

HOUSING REVENUE ACCOUNT DRAFT BUDGET ESTIMATES 2025/26

	Original Budget 2024/25	Draft Budget 2025/26	Movement	Explanation for Changes in Budget
	£'000	£'000	£'000	
INCOME				
Rents - Dwellings Only	40,967	41,228	261	Rent increase of 2.7% which is in line with the Government Guidelines. This reflects the movement from the 53 week rent year in 2024/25.
Service Charges	1,086	1,129	43	Reflects inflationary increase
HRA Investment Income	372	408	36	Reflects increased investment income due to increase in balances
Total Income	42,425	42,765	340	
EXPENDITURE				
Repairs and Maintenance	11,411	12,322	911	Pay Award £275k, pay and grading £44k, mandatory training changes £59k, staff related insurance £31k, increase in rates on void properties £100k, increase in services £272k and subcontractors £100k, increase in stock £110k and reduction in equipment £80k
General Management	8,730	8,922	192	Pay Award £142k pay and grading £21k, mandatory training changes £31k, staff related insurance £22k, increase in insurance £36k, reduction in Supplies and Services £60k
HRA Self Financing	6,946	7,364	418	Reduction in Interest Payments (£179k), increase in Loan repayment (£597k),
Revenue Contribution to Capital	9,282	8,502	(780)	Reduction in RCCO £780k owing to changes in Stock Valuations
Transfer To / (From) Reserves	2,042	1,110	(932)	In 2024/25, a transfer of £773k was made to reserves reflecting the additional rental income from a 53 week rent year. There was a net transfer to reserves for Self Financing in 2024/25 of £1.369m and a transfer from reserves of £100k which resulted in a net transfer to reserves in 2024/25 of £2.042m. In 2025/26 there was a net transfer to reserves for Self Financing of £1.110m with £1.972m being transferred to reserves for the future repayment of loans and £862k being transferred from reserves to partly fund a loan repayment of £1m. Resulting in a movement between the two years of £932k.
Special Services	2,406	2,921	515	Pay Award £45k, pay and grading £7k, mandatory training changes £10k, staff related insurance £7k. Increases in Utility Costs Gas and Electric £172k, increase in insurance £4k, increase in services £270k for sheltered housing system upgrade costs
Other	1,608	1,624	16	Increase in contingency £25k, reduction on tenants contents insurance £9k
Total Expenditure	42,425	42,765	340	
Net Operating Expenditure	0	0	0	