



How the Housing Revenue Account (HRA)
is spent

Draft Estimates for 2026/27

The purpose of this document is to advise tenants of the draft 2026/27 budget estimates. It provides a brief breakdown of how the Council plans to spend the rental income collected from tenants within 2026/27

West Dunbartonshire Council
Housing Revenue Account (HRA)
An explanation of how the Housing Revenue Account (HRA) is spent

Contents

Page	
2-3	Introduction
4	Key Principles
5-7	2026/27 Estimates
8-10	Explanation of main 2026/27 estimates movements
11	Main summary of how the Council will spend the rent
12	Operating Costs
13	Repairs & Maintenance, Open Space Maintenance
14	Bad Debt Provision ,Void Losses, Loan Charges
15	Central Support and Other Internal Charges
16	Breakdown of Internal Charges
17	Income
18	Building Services Surplus Policy
19-21	HRA Draft Capital Programme

West Dunbartonshire Council

Housing Revenue Account (HRA) - how the Housing Revenue Account (HRA) is spent

Introduction

What does the HRA pay for?

The Housing Revenue Account (HRA) is the name of the Council account where all the income and expenditure related to the Council's housing is accounted for. At its core, the HRA pays for the management and maintenance of council-owned housing. The HRA can also fund the provision of new council housing. In consultation with its tenants, a council may also decide to fund services other than these core services.

What doesn't it pay for?

Other housing services provided by the Council that meets the needs of customers other than tenants of the council are **not** funded through the HRA. These are funded from the Council's main operational budget, the General Fund. These non-HRA services would include:

- homelessness;
- the provision of wider housing advice;
- housing support;
- housing benefit administration; and
- work related to private sector housing.

In 2014, the Scottish Government published its Guidance on the Operation of Local Authority HRAs in Scotland. The purpose of this guidance was to bring together information on the use of the HRA; how it must operate; who the resources contained within it are meant to benefit; and what outcomes can be expected of those resources. The guidance specified key principles under which the HRA must operate.

HRA Operating Principles

- Compliant with legislation and guidance in relation to accounting practice.
- Benefits present or prospective tenants.
- A robust, written methodology is in place.
- Consultation on financial transparency is carried out.
- Owners in tenanted blocks are charged for HRA services.

Introduction - continued

HRA Business Model

WDC uses a HRA financial model that ensures the long term position of the HRA is sustainable and that costs of investment are spread over the years rather than having to be paid by rent increases in the year the investments take place. This ensures that rent from future tenants who will benefit from these investments will contribute and also that tenants who leave WDC a few years after investments will not have over contributed.

The Business model is reviewed annually and data that is input includes :

- Current year expected costs and income
- Future years estimated budgets
- Stock numbers updated for new builds to calculate expected rent
- Inflation/ pay rise predications
- Cost of borrowing predictions
- Current outstanding debt
- Assumptions on bad debt provision required

The model is set up to show what rent rise is needed to maintain the HRA finances at the required level. The main driver of the business models to ensure that at no time does the cost of borrowing exceed 50% of the rental income. This is to prevent debt spiralling out of control which could lead to substantial problems if interest rates were to rise whereby large rent rises would be needed.

Key Principles

Key Principle 1 - The HRA must comply with legislation, statutory guidance and accounting codes of practice

Must comply with the Housing (Scotland) Act 1987. Must comply with proper accounting practices. Must correctly assign HRA assets and liabilities. Assets must provide, or be likely to provide a positive return to the HRA. Decisions to retain or dispose of assets must be explained to tenants. Scottish ministers' consent is required if assets are sold for less than the market value (see March 2016 Scottish Government Guidance, *Disposal of assets from HRA's*). Reserves can be retained to the extent that is prudent. There is a duty to secure Best Value. Ministers have the power to add or remove costs.

Key Principle 2 - HRA assets must benefit present or prospective tenants

The Council must maintain a register of land and buildings. Assets must benefit tenants directly or as an investment. HRA assets must be reviewed regularly. Assets not benefitting tenants must be considered for disposal, transfer or change of use. There is no requirement to dispose of assets immediately. If the asset is significant, then there must be consultation with tenants on its future use.

