HOUSING REVENUE ACCOUNT (HRA) - OUTTURN 2020/21, BUDGET 2021/22 and BUDGETS 2022/23 to 2025/26

Annual rent increases of Consumer Price Index (CPI) + 1% between 2022/23 and 2024/25

CPI + 1%

			4.1% estimate 3.0%		estimate 3.0%	estimate 2.0%
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
SUMMARY	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
	OUTTURN £	BASE BUDGET £	BASE BUDGET £	BASE BUDGET £	BASE BUDGET £	BASE BUDGET £
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INCOME						
Rents: dwellings	(22,188,938)	(22,761,110)	(23,913,120)	(24,702,590)	(25,773,480)	(25,690,480
Rents: non-dwellings	(165,938)	(169,140)	(169,140)	(169,140)	(169,140)	(169,140
Charges for services	(975,869)	(1,172,560)	(1,218,570)	(1,255,140)	(1,292,810)	(1,331,600
Contributions to expenditure	(1,017,297)	(954,750)	(1,230,630)	(1,259,160)	(1,288,460)	(1,318,550
Sub Total - Income	(24,348,042)	(25,057,560)	(26,531,460)	(27,386,030)	(28,523,890)	(28,509,770
EXPENDITURE						
Repairs & maintenance	4,330,381	4,381,500	4,477,620	4,451,550	4,558,390	4,667,97
Supervision & management	4,850,633	4,517,740	4,853,220	4,991,160	5,113,330	5,238,83
Special services	675,651	1,614,270	1,780,770	1,712,020	1,748,220	1,785,39
Rents, rates, taxes & other charges	574,588	535,250	587,980	595,740	614,160	633,26
Depreciation & impairment	4,859,663	5,420,200	5,516,280	5,635,870	5,635,870	5,635,87
Debt management costs	12,350	80,000	25,000	25,000	25,000	25,00
Revenue expenditure funded by capital	104,969	0	0	0	0	·
Revaluation loss or (gain)	3,254,313	0	0	0	0	
Pension-related one-off costs	43,147	0	0	0	0	
Efficiency savings: prospective revenue initiatives	0	0	0	0	0	
Efficiency savings: revenue initiatives	0	100,000	643,000	643,000	643,000	643,00
Efficiency savings: contribution to capital	0	590,000	0.5,000	0.5,555	· · · · · · · · · · · · · · · · · · ·	0.5,00
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Sub Total - Expenditure	18,705,696	17,238,960	17,883,870	18,054,340	18,337,970	18,629,32
NET COST OF SERVICES	(5,642,346)	(7,818,600)	(8,647,590)	(9,331,690)	(10,185,920)	(9,880,450
Interest payable/(receivable)	4,263,865	3,770,030	3,904,450	3,650,750	3,446,350	3,312,16
Increase/(decrease) in provision for bad debt	53,484	0,770,030	0,561,150	0,030,730		
Capital grants & contributions	(355,278)	0	0	0	•	251,05
(Profit)/loss on sale of non-current assets	427,679	32,500	27,300	27,300	_	27,30
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NET OPERATING EXPENDITURE	(1,252,597)	(4,016,070)	(4,715,840)	(5,653,640)	(6,459,470)	(6,289,160
APPROPRIATIONS						
(Profit)/loss on sale of non-current assets	(427,679)	(32,500)	(27,300)	(27,300)	(27,300)	(27,300
Financial instrument account	0	0	0	0	0	
Pension-related costs	(1,029,187)	208,170	208,170	250,000	250,000	250,00
Revaluation loss or (gain)	(3,254,313)	0	0	0	0	
Capital grants & contributions	355,278	0	0	0	0	
Revenue expenditure funded by capital	(104,969)	0	0	0	0	
Revenue contribution to/(from) Major Repairs Reserve	5,008,627	3,840,400	4,534,970	5,430,940	6,236,770	6,066,46
Contributions to earmarked reserves	704,840	0	0	0		
HRA (SURPLUS)/DEFICIT FOR YEAR	(0)	0	0	0	0	
WORKING DALANCE brought forward /b /6)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000
WORKING BALANCE brought forward (b/f)						