

Housing Revenue Account Corporate Summary	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	20230/31 £'000	Five Year Outlook £'000
Resources	<i>CPI+1%</i>	<i>CPI+1%</i>	<i>CPI+1%+£1</i>	<i>CPI+1%+£2</i>	<i>CPI+1%+£2</i>	<i>CPI+1%+£2</i>	
Increase in rents	2.7%	4.8%	3.0%	3.0%	3.0%	3.0%	
Average Weekly Rent (£)	£141.11	£147.90	£153.34	£159.95	£166.75	£173.75	£32.64
Increase/(Decrease) in Number of Dwellings	152	(54)	231	36	18	241	471
Opening Number of Dwellings	10,518	10,670	10,616	10,847	10,882	10,900	382
Closing Number of Dwellings	10,670	10,616	10,847	10,882	10,900	11,141	471
Average Number of Dwellings	10,594	10,643	10,731	10,865	10,891	11,020	10,830
Gross Dwelling Rents	78,309	82,787	86,929	90,892	95,871	100,864	22,555
Void Risk Contingency inc. Regen	(682)	(722)	(759)	(794)	(839)	(884)	(203)
Net Dwelling Rents	77,627	82,065	86,170	90,097	95,031	99,980	22,352
Other income	7,276	7,603	7,755	7,910	8,068	8,230	954
Total Resources	84,903	89,668	93,925	98,008	103,100	108,209	23,307
Budget Requirement							
Roll Forward Budget	52,977	57,801	63,981	65,389	68,204	70,306	
Inflation	2,211	2,054	695	852	1,099	849	5,549
Capital Charges	1,613	3,755	1,023	2,163	1,203	290	8,433
Savings	(500)	(1,842)	(310)	(200)	(200)	0	(2,552)
Growth	1,500	2,214	0	0	0	0	2,214
Total Budget Requirement	57,801	63,981	65,389	68,204	70,306	71,445	13,644
Contribution to Finance Capital Programme	15,757	16,383	17,074	17,472	17,850	18,610	87,389
(Drawdown) / Contribution to Reserves	11,345	8,913	10,918	11,634	14,087	17,137	62,689
Opening HRA General Balance	15,101	15,004	15,113	15,110	15,113	15,114	
(Increase)/Decrease in balances	(97)	109	(3)	3	1	(1)	
Closing HRA General Balance	15,004	15,113	15,110	15,113	15,114	15,113	

* Rent figures quoted above are inclusive of the different types of social housing stock e.g. formula rent, affordable rent, shared ownership rent, London Affordable Rent. Average rents for existing tenancies subject to the existing rent standard 2026/27 to 2036/37.

Housing Revenue Account Inflation Provision	2025/26	Annual Movement in Budget Requirement					Three Year Outlook	Five Year Outlook
		2026/27	2027/28	2028/29	2029/30	2030/31		
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<u>Inflation Rates</u>								
Workforce Expenditure (excluding 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	1,601	484	696	791	711	2,782	4,284
Repairs and Planned Maintenance	N/A	735	336	284	439	271	1,355	2,064
Bad Debt Prov and Dev & Risk Contingency	N/A	45	26	27	28	29	98	155
Gross Inflation Requirement	N/A	2,381	847	1,007	1,258	1,010	4,235	6,503
Other Income	N/A	(327)	(152)	(155)	(158)	(161)	(635)	(954)
Total Inflation Provision		2,054	695	852	1,099	849	3,601	5,549

HRA Service Budgets	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	2030/31 £'000	Three Year Outlook £'000	Five Year Outlook £'000
Rental Income	(77,627)	(82,065)	(86,170)	(90,097)	(95,031)	(99,980)	(12,470)	(22,352)
Other Income	(7,276)	(7,603)	(7,755)	(7,910)	(8,068)	(8,230)	(635)	(954)
Net Income	(84,903)	(89,668)	(93,925)	(98,008)	(103,100)	(108,209)	(13,105)	(23,307)
Housing & Tenancy Management	32,337	33,938	34,422	35,119	35,910	36,621	2,782	4,284
Repairs and Planned Maintenance	11,742	12,477	12,813	13,097	13,535	13,806	1,355	2,064
Capital Programme Funding	15,757	16,383	17,074	17,472	17,850	18,610	1,715	2,853
Interest & Investment Income	12,897	17,087	17,801	19,763	20,766	21,056	6,866	8,158
Bad Debt Prov, and Dev & Risk Contingency	825	871	897	924	951	980	98	155
Operating Costs	73,558	80,755	83,007	86,374	89,013	91,072	12,816	17,514
Operating (Surplus) / Deficit	(11,345)	(8,913)	(10,918)	(11,634)	(14,087)	(17,137)	(289)	(5,792)
Opening HRA General Balance	(15,101)	(15,004)	(15,113)	(15,110)	(15,113)	(15,114)	(9)	(13)
Use of balances	3,379	152	468	186	304	321	(3,193)	(3,058)
Repayment of loans	8,062	8,653	10,453	11,445	13,782	16,817	3,382	8,754
(Increase)/Decrease in balances	97	(109)	3	(3)	(1)	1	(100)	(96)
Closing HRA General Balance	(15,004)	(15,113)	(15,110)	(15,113)	(15,114)	(15,113)	(109)	(109)