Key Principle 3 - There is a robust, written methodology for calculating and allocating HRA costs

The methodology (this document) must be in sufficient detail for tenants to follow. It will include explanation of recharges from other council areas. The methodology must be reviewed and updated. It must explain recharges to the HRA and housing activity accounted for in the Council's General Fund. Transparency around the calculation of costs to the HRA must be supported by a systematic recording mechanism. Chargeable costs and the methodology itself should be agreed with tenants.

Key Principle 4 - There are clear and published mechanisms and procedures for discussing financial transparency matters with tenants

The Council should build this activity on existing good practice in broader tenant participation. There should be regular and meaningful discussion with tenants about the HRA. There are relevant legislative responsibilities that must be met: to consult on issues significantly affecting tenants, to develop a tenant participation strategy and to issue notices of increases in rents and service charges, for example. The HRA should clearly meet the outcomes of the Scottish Social Housing Charter, especially outcomes 13, 14 and 15. Tenants must be involved in decisions about significant HRA assets. The Council's decision-making must be transparent, whether tenants are in agreement or, especially, if not.

Key Principle 5 - Where legally entitled, non-council tenants living in mixed tenure estates are charged for goods and services

The HRA should seek to charge for services to non-council tenants, for example, the maintenance of common areas and facilities in flatted accommodation, grass cutting in common external areas, maintenance of paths and drying areas in mixed tenure areas. Title deeds specify owners' duties and responsibilities, but there are wide variations. If the deeds are silent, the Tenement (Scotland) Act 2004 allows councils to obtain contributions. Landlords must comply with the Property Factor Code. Charging owners their share of costs protects the HRA, and should be fully explored whenever relevant.

2026/27 Estimates

West Dunbartonshire Council

	2024/25 Actual £000	2025/26 Forecast reported at Period 5 £000	2025/26 Estimate £000	2026/27 Draft Estimate £000	Movement between 25/26 Estimate & 26/27 Estimate £000	Increase in cost / Decrease in cost
EMPLOYEE COSTS						
Employee Costs	7,500	8,102	7,855	9,270	1,415	↕
Employee cost total	7,500	8,102	7,855	9,270	1,415	↕
PROPERTY COSTS						
Rates	168	168	133	123	(10)	↕
Rent	137	102	192	109	(83)	↕
Electricity & Gas	826	680	769	700	(69)	↕
Property Insurance	1,210	1,689	1,183	1,739	556	↕
Contract Cleaning	43	44	45	49	4	↕
Other Property Costs	153	176	167	181	14	↕
Property cost total	2,537	2,859	2,489	2,901	412	↕
TRANSPORT COSTS						
Car Allowances etc.	174	177	153	177	24	↕
Transport cost total	174	177	153	177	24	↕
SUPPLIES & SERVICES						
Clothing & Uniforms	13	14	8	14	6	↕
Computer Software & Equipment	166	171	130	175	45	↕
Other Supplies & Services	51	51	58	54	(4)	↕
Office Supplies	14	14	35	15	(20)	↕
Telephones	39	43	74	44	(30)	↕
Tenant Participation Costs	112	115	112	119	7	↕
Supplies & services cost total	395	408	417	421	4	↕
SUPPORT COSTS						
Allocation of Central Support Costs	2,627	2,586	2,583	2,844	261	↕
Support cost total	2,627	2,586	2,583	2,844	261	↕
OTHER EXPENDITURE						
Other expenditure	245	146	135	152	17	↕
Other expenditure total	245	146	135	152	17	↕
SUPERVISION & MANAGEMENT	13,478	14,278	13,632	15,765	2,133	↕

