

Housing Revenue Account Budget Summary
Medium Term Financial Strategy 2021-22 to 2025-26

Appendix 7

	2021-22	2021-22	2022-23	2023-24	2024-25	2025-26
	Draft Budget £'000	Forecast £'000	Draft Budget £'000	Draft Budget £'000	Draft Budget £'000	Draft Budget £'000
INCOME						
Dwelling rents	(66,990)	(67,080)	(71,007)	(74,657)	(79,505)	(81,213)
Non-dwelling rents	(4,412)	(4,169)	(4,320)	(4,388)	(4,476)	(4,565)
Heating and other tenant charges	(8,618)	(8,626)	(8,500)	(8,906)	(9,084)	(9,266)
Leaseholder charges for services and facilities	(17,794)	(16,964)	(17,500)	(17,458)	(17,807)	(18,163)
Contributions towards expenditure	(116)	(116)	(118)	(120)	(123)	(125)
GROSS INCOME	(97,930)	(96,955)	(101,446)	(105,529)	(110,995)	(113,332)
EXPENDITURE						
Repairs & Maintenance	16,317	16,030	17,133	17,591	17,943	18,178
Tower Hamlets Homes management fee	32,615	33,115	33,236	33,901	34,579	35,270
Supervision & Management	9,630	10,052	9,399	9,587	9,779	9,974
Special Services	5,882	5,944	8,077	7,260	7,405	7,553
Rents rates & taxes	5,475	5,810	4,194	5,696	5,810	5,926
Increased/(Decrease) provision for bad debts	609	613	599	603	642	656
Depreciation - HRA dwellings	17,317	16,046	16,450	16,845	17,480	17,818
Depreciation - Non Dwellings	1,062	812	828	845	862	879
Debt Management Costs	440	440	440	440	440	440
GROSS EXPENDITURE	89,347	88,862	90,356	92,768	94,939	96,695
NET COST OF HRA SERVICES	(8,583)	(8,093)	(11,090)	(12,761)	(16,056)	(16,637)
Interest on Debt (Item 8 debit)	3,497	3,574	4,716	5,954	6,622	7,801
Interest on Investments (Item 8 credit)	(446)	(525)	(560)	(547)	(138)	(176)
NET (INC) / EXP BEFORE APPROPRIATIONS	(5,532)	(5,044)	(6,934)	(7,354)	(9,572)	(9,012)
Set Aside for Debt Repayment (VRP)	2,061	2,306	3,442	4,444	4,894	5,735
Revenue Contribution to Capital (RCCO)	-	-	-	43,000	1,000	1,000
Allocation to / (from) other reserves	-	-	-	-	-	-
NET HRA (SURPLUS) / DEFICIT	(3,471)	(2,738)	(3,492)	40,090	(3,678)	(2,277)
General Balances						
Opening balance	(48,210)	(48,210)	(51,681)	(55,174)	(15,084)	(18,762)
(Surplus)/ Deficit on HRA	(3,471)	(2,738)	(3,492)	40,090	(3,678)	(2,277)
CLOSING BALANCE	(51,681)	(50,948)	(55,174)	(15,084)	(18,762)	(21,039)
Other Reserve Brought Forward	9,000	9,000	4,500	-	-	-
Appropriation from HRA	-	-	-	-	-	-
Release of Reserve	(4,500)	(4,500)	(4,500)	-	-	-
Other Reserve Brought Forward	4,500	4,500	-	-	-	-