

HRA Prudent Minimum Balance

HRA	Comment on risk provision	2025/26 Draft Budget £000s	Low Level		Medium Level		High Level		Provision £000s
			Impact	Likelihood	Impact	Likelihood	Impact	Likelihood	
Dwelling Rents	Decrease in rents chargeable	66,489	3%	20%	5%	15%	7%	10%	499
Non-Dwelling Rents	Decrease in rents chargeable	129	10%	40%	15%	25%	20%	10%	5
Leaseholders' Service Charges & Major Works	Decrease in costs chargeable	2,579	15%	20%	20%	10%	30%	5%	77
Tenant Services charges	Decrease in costs chargeable	4,413	10%	20%	20%	10%	30%	5%	88
Interest Receivable	Decrease in interest rates/balances	1,099	3%	20%	5%	10%	7%	5%	7
Total Income		74,709	4%	20%	6%	14%	9%	9%	676
Repairs & Maintenance	Increases on responsive/void costs	18,079	15%	25%	25%	20%	35%	10%	904
General Management	Increases in employee costs	16,300	8%	20%	10%	10%	15%	5%	261
Special Services	Increases in employee/utility costs	5,916	8%	20%	10%	10%	15%	5%	95
Rent, Rates, & Other Charges	Increases in property costs	724	20%	25%	20%	20%	30%	10%	36
Depreciation and Impairment	Increases/decreases in asset values	15,261	5%	20%	10%	10%	20%	5%	153
Bad & Doubtful Debts	Decrease in collection rates	445	25%	25%	30%	15%	40%	10%	28
Capital Transfers	see below#	3,223	0%	0%	0%	0%	0%	0%	0
Interest & repayment of capital debt	Increase in interest rates/borrowing	14,761	5%	20%	10%	10%	15%	5%	148
Total Expenditure		74,709	8%	20%	13%	12%	21%	6%	1,624
Total HRA Turnover		149,418	6%	20%	10%	13%	15%	8%	2,300
Total Housing Capital Programme	#Unforeseen cost increases (Capex 5 yr average 2025/26-2029/30)	51,200	10%	20%	20%	10%	30%	5%	1,024
Total Housing Operational		200,618	7%	20%	12%	12%	19%	7%	3,324
Risk Summary	Operational risks as above								3,324
	Insurable events in excess of Insurance Fund provision								1,252
	In-year legislative pressures								1,200
	Civil emergency/disaster								1,200
	Abnormal weather conditions								1,200
Total HRA Minimum Revenue Balance									8,176

PMB as % of I&E 10.9%
BPM Target 8,176