2026/27 Estimates
West Dunbartonshire Council

	2024/25 Actual £000	2025/26 Forecast reported at Period 5 £000	2025/26 Estimate £000	2026/27 Draft Estimate £000	Movement between 25/26 Estimate & 26/27 Estimate £000	Increase in cost / Decrease in cost
REPAIRS & MAINTENANCE						
Responsive Repairs	6,821	8,571	7,551	9,021	1,470	↕
Void Repairs Charged to Revenue	1,805	1,963	1,963	1,753	(210)	↕
Special Need Minor Works	73	80	80	70	(10)	↕
Planned Maintenance & Repairs - Statutory Compliance	1,292	1,305	2,017	1,344	(673)	↕
Others	534	502	520	517	(3)	↕
Environmental works (Cleaning, Pest Control etc)	162	181	182	196	14	↕
Rpaid Rehousing Conversion Programme	87	130	90	101	11	↕
Other Repairs	7	8	20	8	(12)	↕
Tenants Sustainability	126	150	150	155	5	↕
Rechargeable Repair Income	(444)	(420)	(400)	(433)	(33)	↕
Repair & maintenance total	10,463	12,470	12,173	12,732	559	↕
OPEN SPACE MAINTENANCE						
Open Space Maintenance	632	514	647	550	(97)	↕
Garden Tidy	246	258	261	165	(96)	↕
Open space maintenance total	878	772	908	715	(193)	↕
MISCELLANEOUS						
Bad Debt Provision	1,176	1,269	1,119	1,269	150	↕
Void Loss - Houses	1,002	876	700	907	207	↕
Void Loss - Lock Ups	90	94	81	101	20	↕
Abatements / Young Persons Bursary	368	250	275	266	(9)	↕
Council tax on void houses	212	150	50	100	50	↕
Miscellaneous Total	2,848	2,639	2,225	2,643	418	↕
LOANS CHARGES						
Principal	9,502	11,188	11,733	12,401	668	↕
Interest	16,125	15,878	17,097	18,090	993	↕
Expenses	219	248	225	231	6	↕
Loan Charges total	25,846	27,314	29,055	30,722	1,667	↕
GROSS EXPENDITURE	53,513	57,473	57,993	62,577	4,584	↕

2026/27 Estimates

West Dunbartonshire Council

	2024/25 Actual £000	2025/26 Forecast reported at Period 5 £000	2025/26 Estimate £000	2026/27 Draft Estimate £000	Movement between 25/26 Estimate & 26/27 Estimate £000	Increase in cost / Decrease in cost
GROSS EXPENDITURE	53,513	57,473	57,993	62,577	4,584	↕
INCOME						
House Rents	(51,170)	(56,270)	(55,960)	(60,196)	(4,236)	
Lock Up Rents	(222)	(233)	(232)	(249)	(17)	
Other Rents - Shops, sites etc.	(125)	(134)	(137)	(142)	(5)	
Factoring / Insurance Charge	(1,586)	(1,935)	(1,608)	(1,987)	(379)	
Other Income	(52)	(52)	(93)	(3)	90	
Transfer from HRA reserves	(358)	-	-	-	-	
Transfer to HRA Reserves	-	1,151	37	-	(37)	
GROSS INCOME	(53,513)	(57,473)	(57,993)	(62,577)	(4,584)	
NET EXPENDITURE	-	-	-	-	-	

This is the rental income required to meet all expenditure.
A 6.7% rent increase is needed to meet anticipated HRA expenditure.

Explanation of 2026/27 estimate movements

The following reconciliation shows the main reasons for the additional funding required for 2026/27 when compared to the 2025/26 estimate:

		£000	
2026/27 Gross Expenditure Budget (excluding Loan charges)		28,938	<i>This is the estimated expenditure before deducting any income.</i>
Operating Cost Adjustments			
Employee Costs	Increase in employee costs.	1,415	<i>Allowance for annual pay increase and incremental movements upwards on pay scale. Additional cost pressure from an increased employer national insurance contribution and a large increase to the employer pension contribution rate. (employer contribution rate increased to 17.5% of basic pay in 2026/27 compared to a contribution rate of 6.5% in 2025/26.)</i>
Property Costs	Increase in property costs.	412	<i>The main reason is an increase in insurance costs, particularly owners insurance. (Owners insurance costs are recharged to owners through a service charge so the cost is matched by increased service charge income.) There has been a reduction in the electricity and gas estimate because of the fall in energy prices.</i>
Transport Costs	Increase in vehicle costs.	24	<i>The main increase relates to inflation on the cost of hired vehicles. There has also been a slight increase in the number of vehicles in use.</i>
Supplies, Services & Other Expenditure	Increase in supplies & services.	4	<i>This is the increase on miscellaneous supplies and services.</i>
central Support Costs (see further information on page 12)	Increase in central support allocation. (CSA)	261	<i>The increase relates to increased employee costs, specifically the cost of pay awards and an increase in the employer pension contribution rate.</i>
Other Expenditure	Increase in other expenditure.	17	<i>The main reason is an increase in the legal cost estimate. The 2025/26 estimate was set too low and the estimate has been corrected.</i>
TOTAL OPERATING COST ADJUSTMENTS		2,133	