Project Total £'000	Project	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	2030/31 £'000
	<u>Capital Expenditure</u>						
474,714	Major Projects / Regeneration	149,763	90,961	67,683	75,628	50,100	40,579
231,308	Programme of Works	36,843	45,347	45,834	38,206	34,772	30,305
706,021	Total HRA Capital Programme	186,606	136,307	113,517	113,834	84,872	70,884
	<u>Capital Financing</u>						
112,258	Revenue Contributions	23,438	16,535	17,542	17,658	18,155	18,931
309,294	Prudential Borrowing	77,939	62,240	40,300	60,380	40,575	27,860
192,760	Grants	72,359	29,961	27,520	28,249	18,440	16,232
91,710	Capital Receipts	12,870	27,571	28,156	7,547	7,703	7,862
706,022	Total	186,606	136,307	113,517	113,834	84,872	70,884
	<u>Borrowing Projections</u>						
	Capital Financing Requirement	354,470	408,058	437,905	486,840	513,633	524,676
	Projected External Borrowing	(354,470)	(408,058)	(437,905)	(486,840)	(513,633)	(524,676)
	Projected Internal Borrowing	0	0	0	0	0	0
	Ratio CFR to HRA income	4.2	4.6	4.7	5.0	5.0	4.8

Project Total £'000	Project	Estimated Unit Numbers	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	2030/31 £'000	Five Year Outlook £'000
	<u>Major Projects</u>								
64,076	Development	143	28,876	20,872	13,116	1,212	0	0	35,201
184,536	Acquisitions	263	101,282	61,962	11,293	10,000	0	0	83,254
16,000	Contingency		0	4,000	4,000	4,000	4,000	0	16,000
264,613	Total Major Projects	406	130,158	86,834	28,409	15,212	4,000	0	134,455
	<u>Housing Regeneration Programme</u>								
210,101	Housing Regeneration Programme	346	19,605	4,127	39,274	60,416	46,100	40,579	190,496
210,101	Total Housing Regeneration Programme	346	19,605	4,127	39,274	60,416	46,100	40,579	190,496
	<u>HRA Programmes of Work</u>								
191,636	Works to Stock programme		32,083	35,097	35,584	32,056	29,647	27,168	159,553
39,672	Green Homes Initiatives		4,760	10,250	10,250	6,150	5,125	3,137	34,912
231,308	Total Works to Stock		36,843	45,347	45,834	38,206	34,772	30,305	194,465
706,021	Total HRA Capital Programme Expenditure	752	186,606	136,307	113,517	113,834	84,872	70,884	519,416

