

**HRA OPERATING ACCOUNT**

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

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

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