

**Southampton City Council**  
**HRA Business Plan**  
**Budget Reconciliation**

	2025.26	2026.27	2027.28	2028.29
<b>HOUSING REVENUE ACCOUNT INCOME AND EXPENDITURE ACCOUNT</b>	<b>HRA</b>	<b>HRA</b>	<b>HRA</b>	<b>HRA</b>
	<b>Business Plan</b>	<b>Business Plan</b>	<b>Business Plan</b>	<b>Business Plan</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income</b>				
Dwelling Rents	85,493,970	88,173,713	90,677,036	93,242,373
Voids	-2,300,292	-2,149,969	-1,806,919	-1,858,093
<b>Net Rents</b>	<b>83,193,678</b>	<b>86,023,744</b>	<b>88,870,118</b>	<b>91,384,280</b>
Non Dwelling Rents	1,240,205	1,277,411	1,315,734	1,355,206
Charges for services and facilities (net of voids)	2,599,029	2,677,000	2,757,310	2,840,029
Contribution towards expenditure	1,581,580	1,629,027	1,677,898	1,728,235
Other Income	163,415	165,539	167,691	169,871
<b>Expenditure</b>				
Repairs and maintenance	-28,673,221	-28,942,749	-29,214,811	-29,489,430
Supervision and management	-29,096,374	-28,977,602	-29,571,462	-30,177,205
Rents, rates, taxes and other charges	-616,200	-573,066	-532,951	-543,610
(Increase)/decrease in provision for bad or doubtful debts	-1,027,000	-747,540	-762,491	-777,741
Depreciation and impairment of fixed assets	-18,398,296	-18,781,853	-19,126,908	-19,478,253
Debt management costs	-100,000	-102,700	-104,446	-106,221
<b>Net cost of services</b>	<b>10,866,815</b>	<b>13,647,212</b>	<b>15,475,681</b>	<b>16,905,161</b>
Interest payable, incl amortisation of premiums and discounts	-8,079,327	-10,800,452	-11,866,580	-12,851,775
<b>Surplus / (deficit) for the year</b>	<b>2,787,488</b>	<b>2,846,760</b>	<b>3,609,101</b>	<b>4,053,386</b>
<b>STATEMENT OF MOVEMENT ON THE HRA BALANCE</b>				
Surplus / (deficit) for the year on the HRA Income and Expenditure Account	2,787,488	2,846,760	3,609,101	4,053,386
Capital Expenditure funded by the HRA	-1,877,488	-1,846,760	-1,609,101	-4,053,385
Increase / (decrease) in the HRA balance for the year	910,000	1,000,000	2,000,000	0
HRA Balance Brought Forward	3,090,000	4,000,000	5,000,000	7,000,000
<b>HRA Balance Carried Forward</b>	<b>4,000,000</b>	<b>5,000,000</b>	<b>7,000,000</b>	<b>7,000,000</b>

2029.30

HRA  
Business Plan  
£

95,880,109  
-1,910,713  
**93,969,396**

1,395,862  
2,925,230  
1,780,082  
172,080

-29,766,631  
-30,795,067  
-554,483

-793,295  
-19,836,001  
-108,027

**18,389,145**

-13,930,741

**4,458,404**

4,458,404  
-4,458,404  
0  
7,000,000

**7,000,000**