

HRA Budget

Housing Advisory Board – 2nd February 2026
Jody Etherington and Samantha Shimmon

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Housing Revenue Account

Landlord Account for Council Homes

Ringfenced Account – must be spent on landlord services

30 Year Business Plan

30-Year Business Plan



Savill's – third party assurance

Zero-based budgeting exercise

Bids and Pressures - £2.2million

Annual Rent Increase for 2026/27

- Regulator of Social Housing – Rent Standard 2026
- Annual Increases – CPI + 1% (September) until at least 2030/31
- CPI September 2025 – 3.8%
- Annual Rent Increase 2026/27 – 4.8%

Rent Convergence

What is it?

- Gradual uplift of existing rents to formula rent

Consultation

- Summer 25
- £1 or £2 per week
- Period up to 10 years
- January 26 - outcome

Cambridge

- £2 per week
- 10 years
- April 2026
- £2.1 million by 2030/31

HRA Revenue budget (m)	26/27	27/28	28/29	29/30	30/31
Total income	(61.956)	(66.466)	(71.588)	(76.682)	(81.209)
Total operating expenditure	40.986	42.375	44.217	45.968	47.274
Net interest cost	12.460	15.085	17.880	21.006	24.189
Revenue to capital financing	8.641	8.756	9.133	9.511	9.563
HRA (surplus) / deficit	0.131	(0.250)	(0.358)	(0.197)	(0.183)

Unavoidable pressures – City Services

Damp, condensation and mould (DCM) repairs

- £750, 000 annually ongoing

Increased gas servicing of sustainable appliances

- £34,080 annually ongoing

Building Assessment Certificates

- £125,000 for 2 years from 2026/27

External wall insulation (EWI) inspections

- £60k in year one, £80k in year two then £100k annually ongoing

Cowley Road Depot

- £50,000 annually ongoing

Budget Bids – City Services

Description	26/27 (£)	27/28 (£)	28/29 (£)	29/30 (£)	30/31 (£)
Health & Safety operational	37,890	37,890	37,890	37,890	37,890
Asset and Compliance	181,740	181,740	181,740	181,740	181,740
Delivery and Regulatory Assurance	398,190	355,370	312,540	312,540	312,540
Housing repairs	103,220	206,440	206,440	206,440	206,440
Housing disrepair claims	197,220	-	-	-	-
Void repairs	393,540	300,000	200,000	100,000	-

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Budget Bids – Communities

Description	26/27 (£)	27/28 (£)	28/29 (£)	29/30 (£)	30/31 (£)
Housing management teams	338,250	538,250	538,250	538,250	280,250
Technology – Income Mgmt	125,250	125,250	125,250	125,250	125,250
Technology – Housing Mgmt	55,000	55,000	55,000	55,000	55,000
Technology – Housing Support	75,000	75,000	75,000	75,000	75,000
Legal costs	14,000	14,000	14,000	14,000	14,000
LGR planning	150,000	-	-	-	-

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Any
questions?

