

ANNEX 4					
Housing Revenue Account Reserves					
	2020/21	2021/22	2022/23	2023/24	2024/25
Opening Reserves					
Working Balance	6,942,857	6,921,951	5,490,740	2,001,193	2,004,023
Contingency	2,224,000	2,024,000	2,024,000	0	0
New Affordable Homes	14,736,914	11,420,009	5,700,533	1,531,811	91,284
Stock Re-modelling	5,130,973	4,910,973	4,234,973	3,734,973	450,000
Major Repairs Reserve	2,100,000	2,100,000	2,100,000	400,000	0
Capital Receipts Unapplied	17,571,899	14,254,994	8,359,367	382,548	409,921
Total Reserves	48,706,642	41,631,926	27,909,613	8,050,525	2,955,228
Add from In Year Business Plan and cash for capital receipts					
Working Balance	-20,906	-1,431,211	-3,489,547	2,830	51,008
Contingency			-2,024,000		
New Affordable Homes	3,000,000	3,000,000	6,808,097	786,000	1,355,000
Stock Re-modelling					
Major Repairs Reserve	4,700,000	5,824,990	3,774,992	5,067,717	4,805,172
Capital Receipts Unapplied	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Reserves	10,679,094	10,393,779	8,069,543	8,856,547	9,211,179
Movement on Reserves					
Working Balance			1,700,000	400,000	0
Contingency			-2,024,000	0	
New Affordable Homes			2,024,000	2,834,973	
Stock Re-modelling				-2,834,973	
Major Repairs Reserve			-1,700,000	-400,000	0
Capital Receipts Unapplied					
Total Reserves =0	0	0	0	0	0
Less use of Reserves					
Working Balance					
Contingency	200,000				
New Affordable Homes	6,316,905	8,719,475	10,976,820	5,061,500	1,284,746
Stock Re-modelling	220,000	676,000	500,000	450,000	450,000
Major Repairs Reserve	4,700,000	5,824,990	5,474,992	5,467,717	4,805,172
Capital Receipts Unapplied	6,316,905	8,895,627	10,976,820	2,972,627	2,730,084
Total Reserves	17,753,810	24,116,092	27,928,631	13,951,844	9,270,002
Closing reserves					
Working Balance	6,921,951	5,490,740	2,001,193	2,004,023	2,055,031
Contingency	2,024,000	2,024,000	0	0	0
New Affordable Homes	11,420,009	5,700,533	1,531,811	91,284	161,538
Stock Re-modelling	4,910,973	4,234,973	3,734,973	450,000	-0
Major Repairs Reserve	2,100,000	2,100,000	400,000	0	0
Capital Receipts Unapplied	14,254,994	8,359,367	382,548	409,921	679,837
Total Reserves	41,631,926	27,909,613	8,050,525	2,955,228	2,896,406