Category	Name	Expenditure						Funding		
		2026/27	2027/28	2028/29	2029/30	2030/31	5-Year Total	Borrowing	Other	Total Funding
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Major Projects	HRA In-House Housing Supply Acquisitions	7,000	10,000	10,000	0	0	27,000	(16,200)	(10,800)	(27,000)
	Development Yiewsley Housing Scheme	16,687	8,169	407	0	0	25,263	(10,232)	(15,031)	(25,263)
	HRA Housing Supply Block Purchases	25,000	0	0	0	0	25,000	(13,300)	(11,700)	(25,000)
	Existing FRI Leases - HRA	16,732	0	0	0	0	16,732	(16,732)	0	(16,732)
	Development Haydon Drive	10,458	1,293	0	0	0	11,750	(7,050)	(4,700)	(11,750)
	Grays Road site development	3,725	1,275	0	0	0	5,000	(5,000)	0	(5,000)
	Staying Close Acquisition Programme	2,772	0	0	0	0	2,772	(2,772)	0	(2,772)
	Rebuild of properties with structural issues	330	1,664	206	0	0	2,200	(1,320)	(880)	(2,200)
	Garage Site New Peachy Lane	0	1,688	0	0	0	1,688	(844)	(844)	(1,688)
Redevelopment of 1-10 Nelson Lane	130	320	600	0	0	1,050	(1,050)	0	(1,050)	
Major Projects Total		82,834	24,409	11,212	0	0	118,455	(74,500)	(43,955)	(118,455)
Programme of Works	Works to Stock - Reactive and Planned Capital Budget	30,997	31,484	28,468	26,059	24,031	141,040	0	(141,040)	(141,040)
	Green Homes Initiative - Reactive and Planned Capital Budget	10,250	10,250	6,150	5,125	3,137	34,912	(11,498)	(23,414)	(34,912)
	Major Adaptations	4,100	4,100	3,588	3,588	3,137	18,513	(18,513)	0	(18,513)
Programme of Works Total		45,347	45,834	38,206	34,772	30,305	194,465	(30,011)	(164,454)	(194,465)
Hayes Regen	Hayes Regeneration - Avondale Phases 2 and 1B	2,921	38,000	58,500	25,000	3,579	128,000	(76,800)	(51,200)	(128,000)
	Hayes Regeneration - Hayes Town Centre future phases	0	0	1,916	21,100	37,000	60,016	(36,010)	(24,006)	(60,016)
	Hayes Regeneration Phase 1 and 1A	1,206	1,274	0	0	0	2,480	(1,240)	(1,240)	(2,480)
Hayes Regen Total		4,127	39,274	60,416	46,100	40,579	190,496	(114,050)	(76,446)	(190,496)
Contingency	General Fund Capital Contingency	4,000	4,000	4,000	4,000	0	16,000	0	(16,000)	(16,000)
Contingency Total		4,000	4,000	4,000	4,000	0	16,000	0	(16,000)	(16,000)
Grand Total		136,307	113,517	113,834	84,872	70,884	519,416	(218,560)	(300,855)	(519,416)

Category	Name	Expenditure	Funding					
		2026/27	Prudential Borrowing	Existing Grants & Contrib	Reserves (HRA Only)	New Grants & Contribs	Right to Buy Receipts	Total Funding
		£'000	£'000	£'000	£'000	£'000	£'000	
Major Projects	HRA In-House Housing Supply Acquisitions	7,000	(4,200)	0	0	(2,800)	0	(7,000)
	Development Yiewsley Housing Scheme	16,687	(7,312)	0	0	(9,375)	0	(16,687)
	HRA Housing Supply Block Purchases	25,000	(13,300)	(11,700)	0	0	0	(25,000)
	Existing FRI Leases - HRA	16,732	(16,732)	0	0	0	0	(16,732)
	Development Haydon Drive	10,458	(6,275)	0	0	(4,183)	0	(10,458)
	Grays Road site development	3,725	(3,725)	0	0	0	0	(3,725)
	Staying Close Acquisition Programme	2,772	(2,772)	0	0	0	0	(2,772)
	Rebuild of properties with structural issues	330	(198)	0	0	(132)	0	(330)
	Garage Site New Peachy Lane	0	0	0	0	0	0	0
Redevelopment of 1-10 Nelson Lane	130	(130)	0	0	0	0	(130)	
Major Projects Total		82,834	(54,644)	(11,700)	0	(16,490)	0	(82,834)
Programme of Works	Works to Stock - Reactive and Planned Capital Budget	30,997	0	0	0	0	(30,997)	(30,997)
	Green Homes Initiative - Reactive and Planned Capital Budget	10,250	(3,377)	(1,620)	0	0	(5,253)	(10,250)
	Major Adaptations	4,100	(4,100)	0	0	0	0	(4,100)
Programme of Works Total		45,347	(7,477)	(1,620)	0	0	(36,250)	(45,347)
Hayes Regen	Hayes Regeneration - Avondale Phases 2 and 1B	2,921	(1,753)	0	0	(1,168)	0	(2,921)
	Hayes Regeneration - Hayes Town Centre future phases	0	0	0	0	0	0	0
	Hayes Regeneration Phase 1 and 1A	1,206	(603)	(603)	0	0	0	(1,206)
Hayes Regen Total		4,127	(2,356)	(603)	0	(1,168)	0	(4,127)
Contingency	General Fund Capital Contingency	4,000	0	0	(4,000)	0	0	(4,000)
Contingency Total		4,000	0	0	(4,000)	0	0	(4,000)
Grand Total		136,307	(64,477)	(13,923)	(4,000)	(17,658)	(36,250)	(136,307)