Explanation of 2026/27 estimate movements

The following reconciliation shows the main reasons for the additional funding required for 2026/27 when compared to the 2025/26 estimate:

Repair & Maintenance Adjustments	Increase in responsive repairs.	£000
		1,470 <i>The 2025/26 repairs spend is forecast to exceed the 2025/26 estimate. Repairs demand in 2025/26 is greater than anticipated. Furthermore, the repairs estimate needs to increase because of increased employee costs within the Direct Works team, specifically the cost of pay awards and an increase in the employer pension contribution. The estimate for 2026/27 includes a £500,000 efficiency target that will be delivered through the improved categorisation of repairs and tighter controls on contractor spend.</i>
	Reduction in void repairs charged to revenue.	-210 <i>We expect void costs to fall in 2026/27. Whilst there will be cost pressures because of increased employee costs within the Direct Works team, specifically the cost of pay awards and an increase in the employer pension contribution, the estimate for 2026/27 includes a £250,000 reduction in contractor spend (A 50% reduction in contractor usage)</i>
	Reduction in special need minor works.	-10 <i>The estimate for 2026/27 includes an efficiency target that will be delivered through tighter controls on contractor spend.</i>
	Reduction in revenue funded statutory compliance works.	-673 <i>The estimate for 2025/26 included a £500,000 estimate for Electrical Installation Compliance Report (EICR) works. EICR works are now being funded from the capital account and this has delivered a reduction in the revenue estimate. Furthermore, major lift works are also being funded from the capital account and this has facilitated a reduction in the estimate.</i>
	Reduction on other planned maintenance & repairs	-3
	Increase in environmental works.(Bin cleaning, pest control etc.)	14 <i>Inflationary increase</i>
	Increase in rapid rehousing reversion spend	11 <i>Inflationary increase</i>
	Reduction in other repairs.	-12
	Increase in tenant sustainability spend.	5 <i>Inflationary increase</i>
	Increase in rechargeable Repair Income	-33 <i>Income budget reduced to align with expected income in 2025/26</i>
TOTAL REPAIR & MAINTENANCE ADJUSTMENTS		559

Explanation of 2026/27 estimate movements

The following reconciliation shows the main reasons for the additional funding required for 2026/27 when compared to the 2025/26 estimate:

£000

Open Space Maintenance Adjustments

Reduction in open space maintenance spend.

-97 *A reduction of HRA contribution for greenspace open maintenance was applied for 25/26, which reflects reduction in anticipated spend. However, within this consultation one of the options would be to provide additional expenditure in this area which would reinstate open space maintenance funding to 2024/25 levels.*

Reduction in garden tidy scheme spend.

-96 *The reduced spend reflects revised work specifications and streamlining processes in relation to void and temporary accommodation properties within the garden tidy scheme.*

TOTAL OPEN SPACE MAINTENANCE ADJUSTMENTS

-193

Bad Debt Provision / Void Loss Adjustments

Increase in required bad debt provision

150 *This is reflective of anticipated challenges around the recovery across HRA debts, including rents arrears, rechargeable repairs and factoring services. This area will continue to be an area of focus for housing and corporate debt teams.*

Increase in void loss for houses and lock ups.

227 *Significant progress has been made by reducing voids, including longer-term voids, with a smaller number of properties being delayed due to complex meter problems. However, there are still delays due to some properties with meter problems, which remains an area of focus. There has also been a slightly higher number of voids due to increased lets to transfer applicants which has impacted on budget line*

Reduction in abatement and young persons bursary provision

-9

Increase in the estimate for council tax payments on longer term void houses.

