

Appendix 4 HRA Rental Income Budget

HRA Rental Income Budget:

The Housing Revenue Account (HRA) is a ring-fenced account used to manage Income and costs associated with managing the Council's owned housing stock and related assets which includes shops and garages on council housing estates. It is funded primarily from tenants' rents and service charges.

An average social rents are taken as the basis for the report, Table 2 sets out the weekly actual social rent charges. The average rent as agreed by Cabinet (7 February 2022 meeting) increased by 4.1% for the 2022-23 year. The business plan is based on the assumption of 13,432 properties and assumes a CPI & 1% thereafter to April 2024 and CPI only for the remainder of the plan.

Table 3 shows the impact of the rental increase on additional income. The use of the revenue income to fund the contributions to capital for major repairs is set out in Appendix 6 of this report. Table 3 sets out the total budgeted income to the HRA from rents and other charges for 2022-23.

Table 2 Social Rents p/w 2022-23

Bedroom Size	Average rent 2021-22 - £ p/w	Average rent 2022-23 with Increase - £ p/w	Increase - £ p/w
0 Bedsit	77.11	80.27	3.16
1	92.89	96.70	3.81
2	110.88	115.42	4.54
3	133.02	138.47	5.45

Table 3 Summary of Housing Rent Budgets for 2022-23

Type of Rent/Charge	Rents for 2022-23 with 4.1% Increase £'s	Rents for 2021-22 (as at Apr 21) £'s	Additional Income
Housing Dwelling Rents	£78,662,349	£75,250,856	£3,411,493
Housing Service Charge	£4,352,429	£4,154,111	£198,318
Parking Space Rents	£39,940	£38,367	£1,573
Garage Rents	£1,827,580	£1,756,726	£70,854
Heating Charges	£551,592	£509,304	£42,287
	£85,433,889	£81,709,365	£3,724,525