

HOUSING REVENUE ACCOUNT BUDGET

	2024/25 £'000	2025/26 £'000	Variation £'000	Para
INCOME				
Dwelling Rents	-33,396	-34,230	-834	17
Non Dwelling Rents	-775	-735	40	18
Service Charges	-1,169	-1,142	27	19
Contributions towards Expenditure	-60	-277	-217	20
Interest Receivable	-441	-418	23	21
Sales Administration Recharge	-33	-33	0	21
Shared Amenities Contribution	-313	-361	-48	21
TOTAL INCOME	-36,187	-37,196	-1,009	
EXPENDITURE				
Repairs & Maintenance				
Cyclical Maintenance	1,886	2,234	348	23
Reactive Maintenance - General	3,400	3,520	120	23
Reactive Maintenance - Voids	1,521	1,886	365	23
General Management	7,765	8,288	523	24
Grounds Maintenance and Trees	935	1,087	152	25
Housing Schemes and Temporary Accommodation	1,151	1,199	48	26
Provision for Bad Debt	150	150	0	
Capital Financing Costs - Interest/Debt Management	5,137	5,608	471	27
TOTAL EXPENDITURE	21,945	23,972	2,027	
HRA OPERATING SURPLUS(-)	-14,242	-13,224	1,018	
Contribution to Capital - Supporting Housing Strategy	9,700	10,200	500	28
Capital Financing Costs - Principal	4,542	3,174	-1,368	29
HRA Total Annual Surplus(-) / Deficit	0	150	150	
Use of Reserves for Major Projects	0	-150	-150	
HRA TOTAL ANNUAL SURPLUS(-) / DEFICIT	0	0	0	

2025/26 - 2027/28 MAINTENANCE BUDGETS

CYCLICAL MAINTENANCE	2025/26	2026/27	2027/28
External Cleaning and Decoration	637,000		
Appliance servicing (including gas, oil, solid fuel)	1,097,840		
Lift Servicing	100,000		
Fire Alarm Servicing	76,000		
Portable Appliance Testing	4,300		
Fire Risk Assessments	28,000		
Air Source Heat Pump Servicing	15,000		
CCTV, Laundry & Door Entry Servicing	62,000		
Legionella Testing	32,780		
Automatic Door Servicing	29,648		
Window Cleaning	18,900		
Alarms & Telecommunications	50,000		
Emergency Lighting	83,000		
TOTAL CYCLICAL MAINTENANCE BUDGET	2,234,468	2,301,500	2,370,550

PLANNED MAINTENANCE & IMPROVEMENTS	2025/26	2026/27	2027/28
Heating Replacement Gas	2,267,880		
Electrical Rewiring	884,220		
Sheltered Schemes Minor Works	221,080		
Low Maintenance Eaves	250,000		
External Door Replacements	1,038,000		
Pitched Roofing	685,000		
Repointing	10,500		
Window Replacements	1,750,000		
Kitchen Refurbishments	1,000,000		
Drainage	100,000		
Structural Works	300,000		
Asbestos surveys and removal	100,000		
Garages	200,000		
Bathroom Refurbishments	450,000		
Insurance Work	10,000		
Water Main Renewals	35,000		
Miscellaneous	1,798,320		
TOTAL PLANNED MAINTENANCE & IMPROVEMENT BUDGET	11,100,000	11,433,000	11,775,990

ESTATE IMPROVEMENTS	2025/26	2026/27	2027/28
Provision of estates works and paving	200,000		
TOTAL ESTATE IMPROVEMENTS BUDGET	200,000	200,000	200,000

TOTAL FORECAST MAINTENANCE EXPENDITURE	2025/26	2026/27	2027/28
TOTAL EXPENDITURE	13,534,468	13,934,500	14,346,540

MEDIUM TERM FINANCIAL PLAN - HOUSING REVENUE ACCOUNT

	Budget 2025/26 £'000	Forecast 2026/27 £'000	Forecast 2027/28 £'000
INCOME			
Dwelling Rents	-34,230	-35,688	-37,042
Non Dwelling Rents	-735	-757	-780
Service Charges	-1,142	-1,176	-1,212
Contributions towards Expenditure	-277	-277	-277
Interest Receivable	-418	-350	-289
Sales Administration Recharge	-33	-33	-33
Shared Amenities Contribution	-361	-372	-383
TOTAL INCOME	-37,196	-38,653	-40,015
EXPENDITURE			
Repairs & Maintenance			
Cyclical Maintenance	2,234	2,301	2,370
Reactive Maintenance - General	3,520	3,626	3,734
Reactive Maintenance - Voids	1,886	1,943	2,001
General Management	8,288	8,537	8,793
Grounds Maintenance and Trees	1,087	1,120	1,153
Housing Schemes and Temporary Accommodation	1,199	1,235	1,272
Provision for Bad Debt	150	150	150
Capital Financing Costs - Interest/Debt Management	5,608	6,060	6,504
TOTAL EXPENDITURE	23,972	24,971	25,977
HRA OPERATING SURPLUS(-)	-13,224	-13,682	-14,038
Contribution to Capital - supporting Housing Strategy	10,200	10,500	10,800
* Capital Financing Costs - Principal	3,174	5,099	5,357
HRA Total Annual Surplus(-) / Deficit	150	1,917	2,119
Use of Reserves for Major Projects	-150	0	0
HRA TOTAL ANNUAL SURPLUS(-) / DEFICIT	0	1,917	2,119
OPTIONS IDENTIFIED TO CLOSE THE DEFICIT			
General Process Efficiency and Channel Shift		200k-500k	200k-500k
* Loan Re-financing		upto £4.1m	upto £4.1m

CAPITAL PROJECTS REQUIREMENTS WITH FINANCING

PUBLIC SECTOR HOUSING CAPITAL PROGRAMME

		PROJECT REQUIREMENTS £			2025/26 PROJECT FINANCING £				
		2025/26	2026/27	2027/28	Grants & Conts.	Cap Receipts / DC's	Internal/External Borrowing	HRA	HRA Reserves
Fire Risk Assessment Works	HRA	1,500,000	0				1,100,000	400,000	
HRA - Major Repairs	HRA	11,100,000	11,890,000	12,180,000			1,500,000	9,600,000	
Decarbonisation Works	HRA	1,870,000	1,920,000	1,970,000	926,000		944,000		
Estate Improvements	HRA	200,000	200,000	200,000				200,000	
Council Dwellings - Strategy Delivery	HRA	15,200,000	15,200,000	15,200,000	1,879,000	4,000,000	9,321,000		
Disabled Facilities Grants	HRA	950,000	950,000	950,000					950,000
		30,820,000	30,160,000	30,500,000	2,805,000	4,000,000	12,865,000	10,200,000	950,000
									30,820,000