

HOUSING REVENUE ACCOUNT BUDGET

For Consideration by Cabinet 10 February 2026

	2026/27 Budget	2027/28 Forecast	2028/29 Forecast	2029/30 Forecast	2030/31 Forecast
	£	£	£	£	£
INCOME					
Rental Income - Council Housing	(17,562,300)	(18,204,600)	(18,237,000)	(18,828,800)	(19,486,400)
Rental Income - Other (Shops and Garages etc.)	(295,600)	(302,300)	(309,100)	(316,100)	(323,300)
Charges for Services & Facilities	(2,550,500)	(2,592,900)	(2,640,000)	(2,685,400)	(2,730,500)
Grant Income	(17,700)	(17,700)	(17,700)	(17,700)	(17,700)
Contributions from General Fund	(112,900)	(115,500)	(117,700)	(120,000)	(122,200)
Total Income	(20,539,000)	(21,233,000)	(21,321,500)	(21,968,000)	(22,680,100)
EXPENDITURE					
Repairs & Maintenance	6,688,800	7,037,900	7,154,500	7,165,600	7,341,800
Supervision & Management	5,552,200	6,265,300	5,448,400	6,057,000	5,698,300
Rents, Rates & Insurance	661,000	706,100	751,300	796,400	841,500
Contribution to Provision for Bad and Doubtful Debts	172,200	173,200	174,200	175,400	176,700
Depreciation & Impairment of Fixed Assets	5,264,200	5,264,200	5,264,200	5,264,200	5,264,200
Debt Management Costs	0	0	0	0	0
Total Expenditure	18,338,400	19,446,700	18,792,600	19,458,600	19,322,500
NET COST OF HRA SERVICES	(2,200,600)	(1,786,300)	(2,528,900)	(2,509,400)	(3,357,600)
(Gain)/Loss on disposal of non-current assets	0	0	0	0	0
Interest Payable & Similar Charges	1,568,200	1,528,200	1,487,800	1,447,200	1,406,100
Interest & Investment Income	(50,100)	(33,300)	(33,300)	(33,300)	(33,300)
Pensions Interest Costs & Expected Return on Pensions Assets	0	0	0	0	0
Capital Grants and Contributions Receivable	0	0	0	0	0
Premiums & Discounts from Earlier Debt Rescheduling	0	0	0	0	0
(SURPLUS) / DEFICIT FOR THE YEAR	(682,500)	(291,400)	(1,074,400)	(1,095,500)	(1,984,800)
Self Financing Debt Repayment	0	0	0	0	0
Net Charges made for Retirement Benefits	0	0	0	0	0
Adjustments to reverse out Notional Charges included above	0	0	0	0	30,000
Transfer to/(from) Earmarked Reserves - for Revenue Purposes	156,900	273,100	269,400	263,600	238,100
Capital Expenditure funded from Major Repairs Reserve	0	438,600	878,300	265,300	0
Transfer from Earmarked Reserves - for Capital Purposes	0	0	0	0	(30,000)
Financing of Capital Expenditure from Earmarked Reserves	0	0	0	0	30,000
TOTAL (SURPLUS) / DEFICIT FOR THE YEAR	(525,600)	420,300	73,300	(566,600)	(1,716,700)
Housing Revenue Account Balance brought forward	(770,100)	(1,295,700)	(875,400)	(802,100)	(1,368,700)
HRA BALANCE CARRIED FORWARD	(1,295,700)	(875,400)	(802,100)	(1,368,700)	(3,085,400)

Note: The shaded items relate directly to financing the capital programme, and comprise depreciation on Council Dwellings, grants and contributions, use of the Major Repairs Reserve and specific Earmarked Reserves.