50 *The budget for 2025/26 was insufficient to meet void property and longer term voids levels, therefore increased to reflect. This continues to be an area of focus for housing and council tax staff with staff working to maximise relief where applicable.*

TOTAL BAD DEBT PROVISION / VOID LOSS ADJUSTMENTS

418

Estimated 2026/27 Gross Expenditure (excluding Loan charges)

31,855

Main summary of how the Council will spend the rent

	2026/2027		£15,765,000 25%
HRA Budgeted Expenditure	Draft Estimate		
Operating Costs	£15,765,000		
Repairs and Maintenance	£12,732,000		
Open Space Maintenance	£715,000		
Bad Debt Provision / Void Loss	£2,643,000	£30,722,000	
Loan Charges	£30,722,000	49%	£12,732,000 21%
Total	£62,577,000		

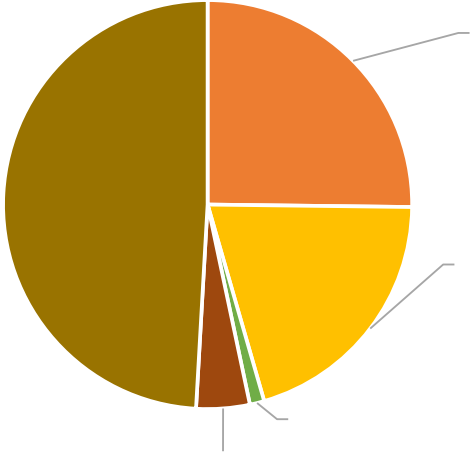
	£2,643,000	£715,000
Operating Costs	4%	1%
Open Space Maintenance		Repairs and Maintenance
Loan Charges		Bad Debt Provision / Void Loss

Another way of thinking about this is to say that, for every £1 that will be collected in rental income by the Council will be spent as follows:

HRA Budgeted Expenditure

Operating Costs	£0.26
Repairs and Maintenance	£0.20
Open Space Maintenance	£0.01
Bad Debt Provision / Void Loss	£0.04
Loan Charges	£0.49

These headings of expenditure are further broken down on the following pages.



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Operating Costs

Description	Draft 2026/27 HRA Estimate £000	Explanation
Employee Costs	9,270	<i>Employee costs including wages, pensions, national insurance etc. Work patterns are maximised to avoid overtime payments but some overtime can be incurred when covering for vacancies and / or urgent out of hour duties.</i>
Property Costs	1,162	<i>This includes the cost of energy costs for communal areas, the electricity & gas associated with close lighting, lighting in and around the Multi Storey Flats and Standing Charges on void properties. It also includes the use of Church Street and 17 Mitchell Way by housing services.</i>
Property Insurance	1,739	<i>This includes the cost of insurance premiums for the block insurance policy for mixed tenure blocks, housing properties insurances, public and employers liability insurance and engineering inspection charge.</i>
Travel Expenses	177	<i>Employee travel costs for business and study. It also includes the hire of vehicles and the associated costs such as fuel.</i>
Clothing & Uniforms	14	<i>This includes the cost of clothing and uniforms.</i>
Computer Software & Equipment	175	<i>Purchase of IT related software and hardware for all IT functions within Housing Services. Includes software licences and annual maintenance costs to 3rd party software suppliers.</i>
Office Equipment, Print and Stationery	69	<i>Expenses incurred for office equipment, printing and stationery and general office running costs.</i>
Telephony Services	44	<i>Telephone charges, including mobile phones.</i>
Tenant Participation Costs	119	<i>This includes the cost of free lets which are the lets associated with providing premises for tenants and resident's associations. It also includes the running costs for TRAs and any publicity and communication costs i.e. satisfaction surveys and the production of Housing News.</i>
Total Central Support Charges to HRA	2,844	<i>This is the HRA's share of the costs for using the council's internal services such as IT, Human Resources and Finance etc. See pages 15 and 16 for more detail.</i>
Other expenditure	152	<i>This includes the costs of membership and conference fees, legal expenses in relation to court actions and bank charges.</i>
	15,765	

