

Housing Revenue Account Budget Summary
Medium Term Financial Strategy 2022-23 to 2026-27

Appendix 7

| | 2022-23 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 |
|---|-------------------------|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Revised Budget £'000 | Forecast £'000 | Draft Budget £'000 | Draft Budget £'000 | Draft Budget £'000 | Draft Budget £'000 |
| INCOME | | | | | | |
| Dwelling rents | (71,007) | (70,166) | (76,410) | (80,540) | (83,957) | (87,005) |
| Non-dwelling rents | (4,363) | (4,502) | (4,631) | (4,770) | (4,865) | (4,963) |
| Heating and other tenant charges | (8,500) | (8,455) | (11,523) | (11,869) | (12,106) | (12,349) |
| Leaseholder charges for services and facilities | (17,944) | (19,648) | (21,286) | (21,924) | (22,363) | (22,810) |
| Contributions towards expenditure | (118) | (118) | (123) | (126) | (129) | (132) |
| GROSS INCOME | (101,933) | (102,889) | (113,973) | (119,230) | (123,421) | (127,258) |
| EXPENDITURE | | | | | | |
| Repairs & Maintenance | 18,321 | 17,373 | 19,396 | 18,619 | 18,991 | 19,371 |
| Tower Hamlets Homes management fee | 33,235 | 33,647 | 35,530 | 36,596 | 37,328 | 38,074 |
| Supervision & Management | 8,873 | 11,954 | 9,682 | 9,703 | 9,859 | 10,018 |
| Special Services | 8,077 | 10,897 | 16,614 | 16,956 | 17,295 | 17,641 |
| Rents rates & taxes | 5,592 | 6,149 | 5,752 | 5,924 | 6,043 | 6,163 |
| Increased/(Decrease) provision for bad debts | 599 | 599 | 617 | 651 | 678 | 703 |
| Depreciation - HRA dwellings | 16,178 | 16,178 | 16,564 | 17,174 | 17,507 | 17,857 |
| Depreciation - Non Dwellings | 1,100 | 1,100 | 1,126 | 1,168 | 1,190 | 1,214 |
| Debt Management Costs | 150 | 433 | 440 | 440 | 440 | 440 |
| GROSS EXPENDITURE | 92,124 | 98,330 | 105,721 | 107,230 | 109,331 | 111,481 |
| NET COST OF HRA SERVICES | (9,809) | (4,559) | (8,252) | (12,000) | (14,090) | (15,778) |
| Interest on Debt (Item 8 debit) | 4,636 | 4,716 | 4,703 | 6,828 | 9,598 | 10,848 |
| Interest on Investments (Item 8 credit) | (460) | (560) | (508) | (104) | (107) | (96) |
| NET (INC) / EXP BEFORE APPROPRIATIONS | (5,633) | (403) | (4,057) | (5,276) | (4,599) | (5,026) |
| Set Aside for Debt Repayment (VRP) | 2,964 | 2,200 | 2,905 | 3,948 | 5,589 | 6,409 |
| Revenue Contribution to Capital (RCCO) | 4,062 | - | 40,001 | 1,016 | 91 | 101 |
| Allocation to / (from) other reserves | - | - | - | - | - | - |
| NET HRA (SURPLUS) / DEFICIT | 1,393 | 1,797 | 38,849 | (312) | 1,081 | 1,484 |
| General Balances | | | | | | |
| Opening balance | (50,642) | (50,642) | (49,249) | (10,400) | (10,712) | (9,631) |
| (Surplus)/ Deficit on HRA | 1,393 | 1,797 | 38,849 | (312) | 1,081 | 1,484 |
| CLOSING BALANCE | (49,249) | (48,845) | (10,400) | (10,712) | (9,631) | (8,147) |
| Other Reserve Brought Forward | 4,500 | 2,600 | 1,600 | - | - | - |
| Appropriation from HRA | - | - | - | - | - | - |
| Release of Reserve | (4,500) | (1,000) | (1,600) | - | - | - |
| Other Reserve Brought Forward | - | 1,600 | - | - | - | - |