

## Housing Revenue Account (HRA) 2020/21 to 2024/25

	2020/21	2020/21	2020/21	2021/22	2022/23	2023/24
	Budget	Revised budget	Forecast Outturn	Budget	Budget	Budget
	£'000	£'000	£'000	£'000	£'000	£'000
<b><u>INCOME</u></b>						
Dwelling Rents	23,083	23,083	22,925	23,494	23,953	24,391
Non-Dwelling Rents	537	537	537	545	556	567
Tenants' Charges for Services & Facilities	667	667	598	677	691	704
Contributions towards Expenditure	44	44	54	45	46	46
<b>Total Income</b>	<b>24,331</b>	<b>24,331</b>	<b>24,114</b>	<b>24,760</b>	<b>25,246</b>	<b>25,709</b>
<b><u>EXPENDITURE</u></b>						
Repairs & Maintenance	6,038	6,038	5,768	6,044	6,103	6,187
Supervision & Management	8,249	8,249	7,969	8,232	8,267	8,482
Rent, Rates, Taxes & Other Charges	294	294	215	208	214	219
Provision for Bad Debts	182	182	182	186	189	193
Depreciation & Impairment of Fixed Assets	5,715	5,715	5,715	5,845	5,941	6,131
Interest Payable & Debt Management Costs	4,179	4,179	4,179	4,179	4,179	4,179
<b>Total Expenditure</b>	<b>24,657</b>	<b>24,657</b>	<b>24,028</b>	<b>24,694</b>	<b>24,893</b>	<b>25,391</b>
<b>Net Operating Expenditure</b>	<b>326</b>	<b>326</b>	<b>-86</b>	<b>-66</b>	<b>-353</b>	<b>-317</b>
Interest Receivable	-118	-118	-118	-30	-27	-24
Transfer to/(from) general reserves	0	0	204	0	0	0
Transfer to/(from) Earmarked Reserves	-208	-208	0	96	379	341
<b>(Surplus)/Deficit on Services</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-0</b>	<b>-0</b>	<b>-0</b>
<b><u>HOUSING REVENUE ACCOUNT BALANCE</u></b>						
Forecast Balance as at beginning of year	743	743	743	947	947	947
Surplus/(deficit) for year	0	0	204	0	0	0
Forecast Balance as at end of year	<b>743</b>	<b>743</b>	<b>947</b>	<b>947</b>	<b>947</b>	<b>947</b>

## HRA Capital Programme and Financing

	Outturn 2020/21	2021/22	2022/23	2023/24
	£	£	£	£
<b>Major Repairs Reserve</b>				
Capital - Gas CH	416,000	416,000	416,000	416,000
Capital - Electric Heating	42,000	42,000	42,000	42,000
Capital - Kitchen Renewals	180,000	180,000	180,000	180,000
Capital - Bathroom Renewals	105,000	105,000	105,000	105,000
Capital - Windows	100,000	100,000	100,000	100,000
Capital - Electrics	888,000	888,000	888,000	888,000
Capital - Electrics - Catch up works	624,000	624,000	286,000	0
Capital - Door Renewals	20,000	20,000	20,000	20,000
Capital - Door Access Systems	72,000	72,000	72,000	72,000
Capital - Roofs	270,000	270,000	270,000	270,000
Capital - Balcony Replacements	150,000	150,000	150,000	150,000
Capital - Fencing Replacements	90,000	90,000	90,000	90,000
Capital - Asbestos Removal	400,000	400,000	400,000	400,000
Capital - structural	30,000	30,000	30,000	30,000
Capital - Water Supply	50,000	50,000	50,000	50,000
Capital - Hard Wire Installation	378,000	378,000	378,000	378,000
Capital - Damp & Mould	38,400	38,400	38,400	38,400
Capital - Fire Safety	81,600	81,600	81,600	81,600
Capital - works on buy backs	270,000	270,000	270,000	270,000
Capital - Compartmentation Works	1,800,000	1,800,000	1,800,000	1,800,000
Capital Design	300,000	300,000	300,000	300,000
	<b>6,305,000</b>	<b>6,305,000</b>	<b>5,967,000</b>	<b>5,681,000</b>
<b>Capital Receipts</b>				
Capital - Stock Condition Survey	0	0	0	0
Capital - New Housing System	469,000	106,000	0	0
Capital - Excellent Estates	350,000	350,000	350,000	350,000
Capital - Bin Stores	200,000	200,000	200,000	200,000
Capital - disabled adaptations	700,000	700,000	700,000	700,000
	<b>1,719,000</b>	<b>1,356,000</b>	<b>1,250,000</b>	<b>1,250,000</b>
<b>Acquisitions</b>	2,700,000	4,950,000	4,950,000	4,950,000
	<b>10,724,000</b>	<b>12,611,000</b>	<b>12,167,000</b>	<b>11,881,000</b>
<b>Financed by</b>				
Major Repairs Reserve	6,305,000	6,305,000	5,967,000	5,681,000
Capital Receipts	1,719,000	1,356,000	1,250,000	1,250,000
Capital Receipts earmarked for acquisition	810,000	1,485,000	1,485,000	1,485,000
HRA Capital Reserve	1,890,000	3,465,000	3,465,000	3,465,000
	<b>10,724,000</b>	<b>12,611,000</b>	<b>12,167,000</b>	<b>11,881,000</b>

## HRA Reserves Position 2020/21 to 2024/25

	2020/21	2021/22	2022/23	2023/24
	£	£	£	£
<b>Major Repairs Reserve</b>				
Balance 1st April	9,542,031	8,951,724	8,491,968	8,465,972
Contributions in year	5,714,693	5,845,244	5,941,004	6,028,730
Applied in year	-6,305,000	-6,305,000	-5,967,000	-5,681,000
<b>Balance 31st March</b>	<b>8,951,724</b>	<b>8,491,968</b>	<b>8,465,972</b>	<b>8,813,702</b>
<b>Capital Receipts</b>				
Balance 1st April	2,446,403	1,859,254	2,154,024	2,597,199
Contributions in year	1,131,851	1,650,770	1,693,175	1,736,438
Applied in year	-1,719,000	-1,356,000	-1,250,000	-1,250,000
<b>Balance 31st March</b>	<b>1,859,254</b>	<b>2,154,024</b>	<b>2,597,199</b>	<b>3,083,637</b>
<b>Capital Receipts earmarked for acquisition</b>				
Balance 1st April	4,381,681	4,539,650	4,405,280	4,305,605
Contributions in year	967,969	1,350,630	1,385,325	1,420,722
Applied in year	-810,000	-1,485,000	-1,485,000	-1,485,000
<b>Balance 31st March</b>	<b>4,539,650</b>	<b>4,405,280</b>	<b>4,305,605</b>	<b>4,241,327</b>
<b>HRA Capital Reserve</b>				
Balance 1st April	15,258,727	13,368,727	9,999,727	6,913,727
Applied in year for revenue - net zero	0	96,000	379,000	341,000
Applied in year for capital	-1,890,000	-3,465,000	-3,465,000	-3,465,000
<b>Balance 31st March</b>	<b>13,368,727</b>	<b>9,999,727</b>	<b>6,913,727</b>	<b>3,789,727</b>
	9,246,878	8,721,846	8,478,970	8,639,837
	2,152,829	2,006,639	2,375,612	2,840,418
	4,460,666	4,472,465	4,355,443	4,273,466
	14,313,727	11,684,227	8,456,727	5,351,727
<b>Average Balances in year</b>	<b>30,174,099</b>	<b>26,885,177</b>	<b>23,666,751</b>	<b>21,105,448</b>