



Date: Wednesday, 9 September 2026

Time: 10.30 am

Venue: Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury,
Shropshire, SY3 8HQ

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CABINET

TO FOLLOW REPORT (S)

15 Housing Revenue Account Business Plan – APPENDIX B (Pages 1 - 2)

Lead Member: Councillor James Owen, Portfolio Holder for Housing

Lead Officer: Paula Mawson, Service Director – Customer & Communities

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Income							Expenditure							HRA Movements													
Year	Year	Rental Income £'000	Service Charge Income £'000	Void Losses £'000	Non- Dwelling Rents £'000	Charges For Services £'000	Total Income £'000	S&M - General £'000	S&M - Special £'000	Responsive & Cyclical £'000	Depreciation £'000	Bad Debts £'000	Total Expenditure £'000	Net Cost of Services I&E £'000	Corp & Demo Core £'000	Continuing Operations (not service specific) £'000	Net Cost of HRA Services £'000	Interest Charges £'000	Surplus / (Deficit) in Year on HRA Services £'000	Provision for Debt Repayment £'000	Repayment of Arranged Loans £'000	Repayment of Revolver £'000	RCCO £'000	Surplus / (Deficit) for the Year £'000	HRA Surplus / (Deficit) b/f £'000	Interest Received £'000	HRA Surplus / (Deficit) c/f £'000
1	2026/27	23,423	0	-347	143	1,912	25,131	-13,919	0	-440	-5,370	-116	-19,845	5,286	-635	-70	4,581	-3,933	648	0	0	0	-5,100	-4,452	16,232	1,011	12,791
2	2027/28	24,318	0	-360	147	1,970	26,075	-14,103	0	-607	-5,477	-120	-20,308	5,767	-648	-102	5,017	-3,980	1,037	0	0	0	-8,834	-7,797	12,797	603	5,603
3	2028/29	25,359	1	-376	152	2,029	27,165	-14,527	-1	-741	-5,587	-125	-20,981	6,184	-661	-104	5,419	-4,240	1,179	0	0	0	-1,783	-603	5,603	416	5,416
4	2029/30	26,452	8	-393	156	2,090	28,313	-14,781	-8	-881	-5,699	-130	-21,500	6,813	-674	-106	6,033	-4,816	1,217	0	-76	0	-1,558	-416	5,416	385	5,385
5	2030/31	27,844	11	-413	161	2,152	29,755	-15,228	-11	-904	-5,813	-137	-22,092	7,662	-688	-108	6,867	-5,643	1,224	0	-93	0	-1,516	-385	5,385	313	5,313
6	2031/32	28,140	11	-418	166	2,217	30,116	-15,684	-11	-922	-5,929	-138	-22,685	7,431	-701	-110	6,620	-4,968	1,652	0	-62	0	-1,902	-313	5,313	259	5,259
7	2032/33	28,961	11	-430	171	2,283	30,996	-16,154	-11	-940	-6,047	-142	-23,296	7,700	-715	-113	6,872	-5,117	1,755	0	-118	0	-1,897	-259	5,259	258	5,258
8	2033/34	29,797	11	-442	176	2,352	31,893	-16,639	-11	-959	-6,168	-147	-23,924	7,970	-730	-115	7,125	-5,247	1,879	0	-90	0	-2,046	-258	5,258	258	5,258
9	2034/35	30,654	11	-455	181	2,422	32,814	-17,137	-11	-977	-6,292	-151	-24,569	8,245	-744	-117	7,383	-5,349	2,035	0	-84	0	-2,209	-258	5,258	258	5,258
10	2035/36	32,136	12	-477	187	2,495	34,352	-17,651	-12	-997	-6,418	-158	-25,235	9,117	-759	-120	8,238	-5,390	2,849	0	-96	0	-3,010	-258	5,258	258	5,258
11	2036/37	32,437	12	-482	192	2,570	34,730	-18,180	-12	-1,016	-6,546	-160	-25,914	8,815	-774	-122	7,919	-5,341	2,578	0	0	-2,357	-479	-258	5,258	258	5,258
