

**HOUSING SERVICES**

**ANNUAL ESTIMATES 2025/26**

Actual 2023/24 £	<b><u>HOUSING REVENUE ACCOUNT</u></b>	Original 2024/25 £	Estimate 2025/26 £
	<b><u>INCOME</u></b>		
17,070,534	Dwelling rents	18,819,424	<b>19,432,420</b>
373,314	Non-dwelling rents	361,500	<b>407,960</b>
1,020,746	Other charges for services and facilities	1,141,800	<b>1,206,590</b>
52,200	Contributions from general fund	52,200	<b>52,200</b>
<b>18,516,795</b>	<b>TOTAL INCOME</b>	<b>20,374,924</b>	<b>21,099,170</b>
	<b><u>EXPENDITURE</u></b>		
4,530,286	Repairs and maintenance	5,241,480	<b>6,398,860</b>
5,342,250	General management *	5,346,100	<b>5,606,207</b>
1,288,254	Special management *	1,917,605	<b>1,999,992</b>
12,692	Rents, rates & taxes	21,750	<b>19,000</b>
95,920	Increase provision for bad or doubtful debts	268,000	<b>268,000</b>
	<b><u>Capital Financing Costs</u></b>		
11,579,107	Depreciation charges	3,198,000	<b>3,659,790</b>
3,357,393	Exceptional Item Impairment	0	<b>0</b>
36,170	Debt management expenses	26,000	<b>27,300</b>
<b>26,242,071</b>	<b>TOTAL EXPENDITURE</b>	<b>16,018,935</b>	<b>17,979,149</b>
<b>7,725,277</b>	<b>NET COST OF SERVICES</b>	<b>-4,355,989</b>	<b>-3,120,021</b>
1,802,569	Loan charges - Interest	1,761,000	<b>2,261,000</b>
	<b><u>Investment Income</u></b>		
-493,926	Interest on notional cash balances	-277,000	<b>-144,000</b>
0	Premiums & discounts	0	<b>0</b>
<b>9,033,920</b>	<b>NET OPERATING INCOME</b>	<b>-2,871,989</b>	<b>-1,003,021</b>
-11,707,143	Any other item of income & expenditure	0	<b>0</b>
6,076,350	Revenue Contribution to Capital Expenditure	3,602,000	<b>0</b>
235,908	Pensions Interest costs	200,000	<b>200,000</b>
<b>3,639,036</b>	<b>TOTAL DEFICIT/SURPLUS(-) FOR YEAR</b>	<b>930,011</b>	<b>-803,021</b>
7,003,000	Balance as at 1st April	3,364,000	<b>2,433,989</b>
3,364,000	Balance as at 31st March	2,433,989	<b>3,237,010</b>

\* General Management - relates to costs for the whole of the housing stock or all tenants such as EKH Management Fee and support costs.

\* Special Management - relates to only some of the tenants such as cleaning communal areas of flats and maintenance of open spaces.