

LABOUR HRA BUDGET 2026/27

HRA Summary	Budget 2025/26 £'000	Budget 2026/27 £'000	Amendment Adjustments £'000	Revised Budget 2026/27 £'000	Description of Adjustments
Housing Staff Management & Operations	18,408	16,418	0	16,418	Reduction in void expenditure
Property Planned & Response Maintenance	43,462	50,957	(1,390)	49,567	
Other Operational Costs (Grounds/Cleaning etc)	17,651	19,685	0	19,685	
Cost of Repaying Borrowing	24,621	27,963	0	27,963	
Loss of Rent – Voids and Bad Debt	14,505	15,114	(236)	14,878	
Total Expenditure	118,645	130,136	(1,626)	128,510	3% of rent reduction reduces Bad Debt budget
Council House Rents	(112,214)	(125,679)	7,854	(117,825)	Rent increase adjusted to 5%
Misc Rental (Including Heat with Rent, Garages etc)	(5,639)	(6,222)	0	(6,222)	
Total Income	(117,854)	(131,901)	7,854	(124,047)	
Net Expenditure/(Income)	792	(1,765)	6,228	4,463	
This enables the following to be made:					
Contribution to Capital Investment (CFCR)	0	0	0	0	
Contribution to/(from) HRA Reserve	(792)	1,765	(6,228)	(4,463)	

Voids:		£'000	£'000	£'000	
Revenue Budget Investment		1,800	(1,390)	410	
Capital Budget Investment		3,200		3,200	
Target for (reducing) Voids		(400)	316	(84)	

Reserves:		£'000	£'000	£'000	
Actual HRA Reserve at 31/3/25		8,205	8,205	8,205	
Estimated HRA Reserve at 31/3/26		7,413	7,413	7,413	
Estimated HRA Reserve at 31/3/27			9,178	(6,228)	2,950

Borrowing (Capital Financing Requirement):		£'000	£'000	£'000	
Actual HRA CFR at 31/3/25		554,378	554,378	554,378	Per Audited Account 2024/25
Estimated HRA CFR at 31/3/26		674,020	674,020	674,020	Per Prudential Indicators Q2 2025/26
Estimated HRA CFR at 31/3/27			730,491	0	730,491 Per Prudential Indicators Q2 2025/26