## 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 SUMMARY	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
	OUTTURN	BASE BUDGET	BASE BUDGET	BASE BUDGET	BASE BUDGET	BASE BUDGET
	£	£	£	£	£	£
INCOME						
	(22.400.020)	(22.701.110)	(22.012.120)	(24.702.500)	(25.772.400)	(25,000,400
Rents: dwellings	(22,188,938)	(22,761,110)	(23,913,120)	(24,702,590)		
Rents: non-dwellings	(165,938)	(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		
Special services	675,651	1,614,270	1,780,770	1,712,020		
Rents, rates, taxes & other charges	574,588	535,250	587,980	595,740		
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Depreciation & impairment	4,859,663	5,420,200	5,516,280	5,635,870		
Debt management costs	12,350	80,000	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	0	-	
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	0	0		1
Capital grants & contributions	(355,278)	0	0	0	0	252,00
(Profit)/loss on sale of non-current assets	427,679	32,500	27,300	27,300	27,300	27,30
(1 Total) 1033 of Faule of Hori current assets	427,073	32,300	27,300	27,300	27,300	27,30
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	-	-
Capital grants & contributions	355,278	0	0	0		
. –	(104,969)	0	0	0		
Revenue expenditure funded by capital		2 040 400	4 524 070	T 420 040	6 226 770	C 066 46
Revenue contribution to/(from) Major Repairs Reserve Contributions to earmarked reserves	5,008,627 704,840	3,840,400 0	4,534,970 0	5,430,940 0		6,066,46
HRA (SURPLUS)/DEFICIT FOR YEAR	(0)	0	0	0	0	
WORKING BALANCE brought forward (b/f)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000
WORKING BALANCE carried forward (c/f)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000
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