

MID DEVON DISTRICT COUNCIL
HRA MEDIUM TERM FINANCIAL PLAN 2026-27 TO 2028-29

	2025-26 £	Infl %	2026-27 £	Infl %	2027-28 £	Infl %	2028-29 £
Employee costs							
Base salary budget	4,578,730		4,725,249		4,867,007		5,013,017
Other Employee costs							
<i>Inflation base</i>	4,578,730	3.0%	4,725,249	3.0%	4,867,007	3.0%	5,013,017
Total in year cost	4,578,730		4,725,249		4,867,007		5,013,017
Premises costs							
Base budget	551,430		578,270		605,920		634,400
Cost pressures	10,000		-		-		-
<i>Inflation base</i>	561,430	3.0%	578,270	3.0%	605,920	3.0%	634,400
Total in year cost	561,430		578,270		605,920		634,400
Transport related costs							
Base budget	287,530		301,910		317,010		332,860
Cost Pressures							
<i>Inflation base</i>	287,530	5.0%	301,910	5.0%	317,010	5.0%	332,860
Total in year cost	287,530		301,910		317,010		332,860
Supplies and services							
Base budget	2,503,910		2,944,106		3,353,811		3,521,501
Cost Pressures	300,000		250,000				-
<i>Inflation base</i>	2,803,910	5.0%	3,194,106	5.0%	3,353,811	5.0%	3,521,501
Total in year cost	2,803,910		3,194,106		3,353,811		3,521,501
Support services	2,050,250	3.0%	2,111,758	3.0%	2,175,110	3.0%	2,240,364
Total gross expenditure	10,281,850		10,911,292		11,318,858		11,742,142
Rents , fees, charges and Other Income							
Housing Rents	(15,145,680)		(15,822,565)		(16,571,164)		(17,184,081)
Garage and Garage Ground Rent income	(368,530)		(366,926)		(366,926)		(366,926)
Other Income	(676,380)		(687,136)		(637,054)		(593,796)
<i>Inflation base</i>	(16,190,590)	3.0%	(16,876,627)	3.0%	(17,575,144)	3.0%	(18,144,803)
One off initiatives							
Total in year cost	(16,190,590)		(16,876,627)		(17,575,144)		(18,144,803)
NET COST OF SERVICES	(5,908,740)		(5,965,335)		(6,256,286)		(6,402,661)
Capital Financing	1,057,450		1,074,977		1,101,142		1,145,399
Interest Payable (PWLb)	1,024,080		1,117,100		1,191,600		1,376,700
Interest Payable HRA to GF	34,870		32,377		29,816		27,185
Interest Payable (finance leases)	24,330		24,330		21,900		61,000
Contribution to Capital - MRA	2,903,900	3.0%	2,991,017	3.0%	3,080,748	3.0%	3,173,170
Principal adjustment to MRP	960,635		1,016,223		1,073,458		1,132,386
Transfers to sinking funds	50,000		50,000		50,000		50,000
Contribution / (Draw) from reserves	(146,525)		200,000		200,000		200,000
Indirect costs/reserve transfers	5,908,740		6,506,024		6,748,664		7,165,840
Annual Deficit (Surplus) / Savings to be found	0		540,689		492,378		763,178
Cumulative Deficit (Surplus) / Savings to be found	0		540,689		1,033,066		1,796,245

Assumptions:

- 1 Salary inflation in line with General Fund assumptions
- 2 Utilities costs assumed a general uplift in line with General Fund assumptions
- 3 Transport costs assumed inflationary increase only
- 4 Supplies and Services - additional Disrepair costs
- 5 General Fund recharges assumed in line with GF forecast
- 6 Rents increases assume a nominal 3% inflation
- 7 Capital Financing are based upon current Capital Programme assumptions. Reasonable stepped increases occur after the lifetime of this MTFP in order to fund the delivery of the approved development programme.