

Annex 1				
HRA Business Plan 21/22 to 2023/24	2021/22	2022/23	2023/24	2024/25
INCOME	£	£	£	£
Net Dwelling Rent	-28,784,000	-29,455,000	-30,739,700	-31,924,400
Net Garage Rent	-352,700	-357,200	-363,900	-371,200
Service Charges	-357,000	-364,100	-371,300	-378,700
Cost recovered	-325,950	-334,099	-342,451	-351,012
Other income	-271,526	-271,526	-271,526	-271,526
Interest receipts	-202,160	-50,000	-50,000	-50,000
Total Income	-30,293,336	-30,831,925	-32,138,877	-33,346,838
EXPENDITURE	£	£	£	£
Cost of Operation	1,662,630	1,598,200	1,638,200	1,679,100
Staffing	3,684,828	3,684,828	3,684,828	3,684,828
Recharges	425,780	425,800	425,800	425,800
Back Funding pension Cost	650,355	650,400	650,400	650,400
Sub total	6,423,593	6,359,228	6,399,228	6,440,128
Stock Maintenance	5,077,570	5,147,500	5,276,200	5,408,100
HRA proportion of Corporate and Democratic Costs	664,900	664,900	664,900	664,900
Debt interest	5,484,494	5,327,754	5,116,002	4,872,531
Principal Repayment	4,984,000	7,998,000	8,561,000	9,485,000
Contingency	265,000	265,000	265,000	265,000
Sub total	16,475,964	19,403,154	19,883,102	20,695,531
Total Expenditure	22,899,557	25,762,382	26,282,330	27,135,659
Net INCOME -/ Net EXPENDITURE +	-7,393,779	-5,069,543	-5,856,547	-6,211,179
Working Balance Contribution to Reserves:	£	£	£	£
Contribution to/from- Reserves				
Contingency		-2,024,000		
New Build (Affordable Housing)	3,000,000	6,808,097	786,000	1,355,000
Core Capital Programme	5,824,990	5,474,992	5,467,717	4,805,172
Major Repair Reserves to/-from		-1,700,000	-400,000	
WB to/-from Contingency				
Working Balance	-1,431,211	-3,489,547	2,830	51,008
Other reserves				
Total movement on Reserves	7,393,779	5,069,543	5,856,547	6,211,179
HRA Working Balance (min £2m)	£	£	£	£
Opening Balance	6,921,951	5,490,740	2,001,193	2,004,023
Movement within Reserves		0	0	0
Movement in year - added/ + reduced	0			0
From -surplus /deficit	1,431,211	3,489,547	-2,830	-51,008
Closing Balance	5,490,740	2,001,193	2,004,023	2,055,031