

Annexe 1	Outturn	Opening Budget	Forecast	Budgets			
	2020/21	2021/22	2021/22	2022/23	2023/24	2024/25	2025/26
HRA Business Plan 2022/23 to 2025/26							
INCOME							
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
Total Income	-30,023,483	-30,293,336	-30,584,219	-31,684,965	-32,635,514	-33,614,579	-34,623,017
EXPENDITURE							
Cost of Operation	1,240,543	1,580,597	1,552,494	1,435,509	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
Total Expenditure	21,225,439	22,899,557	23,919,687	26,617,347	27,490,221	28,556,435	28,977,136
Net INCOME -/ Net EXPENDITURE +	-8,798,043	-7,393,779	-6,664,532	-5,067,618	-5,145,293	-5,058,145	-5,645,880
Contribution to (+ve)/from Reserves (-ve)							
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	8,169,050	7,592,750	7,310,250
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	-591,482	-3,023,757	-2,534,605	-1,664,370
Revenue Grants/Provisions	-188,032						
Total to Reserves	8,798,044	7,393,786	6,664,532	5,067,618	5,145,293	5,058,145	5,645,880
HRA Working Balance (min £2m)							
Opening Balance	6,942,857		11,916,558	10,475,669	9,884,186	6,860,429	4,325,824
Movement in year added/ (-ve) reduced	4,973,701		-1,440,889	-591,482	-3,023,757	-2,534,605	-1,664,370
Closing Balance	11,916,558		10,475,669	9,884,186	6,860,429	4,325,824	2,661,455