

Appendix E1 – HRA Medium-Term Financial Strategy 2020/21 to 2022/23

HRA - MEDIUM TERM FINANCIAL STRATEGY	2019-20	2020-21	2021-22	2022-23
	Revised Estimate	Estimate	Indicative Estimate	Indicative Estimate
	£M's	£M's	£M's	£M's
HRA INCOME:				
Income From Dwellings:				
Tenants Rents	£149.6	£156.7	£160.2	£163.2
Tenants Service Charges	£16.0	£16.5	£16.8	£17.2
Income From Dwellings	£165.6	£173.2	£177.0	£180.4
Commercial Property Rents	£1.6	£1.6	£1.6	£1.6
Heating Charges (Tenants & Leaseholders)	£2.7	£2.7	£2.7	£2.7
LeaseHolder Annual Service Charges	£10.1	£11.6	£12.4	£12.7
LeaseHolder Charges for Major Works	£2.5	£3.5	£3.5	£3.5
LeaseHolder Charges	£12.6	£15.1	£15.9	£16.2
Other Charges for Services & Facilities	£5.5	£5.8	£4.4	£4.6
Private Finance Initiative Government Subsidy	£22.9	£22.9	£22.9	£6.1
Interest Receivable	£0.5	£0.8	£0.8	£0.8
Transfers from the General Fund for Shared Services	£0.8	£0.8	£0.8	£0.8
GROSS INCOME SUB TOTAL	£212.2	£222.9	£226.1	£213.2
HRA EXPENDITURE:				
General Management	£51.1	£52.1	£53.0	£60.8
Private Finance Initiative - Payments	£44.0	£44.2	£45.6	£13.2
Special Services	£24.3	£25.3	£25.8	£26.3
Repairs & Maintenance	£32.9	£34.1	£35.1	£40.6
Rents, Rates, Taxes & Other Charges	£0.6	£1.0	£1.0	£1.0
Interest Charges on Debt	£16.4	£17.9	£19.4	£20.8
Depreciation - Contribution to the Major Repairs Reserve (to fund the Capital Prog.)	£35.0	£36.0	£37.1	£38.2
Total Capital Financing Costs	£51.4	£53.9	£56.5	£59.0
Increase In Bad Debt Provision	£0.8	£1.3	£1.3	£2.3
HRA Contingency	£1.1	£2.3	£2.2	£1.7
Contribution to HRA Reserves	£6.0	£8.7	£5.6	£8.3
GROSS EXPENDITURE SUB TOTAL	£212.2	£222.9	£226.1	£213.2
NET HRA Position	£0.0	£0.0	£0.0	£0.0