12	2037/38	33,367	12	-495	198	2,647	35,728	-18,726	-12	-1,036	-6,677	-164	-26,615	9,113	-790	-124	8,199	-5,227	2,972	0	-60	-2,280	-889	-258	5,258	258	5,258
13	2038/39	34,322	12	-510	204	2,726	36,756	-19,287	-12	-1,051	-6,810	-169	-27,329	9,426	-806	-127	8,494	-5,090	3,404	0	0	-3,268	-394	-258	5,258	258	5,258
14	2039/40	35,305	13	-524	210	2,808	37,812	-19,865	-13	-1,071	-6,947	-174	-28,069	9,742	-822	-129	8,791	-4,912	3,879	0	0	-4,092	-45	-258	5,258	258	5,258
15	2040/41	36,316	13	-539	216	2,893	38,898	-20,461	-13	-1,092	-7,086	-179	-28,831	10,068	-838	-132	9,098	-4,793	4,304	0	0	-4,253	-308	-258	5,258	258	5,258
16	2041/42	38,069	13	-565	223	2,979	40,719	-21,074	-13	-1,114	-7,227	-187	-29,616	11,103	-855	-135	10,113	-4,636	5,477	0	0	-5,661	-74	-258	5,258	258	5,258
17	2042/43	38,424	13	-571	229	3,069	41,165	-21,706	-13	-1,137	-7,372	-189	-30,417	10,748	-872	-137	9,738	-4,446	5,293	0	0	-5,550	0	-258	5,258	279	5,279
18	2043/44	39,523	14	-587	236	3,161	42,347	-22,357	-14	-1,159	-7,519	-195	-31,244	11,103	-889	-140	10,074	-4,318	5,756	0	0	-3,158	0	2,598	5,279	396	8,272
19	2044/45	40,654	14	-604	243	3,256	43,563	-23,028	-14	-1,182	-7,670	-200	-32,094	11,469	-907	-143	10,419	-4,321	6,099	0	0	0	-129	5,970	8,272	609	14,851
20	2045/46	41,818	14	-621	251	3,353	44,815	-23,718	-14	-1,206	-7,823	-206	-32,967	11,848	-925	-146	10,777	-4,402	6,374	0	0	0	0	6,374	14,851	906	22,131
21	2046/47	43,015	14	-639	258	3,454	46,102	-24,429	-14	-1,230	-7,980	-212	-33,865	12,237	-944	-149	11,145	-4,484	6,661	0	0	0	-311	6,350	22,131	1,269	29,750
22	2047/48	45,092	15	-670	266	3,557	48,260	-25,162	-15	-1,255	-8,139	-222	-34,793	13,468	-963	-152	12,353	-4,566	7,788	0	0	0	-2,974	4,814	29,750	1,609	36,173
23	2048/49	45,512	15	-676	274	3,664	48,789	-25,917	-15	-1,280	-8,302	-224	-35,738	13,051	-982	-155	11,915	-4,646	7,269	0	0	0	-4,194	3,075	36,173	1,887	41,134
24	2049/50	46,814	15	-695	282	3,774	50,190	-26,694	-15	-1,306	-8,468	-230	-36,713	13,477	-1,002	-158	12,318	-4,726	7,592	0	0	0	-205	7,388	41,134	2,243	50,765
25	2050/51	48,153	16	-715	291	3,887	51,632	-27,494	-16	-1,332	-8,637	-237	-37,716	13,916	-1,022	-161	12,733	-4,726	8,008	0	0	0	-1,494	6,514	50,765	2,702	59,981
26	2051/52	49,531	16	-736	299	4,004	53,115	-28,319	-16	-1,358	-8,810	-244	-38,747	14,367	-1,042	-164	13,161	-4,726	8,436	0	-12	0	-2,868	5,556	59,981	3,139	68,676
27	2052/53	51,922	17	-771	308	4,124	55,600	-29,168	-17	-1,385	-8,986	-256	-39,812	15,788	-1,063	-167	14,558	-4,722	9,835	0	-110	0	-2,414	7,312	68,676	3,618	79,606
28	2053/54	52,405	17	-778	318	4,248	56,209	-30,043	-17	-1,413	-9,166	-258	-40,897	15,312	-1,084	-171	14,057	-4,720	9,337	0	0	0	-2,344	6,993	79,606	4,156	90,756
29	2054/55	53,904	17	-801	327	4,375	57,823	-30,944	-17	-1,441	-9,349	-265	-42,017	15,806	-1,106	-174	14,526	-4,720	9,806	0	-18	0	-3,644	6,143	90,756	4,693	101,592
30	2055/56	55,426	18	-823	337	4,506	59,464	-31,872	-18	-1,470	-9,536	-273	-43,170	16,294	-1,128	-178	14,989	-4,719	10,269	0	-29	0	-4,196	6,044	101,592	5,232	112,867

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