**HRA Reserves
2025/26 to 2029/30**

	2025/26 Budget	2026/27 Forecast	2027/28 Forecast	2028/29 Forecast	2029/30 Forecast
	£000	£000	£000	£000	£000
General HRA Balance					
Opening Balance	3,502	3,502	3,502	3,502	3,502
Used to meet Deficit	0	0	0	0	0
Closing Balance	3,502	3,502	3,502	3,502	3,502
Earmarked Reserves					
Opening Balance	25,185	22,728	21,630	25,641	30,165
Appropriation to/ (from) Earmarked Reserves	(2,457)	(1,099)	4,011	4,524	5,124
Transfer to Major Repairs Reserve	0	0	0	0	0
Closing Balance	22,728	21,630	25,641	30,165	35,289

Total HRA Balances at year end **26,230** **25,131** **29,142** **33,666** **38,790**

*Balances will be impacted by the calculation of the Revenue Contribution to Capital Outlay (RCCO) referenced in appendix 2

Major Repairs Allowance					
Opening Balance	11,444	12,942	15,925	19,320	23,145
Depreciation Arising	8,735	9,129	9,541	9,971	10,421
Used to Fund Capital Expenditure	(7,237)	(6,146)	(6,146)	(6,146)	(6,146)
Transfer from Earmarked Reserves	0	0	0	0	0
Closing Balance	12,942	15,925	19,320	23,145	27,420