

## CONSERVATIVE 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	
Property Planned & Response Maintenance	43,462	50,957	0	50,957	
Other Operational Costs (Grounds/Cleaning etc)	17,651	19,685	0	19,685	
Cost of Repaying Borrowing	24,621	27,963	(600)	27,363	Capital Programme: £10m additional capital funding included
Loss of Rent – Voids and Bad Debt	14,505	15,114	(73)	15,041	3% of rent reduction reduces Bad Debt budget
<b>Total Expenditure</b>	<b>118,645</b>	<b>130,136</b>	<b>(673)</b>	<b>129,463</b>	
Council House Rents	(112,214)	(125,679)	2,438	(123,241)	Rent increase adjusted to 9.8%
Misc Rental (Including Heat with Rent, Garages etc)	(5,639)	(6,222)	0	(6,222)	
<b>Total Income</b>	<b>(117,854)</b>	<b>(131,901)</b>	<b>2,438</b>	<b>(129,463)</b>	
<b>Net Expenditure/(Income)</b>	<b>792</b>	<b>(1,765)</b>	<b>1,765</b>	<b>0</b>	
<b>This enables the following to be made:</b>					
Contribution to Capital Investment (CFCR)	0	0	0	0	
Contribution to/(from) HRA Reserve	(792)	1,765	(1,765)	0	

<b>Voids:</b>		<b>£'000</b>		<b>£'000</b>	
Revenue Budget Investment		1,800		<b>1,800</b>	
Capital Budget Investment		3,200		<b>3,200</b>	
Target for (reducing) Voids		(400)		(400)	Number of Properties

<b>Reserves:</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	
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	(1,765)	<b>7,413</b>	

<b>Borrowing (Capital Financing Requirement):</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	
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	(10,000)	<b>720,491</b>	Per Prudential Indicators Q2 2025/26, adjusted