Repairs and Maintenance Expenditure

Description	Draft 2026/27 HRA Estimate £000	Explanation
Responsive Repairs	9,021	The Council is responsible for keeping their homes in a good state of repair. The majority of repairs are carried out by the Council's Building Services; external contractors are used for specialist work.
Void Repairs Charged to Revenue	1,753	The cost associated with repairing vacant properties to the relet standard. External contractors are used for specialist works, for example cleaning, woodworm remediation, dampness. This estimate also finances decoration vouchers for new tenants.
Special Need Minor Works	70	Costs associated with the provision of minor adaptations to tenants' properties and the cost of the warden call system across sheltered housing properties.
Planned Maintenance & Repairs - Statutory Compliance	1,344	Cost of works to comply with statutory requirements around fire, legionella, asbestos, gas, electrics & lifts.
Planned Maintenance & Repairs - Others	517	Other non statutory planned works including communal laundrettes, community alarms, communal tv aerials, CCTV, solar panels.
Environmental works (Cleaning, Pest Control etc)	196	Environmental services across HRA land and property.
Conversion Programme	101	Cost associated with converting temporary accommodation in permanent housing as part of our rapid re-housing transition plan.
Other Repairs	8	Miscellaneous property expenditure items that are not easily captured across other budget headings.
Tenants Sustainability	155	HRA contribution towards the rent of tenants who are experiencing hardship.
Rechargeable Repair Income	(433)	Contributions from owners and tenants (where applicable) towards the cost of repairs.
	12,732	

Open Space Maintenance and Garden Tidy

Description	Draft 2026/27 HRA Estimate £000	Explanation
Open space maintenance / Garden Tidy	715	The open space maintenance budget line is for work undertaken by Greenspace on HRA land to maintain our open space maintenance, repair and maintenance within play parks, litter picking and street cleaning. The garden tidy budget line is work directed by Housing to Greenspace to undertake required work garden works within our HRA properties, including voids and temporary accommodation.
	715	

Bad Debt Provision

Description	Draft 2026/27 HRA Estimate £000	Explanation
Bad Debt Provision	1,269	The bad debt provision is money set aside for the non collection of rent arrears and other HRA debt. The amount that is included within the budget each year is the amount required to ensure that there is enough provision to pay for non collected debt.

Void Loss

Description	Draft 2026/27 HRA Estimate £000	Explanation
Void Loss	1,008	The void loss is money set to cover the lost rental income from vacant HRA properties (houses and lock ups)

Abatements, Bursary & Council Tax on Void Houses

Description	Draft 2026/27 HRA Estimate £000	Explanation
Abatements / Young Persons Bursary	266	Rent abatements are essentially rent reductions and are primarily used when a tenant cannot inhabit their property. The Young Person's Bursary is a scheme designed to provide financial support to tenants who wish to pursue
Council tax on void house	100	The HRA needs to pay council tax on any properties that are empty for more than 6 months. Longer term empty properties can incur a double council tax charge.

366

Loan Charges

Description	Draft 2026/27 HRA	Explanation
Cost of Borrowing Principal	12,401	<i>To upgrade and build council homes over the years, the council has borrowed money and just like a homeowner with a mortgage,</i>
Cost of Borrowing Interest	18,090	<i>This is the interest payments on the money the HRA has borrowed to upgrade existing and to build new council homes.</i>
Cost of Borrowing Loan Charge	231	<i>The HRA pay fees for borrowing that it undertakes (Loan Charges Expenses)</i>

30,722

Central Support Charges

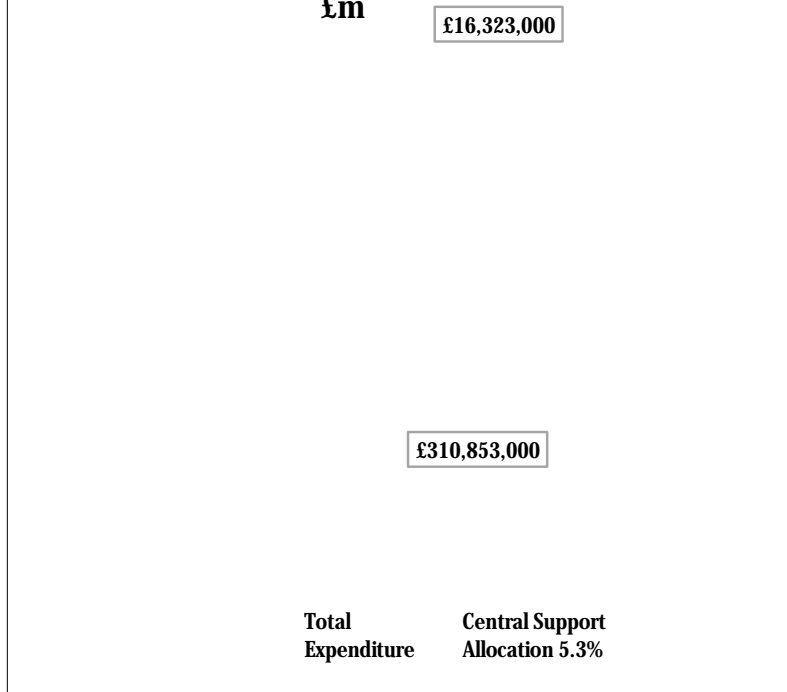
The HRA is charged annually for support services that Housing Services receives from other departments of the Council.

