

Appendix D

Housing Revenue Account

2026/27 to 2030/31

HRA Service Budgets	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Three Year Change £'000	Five Year Change £'000
	£'000	£'000	£'000	£'000	£'000	£'000		
Rental Income	(78,575)	(82,288)	(86,568)	(90,409)	(95,334)	(99,799)	(11,834)	(21,224)
Other Income	(6,831)	(7,603)	(7,755)	(7,910)	(8,068)	(8,230)	(1,079)	(1,399)
Net Income	(85,406)	(89,891)	(94,323)	(98,319)	(103,402)	(108,029)	(12,913)	(22,623)
Housing & Tenancy Management	28,430	33,878	34,606	35,352	36,197	36,922	6,922	8,492
Repairs and Planned Maintenance	15,004	12,427	12,770	13,123	13,638	13,911	(1,881)	(1,093)
Capital Programme Funding	18,903	26,520	26,518	26,273	27,705	31,934	7,370	13,031
Interest & Investment Income	22,144	16,195	19,532	22,647	24,911	24,282	503	2,138
Bad Debt Prov and Dev & Risk Contingency	925	871	897	924	951	980	(1)	55
Cross-Cutting	0	0	0	0	0	0	0	0
Operating Costs	85,406	89,891	94,323	98,319	103,402	108,029	12,914	22,624
(Surplus) / Deficit	0	0	0	0	0	0	0	0
Opening HRA General Balance	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	0	0
In-Year Monitoring Variance								
Closing HRA General Balance	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	0	0

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Housing Revenue Account Rental Income Breakdown	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Three Year Change	Five Year Change
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Resources								
Increase in rents	CPI+1% 2.7%	CPI+1% 4.8%	CPI+1% 3.0%	CPI+1% 3.0%	CPI+1% 3.0%	CPI+1% 3.0%		
Average Weekly Rent (£)	£141.11	£147.88	£152.32	£156.89	£161.60	£166.44	£15.78	£25.33
Increase/(Decrease) in Number of Dwellings	152	6	252	147	150	381	(5)	229
Opening Number of Dwellings	10,518	10,670	10,676	10,928	11,075	11,225	410	707
Closing Number of Dwellings	10,670	10,676	10,928	11,075	11,225	11,606	405	936
Average Number of Dwellings	10,594	10,673	10,802	11,002	11,150	11,416	408	822
Gross Dwelling Rents	78,291	83,012	87,331	91,208	96,180	100,686	12,917	22,395
Void Risk Contingency inc. Regen	(681)	(724)	(764)	(799)	(846)	(887)	(118)	(206)
Net Dwelling Rents	78,575	82,912	88,164	92,695	98,334	103,212	14,121	24,637
Total Resources	78,575	82,912	88,164	92,695	98,334	103,212	14,121	24,637

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Housing Revenue Account Inflation Provision	2025/26	Annual Movement in Budget Requirement					Three Year Change	Five Year Change
		2026/27	2027/28	2028/29	2029/30	2030/31		
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<u>Inflation Rates</u>								
Workforce Expenditure (including Pension costs)	N/A	3.0%	2.0%	2.0%	2.0%	2.0%	7.0%	11.0%
Contracted Expenditure and Materials	N/A	2.8%	2.0%	2.0%	2.0%	2.0%	6.8%	10.8%
Other Expenditure	N/A	2.8%	2.0%	2.0%	2.0%	2.0%	6.8%	10.8%
Fuel	N/A	0.0%	2.0%	2.0%	2.0%	2.0%	4.0%	8.0%
Energy Gas	N/A	0.3%	5.0%	5.0%	5.0%	5.0%	10.3%	20.3%
Energy Electricity	N/A	5.0%	5.0%	5.0%	5.0%	5.0%	15.0%	25.0%
<u>Inflation Projections</u>								
Housing & Tenancy Management	N/A	1,487	704	720	819	697	2,911	4,427
Repairs and Planned Maintenance	N/A	686	342	353	515	273	1,381	2,169
Bad Debt Prov and Dev & Risk Contingency	N/A	45	26	27	28	29	98	155
Gross Inflation Requirement	0	2,218	1,072	1,100	1,362	999	4,390	6,751
Other Income	N/A	(772)	(152)	(155)	(158)	(162)	(1,079)	(1,399)
Total Inflation Provision		1,446	920	945	1,204	837	3,311	5,352