

HRA OPERATING ACCOUNT

	2025/26		2026/27	2027/28	2028/29
	Original	Forecast	Estimate	Projections	
	£	£	£	£	£
EXPENDITURE					
General & Special Management	6,265,990	6,272,367	6,237,525	6,342,700	6,642,700
Supervision & Management	4,152,600	4,361,152	4,225,427	4,525,427	4,825,427
Rents, Rates, Taxes and Other Charges	158,900	222,400	225,000	225,000	225,000
Repairs & Maintenance	5,810,710	5,248,541	5,401,954	6,084,000	6,284,000
Provision for Bad Debts	250,000	250,000	250,000	279,000	295,000
Interest Payable	3,711,499	3,696,227	4,264,008	4,500,000	4,850,500
Depreciation of Dwellings	5,819,700	5,819,700	6,074,000	6,365,200	6,656,400
Depreciation of other Assets	315,200	315,200	321,200	327,200	331,200
Debt Management Expenses	116,000	116,000	116,000	121,800	127,900
Efficiency Savings	-650,000	-374,000	-650,000	-650,000	-650,000
Strategic management	874,200	874,200	902,174	931,043	960,837
TOTAL EXPENDITURE	26,824,799	26,801,787	27,367,288	29,051,370	30,548,964
INCOME					
Dwelling Rents	25,018,500	25,018,500	25,361,026	26,784,322	28,562,523
Non Dwelling Rents	273,200	288,476	316,500	327,500	338,500
Charges for Services and Facilities	1,276,300	1,287,000	1,287,000	1,327,000	1,367,500
Contributions towards Expenditure	278,300	278,300	278,300	278,300	278,300
TOTAL INCOME	26,846,300	26,872,276	27,242,826	28,717,122	30,546,823
NET INCOME FROM SERVICES (Income less Expenditure)	21,501	70,489	-124,462	-334,248	-2,141
Interest Receivable	60,000	60,000	60,000	60,000	60,000
NET OPERATING SURPLUS/DEFICIT	81,501	130,489	-64,462	-274,248	57,859
Appropriations					
Revenue contributions to Capital	0	0	0	0	0
Net Increase/(Decrease) in reserves	81,501	130,489	-64,462	-274,248	57,859
Revenue Reserve brought forward	603,500	603,500	733,989	669,527	395,278
Revenue Reserve Carried Forward	685,001	733,989	669,527	395,278	453,137

Average Social Rent:-			2.70%	3.00%	3.00%
Increase 1st April					
48wk	110.81	113.80	117.21	120.73	
52wk	102.28	105.04	108.20	111.44	
Average Stock	4326	4356	4457	4457	

Average Affordable Rent:-			2.70%	3.00%	3.00%
Increase 1st April					
48wk	180.31	185.18	190.74	196.46	
52wk	166.44	170.94	176.06	181.35	
Average Stock	212	237	262	287	