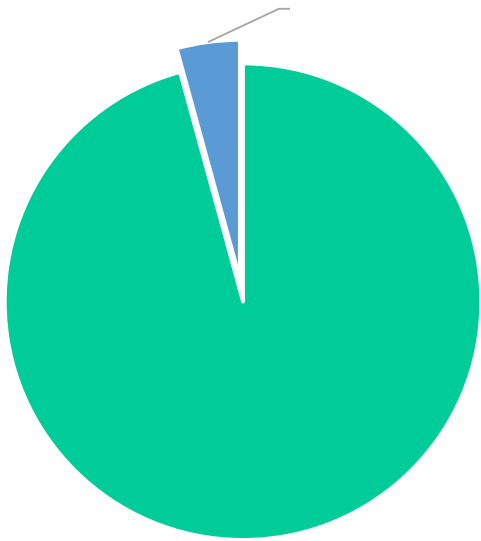
The central support charges met by the HRA should be similar in value to those met by the Council's overall General Fund. The charts below indicate the proportion of expenditure set aside for Central Support within both the Housing Revenue Account and the General Fund when setting the estimates for 2025/26

Housing Revenue Account Estimate 2025/26 £m

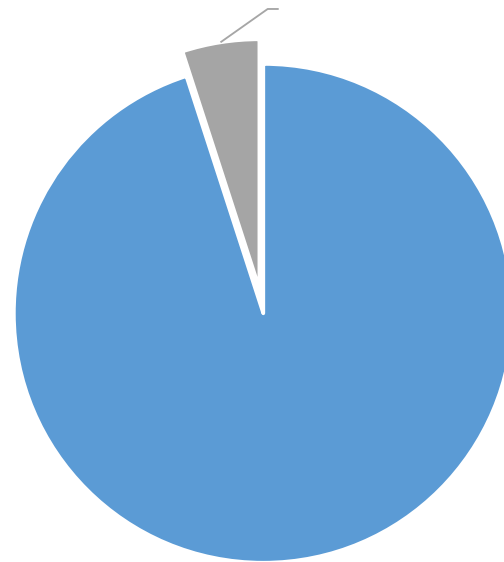


General Fund Estimate 2025/26 £m





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Breakdown of Central Support Charges for 2024/2025

a) Service Description	b)24/25 HRA revenue share of costs	c) 24/25 Total cost of service provided	d) % paid by HRA revenue of total central support costs	e) What is this?
TOTAL SPEND	£2,627,253	£24,673,390	10.6%	
Other Central Support	£420,436	£5,622,765	7.5%	Share of communications, internal audit, change support and contact centre. It also includes the Corporate & Democratic Costs which are costs relating to all aspects of elected members' activities and costs which allows services to be provided & information required for public accountability.
Central Admin Support	£590,200	£2,931,328	20.1%	Provision of business and administrative support services to HRA funded staff.
Risk & Insurance	£23,444	£82,975	28.3%	Includes the processing of claims made by/against WDC, providing general advice & developing & implementing risk management practices.
IT Services	£73,806	£4,336,098	1.7%	Service and application management, internal customer support, data centre support, IT improvements, technical design and information and policy standards.
Revenue and Exchequer Charges	£1,143,452	£2,925,456	39.1%	The Council's Finance Team is responsible for the recovery of all monies owed to Housing Services. This charge represents the cost of that income recovery activity.
Financial Services	£267,837	£5,506,438	4.9%	Covers all financial management support to Housing Services, including financial management, payroll, payments, budgeting and investment services.
Human Resources	£42,316	£2,557,283	1.7%	Recruitment, development management and contract management services, both on a strategic and operational basis
Legal Services	£65,762	£711,047	9.2%	Out with spending on legal charges in pursuit of rent arrears which is accounted for elsewhere in the HRA, Housing Service receives general legal support on a day-to-day basis.

