

Appendix D1: HRA Medium-Term Financial Strategy 2022/23 to 2024/25

	2021/22	2022/23	2023/24	2024/26
	Estimate	Estimate	Indicative Estimate	Indicative Estimate
	£m	£m	£m	£m
HRA INCOME				
Tenants Rents	160.500	168.400	174.900	180.100
Tenant Service Charges	18.300	19.300	19.700	20.100
Sub-Total Dwellings Income	178.800	187.700	194.600	200.200
Commercial Income	1.600	1.400	1.400	1.400
Heating Charges	2.100	3.000	3.000	3.000
Leaseholder Annual Service Charges	12.200	13.600	13.900	14.200
Leaseholder Major Works Charges	3.500	3.500	3.500	3.500
Sub-Total Leaseholder Charges	15.700	17.100	17.400	17.700
Other Charges/Income for Services	3.000	2.800	2.800	2.900
PFI Government Subsidy	22.900	6.100	6.100	6.100
Interest Receivable	1.000	1.000	1.000	1.000
Transfers from the General Fund for Shared Services	0.800	0.800	0.800	0.800
Contribution from Reserves	18.900	0.000	0.000	0.000
Gross Income	244.800	219.900	227.100	233.100
HRA EXPENDITURE				
General Management	53.700	61.300	62.600	63.200
Special Services	24.400	27.400	28.000	28.200
PFI Payments	44.900	13.100	13.400	13.900
Repairs & Maintenance	35.300	42.900	44.100	45.100
Rent, Rates & Other Charges	1.000	1.000	1.000	1.000
Interest Charges on Borrowing	16.400	19.500	20.700	21.300
Revenue Contributions to Capital	31.900	5.700	8.700	16.500
Depreciation - Contribution to the Major Repairs Reserve	31.500	32.100	32.800	33.400
Sub-Total Capital Financing Costs	79.800	57.300	62.200	71.200
Increase in Bad Debt Provision	2.200	2.200	2.200	2.200
Contingency	3.500	6.100	5.900	3.900
Contribution to Reserves	0.000	8.600	7.700	4.400
Gross Expenditure	244.800	219.900	227.100	233.100
Net	0.000	0.000	0.000	0.000

HRA Reserves				
Opening Balance		88.500	97.100	104.800
LESS: Contribution from Reserves		0.000	0.000	0.000
ADD: Contribution to Reserves		8.600	7.700	4.400
Closing Balance		97.100	104.800	109.200