

APPENDIX 3

Housing Revenue Account

	Revised Budget 2025/26	Original Budget 2026/27	Forecast Budget 2027/28	Forecast Budget 2028/29	Forecast Budget 2029/30
	£	£	£	£	£
Expenditure					
Repairs and Maintenance	7,943,957	6,942,917	7,199,267	7,402,188	7,571,512
Director of Property + Construction	103,229	122,004	129,155	133,676	138,353
Rents, Rates, Taxes + Other Charges	358,224	342,653	332,082	341,512	350,941
Supervision and Management	7,436,761	7,365,554	7,593,105	7,859,381	8,113,946
Special Services	476,853	512,076	522,195	532,323	542,699
Housing Related Support - Wardens	781,906	798,505	826,367	851,107	876,045
Housing Related Support - Central Control	460,547	449,491	459,829	470,346	480,626
Tenants Participation	131,757	104,643	111,015	114,055	117,732
New Build Schemes Evaluations	167,272	0	0	0	0
HRA Health & Safety	57,575	61,192	64,507	66,757	69,084
Debt Management Expenses	10,601	11,142	11,700	12,285	12,650
Corporate Management	89,152	0	0	0	0
Total Expenditure	18,017,834	16,710,177	17,249,223	17,783,630	18,273,588
Income					
Dwelling Rents	(25,706,450)	(26,927,740)	(27,775,770)	(28,730,670)	(29,405,340)
Non-dwelling Rents	(57,528)	(79,358)	(74,638)	(70,498)	(71,383)
Leasehold Flats Income	(7,000)	(20,000)	(20,000)	(20,000)	(20,000)
Repairs and Maintenance	(1,466,092)	(43,500)	(43,500)	(43,500)	(43,500)
Supervision and Management	0	0	0		
Special Services	(28,703)	(25,975)	(26,142)	(26,313)	(26,502)
Housing Related Support - Wardens	(164,694)	(169,852)	(174,950)	(180,195)	(191,170)
Housing Related Support - Central Control	(262,245)	(269,528)	(277,472)	(285,676)	(293,670)
Total Income	(27,692,712)	(27,535,953)	(28,392,472)	(29,356,852)	(30,051,565)
Net Cost of Services	(9,674,878)	(10,825,776)	(11,143,249)	(11,573,222)	(11,777,977)
Appropriations:					
Movement in Impairment Provision	100,000	100,000	100,000	100,000	100,000
Capital Interest Costs	4,647,151	4,771,949	5,116,216	5,290,754	5,521,357
Investment Interest Income	(466,507)	(240,462)	(220,962)	(201,462)	(191,712)
Depreciation	5,348,200	5,700,000	5,700,000	5,700,000	5,700,000
Contribution to Development Reserve	647,405	706,267	534,995	745,930	710,332
Use of Development Reserve	(553,036)	(212,000)	(87,000)	(62,000)	(62,000)
Use of Grant reserve	(48,565)	0	0	0	0
Transfer from Balances	230	22	0	0	0
Net Operating (Surplus)	0	0	0	0	0