HRA Income

Almost all HRA income comes from rents charged to tenants of our flats and houses.

Other income includes:

- rent from lock-ups, travelling sites, shops.
- charges paid by owners for factoring and insurance services.

The table below details the HRA income sources.

Description	HRA Income 2026/27
Council House Rents	£60,196,0
Rent from Lock-ups	£249,0
Rent from Other Properties (Travelling Sites, Shops, Etc)	£145,0
Service Charges	£1,987,0
TOTAL	£62,577,0

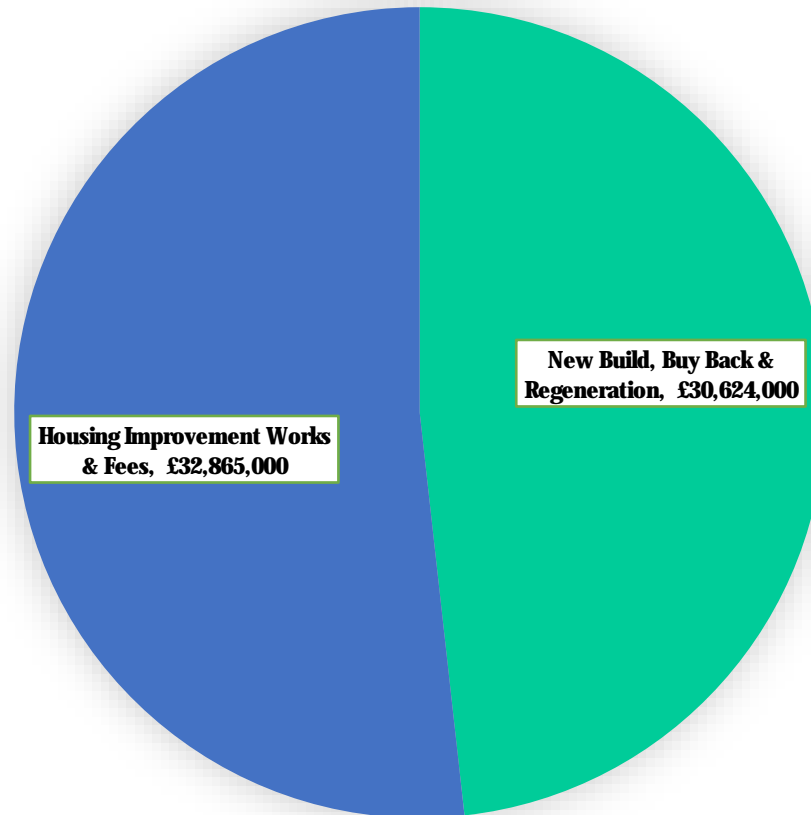
Building Services Surplus Policy

It has been the Council policy to retain any Building Services surplus/loss within the General Fund. No surplus / loss is passed onto the HRA.

The budgeted surplus has been steadily reduced over the past few years. The surplus has been removed from 1st April 2026 and the Building Services division will become part of the HRA.

Draft HRA Capital Programme 2026/2027

The HRA Capital Programme for 2026/27 is estimated to total £63.489m, split between housing improvement works & fees and new builds as follows:-



Housing Revenue Account Borrowing 2026/2027

The HRA receives government grant to support the New Build, Buyback and Regeneration capital investment programme. The HRA also receives income from owner participating in the Housing Improvement programmes, primarily roofing programmes. The table below details expected HRA capital borrowing across the respective capital programmes in financial year 2026/27.

Investment Programme	Budgeted Expenditure 2026/27	Budgeted Income 2026/27	Capital Borrowing 2026/27
Housing Improvement Work & Fees	£32,865,000	£501,000	£32,364,000
New Build, Buyback and Regeneration	£30,624,000	£15,488,000	£15,136,000
	£63,489,000	£15,989,000	£47,500,000

Draft HRA Capital Programme 2026/2027 (Excluding Affordable Housing Supply)

The HRA Capital Programme for 2026/27 (excluding the Affordable Housing Supply) is budgeted at £32.865m.

This is made up as follows:-

