

<b>Annexe 1</b>	Outturn	Opening Budget	Forecast Outturn	Budgets			
	2020/21	2021/22	2021/22	2022/23	2023/24	2024/25	2025/26
<b>HRA Business Plan 2022/23 to 2025/26</b>							
<b>INCOME</b>							
Net Dwelling Rent	-28,565,701	-28,784,000	-29,156,900	-30,220,200	-31,126,806	-32,060,610	-33,022,428
Net Garage Rent	-321,873	-352,700	-316,300	-332,115	-342,078	-352,341	-362,911
Service Charges	-292,596	-357,000	-327,800	-374,850	-386,096	-397,678	-409,609
Cost Recovered	-303,127	-325,950	-307,815	-342,247	-352,514	-363,090	-373,983
Other Income	-258,242	-271,526	-304,417	-270,086	-278,189	-286,534	-295,130
Interest Receipts	-281,943	-202,160	-170,987	-145,467	-149,831	-154,326	-158,956
<b>Total Income</b>	<b>-30,023,483</b>	<b>-30,293,336</b>	<b>-30,584,219</b>	<b>-31,684,965</b>	<b>-32,635,514</b>	<b>-33,614,579</b>	<b>-34,623,017</b>
<b>EXPENDITURE</b>							
Cost of Operation	1,240,543	1,580,597	1,552,494	1,385,509	1,622,100	1,662,700	1,704,200
Operational Staffing	3,514,770	3,772,454	3,889,924	3,849,238	3,964,715	4,083,656	4,206,166
Support Service Charges	580,823	493,660	532,843	599,300	617,279	635,797	654,871
Back Funding Pension Cost	586,020	650,355	658,283	658,285	658,285	658,285	658,285
Responsive Maintenance	4,814,552	5,319,067	6,202,719	6,104,312	6,287,441	6,476,065	6,670,347
Corporate and Democratic Costs	599,980	614,930	614,930	614,950	633,399	652,400	671,972
Mortgage Interest	5,585,751	5,484,494	5,484,494	5,327,754	5,116,002	4,872,531	4,601,295
Mortgage Principal Repayment	4,303,000	4,984,000	4,984,000	7,998,000	8,561,000	9,485,000	9,780,000
Hardship Fund				30,000	30,000	30,000	30,000
<b>Total Expenditure</b>	<b>21,225,439</b>	<b>22,899,557</b>	<b>23,919,687</b>	<b>26,567,347</b>	<b>27,490,221</b>	<b>28,556,435</b>	<b>28,977,136</b>
<b>Net INCOME -/ Net EXPENDITURE +</b>	<b>-8,798,043</b>	<b>-7,393,779</b>	<b>-6,664,532</b>	<b>-5,117,618</b>	<b>-5,145,293</b>	<b>-5,058,145</b>	<b>-5,645,880</b>
<b>Contribution to/from (-ve) Reserves</b>							
New Build (Affordable Housing)	3,000,000	3,000,000	3,000,000	0	0	0	0
Core Capital programme Contribution via Major Repairs Reserve	5,515,375	5,824,990	5,105,421	7,683,100	7,919,050	7,342,750	7,060,250
Major Repair Reserves: Principle Repayment 2020/21	-4,303,000						
Release Contingency Reserve	-200,000			-2,024,000			
Working Balance	4,973,701	-1,431,204	-1,440,889	-541,482	-2,773,757	-2,284,605	-1,414,370
Revenue Grants/Provisions	-188,032						
<b>Total to Reserves</b>	<b>8,798,044</b>	<b>7,393,786</b>	<b>6,664,532</b>	<b>5,117,618</b>	<b>5,145,293</b>	<b>5,058,145</b>	<b>5,645,880</b>
<b>HRA Working Balance (min £2m)</b>							
Opening Balance	6,942,857		11,916,558	10,475,669	9,934,186	7,160,429	4,875,824
Movement in year added/ (-ve) reduced	4,973,701		-1,440,889	-541,482	-2,773,757	-2,284,605	-1,414,370
<b>Closing Balance</b>	<b>11,916,558</b>		<b>10,475,669</b>	<b>9,934,186</b>	<b>7,160,429</b>	<b>4,875,824</b>	<b>3,461,455</b>