

Appendix 2

Housing Revenue Account (HRA) - Proposed Amendments to Budgets 2026/27 to 2028/29

Proposal Title	Proposal Description & Service Impact	2026/27 £	2027/28 £	2028/29 £
Pay Changes	Salary pressures (including pay award + budget proposals)	42,973	43,994	45,038
Pay Awards	Change in staffing costs due to pay awards	169,297	188,281	193,929
Total Pay Related Costs		212,270	232,275	238,967
Heating contract	Inflation on heating maintenance contract	47,450	48,897	50,364
Recharges to the General Fund	Inflation on services provided to the General Fund	(150,997)	(154,583)	(157,675)
Recharges from the General Fund	Inflation on services provided from the General Fund	266,730	273,065	278,526
General inflation	Through Capital Charges and inflationary pressures	804,217	659,690	623,233
Total Inflation Increases		967,400	827,069	794,449
Housing Inspectorate Report	Addressing matters raised in Housing Inspectorate Report	150,000	0	0
Total Budget Pressures		150,000	0	0
Investment Income	Investment income on HRA balances	47,540	0	0
Loan interest	Interest Payable on existing Treasury loans	(29,201)	(25,953)	(14,185)
Loan interest	Changes in loan interest due to capital financing requirements	398,771	676,864	456,936
Total Other Corporate Amendments		417,109	650,911	442,751
Dwellings Rents	Dwellings Rent (decrease)/increase	(811,238)	(856,128)	(841,802)
Service Charges	Recharge to General Fund for services delivered by HRA	(27,946)	(28,610)	(29,182)

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Proposal Title	Proposal Description & Service Impact	2026/27 £	2027/28 £	2028/29 £
Central heating charges	Central heating charges	(4,787)	(2,992)	(2,519)
Income	Two de minimus proposals	(1,177)	(1,162)	(1,132)
Total Changes In Income		(845,147)	(888,891)	(874,635)
<u>Total Budget Amendments</u>		<u>901,631</u>	<u>821,363</u>	<u>601,532</u>