

**Slough Borough Council Housing Revenue Account( HRA) Medium Financial Plan 2021-22 to 2024-25**

	Budget 2021/22	Budget 2022/23	Budget 2023/24	Budget 2024/25
<b>Income</b>				
(1) Rent income - Dwellings	(33,112)	(35,262)	(36,366)	(38,167)
Less Voids	516	546	561	587
<b>Net rent income - Dwellings</b>	<b>(32,596)</b>	<b>(34,716)</b>	<b>(35,805)</b>	<b>(37,581)</b>
(2) Non Dwellings - Shops, Garages etc	(1,647)	(1,714)	(1,766)	(1,819)
(3) Charges for Service & Facilities	(2,391)	(2,495)	(2,576)	(2,711)
<b>Total Income</b>	<b>(36,633)</b>	<b>(38,925)</b>	<b>(40,147)</b>	<b>(42,110)</b>
<b>Expenditure</b>				
(4) Repairs & Maintenance	9,364	9,822	10,101	10,388
(5) Supervision & Management	9,654	9,872	9,892	9,914
(6) Rent Rates and Insurance	590	590	590	590
(7) Special Services	1,040	1,091	1,123	1,157
(8) Increase in Provision for Doubtful Debts	1,338	1,338	1,338	1,338
(9) Contingency Budget	850	0	0	0
(10) Depreciation	8,500	8,917	9,184	9,444
<b>Total Operating Expenditure</b>	<b>31,336</b>	<b>31,629</b>	<b>32,229</b>	<b>32,831</b>
<b>Net Cost of Service before interest Payable on HRA Debts</b>	<b>(5,298)</b>	<b>(7,296)</b>	<b>(7,919)</b>	<b>(9,280)</b>
(11) Interest Payable on HRA Debts	4,603	4,555	4,555	4,555
(13) Interest Receivable on HRA Balances	(25)	(21)	(28)	(38)
<b>Net HRA Deficit/(Surplus) for the year before debt repayment</b>	<b>(720)</b>	<b>(2,762)</b>	<b>(3,392)</b>	<b>(4,763)</b>
(12) Repayment of HRA Debt	10,000	0	0	0
<b>Net HRA Deficit/(Surplus) for the year</b>	<b>9,280</b>	<b>(2,762)</b>	<b>(3,392)</b>	<b>(4,763)</b>
<b>Reserves</b>				
(13) HRA Revenue balance - Brought Forward	(17,473)	(8,193)	(10,955)	(14,347)
Transfer from Reserve				
Housing Revenue Deficit/(Surplus) for the year	9,280	(2,762)	(3,392)	(4,763)
<b>Balance - Carried Forward</b>	<b>(8,193)</b>	<b>(10,955)</b>	<b>(14,347)</b>	<b>(19,110)</b>

**Notes**

- (1) Dwelling rents are assumed to increase by 4.10% in line with the Rent Regulation determination
- (2) Non Dwellings - Shops, Garages are assumed increase in line with September 2021 CPI inflation of 0.5%
- (3) Voids rate - 1.5%
- (4) Service charges are assumed to increase by CPI plus 1% (4.1%) in line with September 2021 CPI inflation
- (5) Repairs & Maintenance are assumed to increase in line with the RPI increase of 4.9% in 2022/23 and 3% afterwards
- (6) Supervision & Management relate to staff and operational costs. Staffing costs are assumed to increase by 2% in 2022/23 and 2023/24
- (7) Special Services - Ground Maintenance. Building Cleaning, etc are assumed to increase by September 2021 inflation of 3.1%
- (8) The bad debt provision is assumed to increase to 4% of rental income in 2022/23 based expected increased risk of higher rent arrears due to the impact of Covid.
- (9) This is a contingency budget includes £3.5m for potential claims for compensation to tenants re water commission
- (10) Depreciation, this relates to funding of HRA Capital Programme
- (11) The debt costs are based upon the assumption that new housing is funded through a increase in borrowing at 1.59% and £2m for potential pension liability relating to the RMI contract
- (12) The HRA accounts for 2018-19, 2019-20 and 2019-20 are still subject to audit and therefore the HRA reserves are provisional and may be subject to further changes