

## DRAFT HRA ESTIMATES 2023/24

2022/23 Outturn	EXPENDITURE	2022/23 Estimate	2020/23 P9 Probable Outturn	2023/24 Estimate	Movement year on year	Comments on Movement >£50,000
£000		£000	£000	£000	£000	
6,068	Employee Costs	6,690	6,932	7,669	979	Provision for anticipated employee pay award, increments and additional staff requirements .
1,800	Property Costs	2,030	1,909	2,375	345	Utilities increase to reflect rising prices , remaining increase is due to general inflation on rents and insurance
121	Transport Costs	112	139	142	31	
358	Supplies, Services and Admin	395	330	389	(7)	
2,485	Support Services	2,724	2,613	2,720	(4)	
715	Other Expenditure	532	754	534	2	
12,581	Repairs & Maintenance	12,942	13,784	16,257	3,315	Additional budgets required for EICR £1.8M and solar panel maintenance £0.2m. The £0.4M one year reduction in 22/23 Tenant Priority Budget has been re- instated. The remaining increase is the impact of inflation/pay award on the cost of repairs
1,048	Bad Debt Provision	971	840	879	(92)	Reduced to reflect expected requirement
1,717	Void Loss (Council Tax/Lost Rents)	946	2,285	1,448	502	Increased to reflect higher void numbers. The budget is based on the expectation that during 2023/24 the numbers of voids will reduce during the year from the current high levels
13,175	CFCR	7,501	5,386	1,298	(6,203)	Reduced in line with increased revenue spend. The CFCR depends on excess of income over spend projection in year
10,520	Loan Charges	12,175	12,309	15,476	3,301	Increased cost of borrowing in line with interest rate rises
<b>50,589</b>	<b>Total Expenditure</b>	<b>47,018</b>	<b>47,280</b>	<b>49,186</b>	<b>2,169</b>	
44,223	House Rents	45,215	45,388	47,274	2,059	4% rent increase plus additional income from newly tenanted new builds
206	Lockup Rents	210	206	214	5	
1,268	Factoring/Insurance Charges	1,316	1,302	1,434	118	Annual fee increase applied
117	Other rents	115	116	117	2	
7	Interest on Revenue Balance	55	30	30	(25)	
4,842	Miscellaneous Income	107	237	117	9	
<b>50,664</b>	<b>Total Income</b>	<b>47,018</b>	<b>47,280</b>	<b>49,186</b>	<b>2,169</b>	
<b>(76)</b>	<b>Net Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	