

Directorate	Reserve & Description	Category	2024/25 Opening Reserve Balance (£)	Reserve Narrative	Planned Reserve Draw-down as at Q3 2024/25 (£)	2025/26 Forecast Opening Balance (at Q3 2024/25)
Housing Revenue Account	HRA Balance - HRA Reserve for General HRA use	Ring-Fenced Grant	-£4,156,492	The HRA Balance is the general purpose HRA reserve for absorbing risk and shocks to the overall HRA outturn. CIPFA guidance states it should be at least 5-10% of HRA turnover.	-£813,000	-£4,969,492
Housing Revenue Account	Capital Receipts - HRA reserve for capital regeneration	Ring-Fenced Grant	-£33,986,057	As part of HRA self-financed regeneration, the Capital reserve holds receipts that must be used for HRA new builds within a timeframe and depending on changing	£0	-£33,986,057
Housing Revenue Account	Major Repairs Reserve - HRA reserved for capital outturns	Service Specific Reserves	£0	The Major Repairs Reserve is a CIPFA/accountancy convention whereby HRA assets' depreciation cost becomes a reserve only to be used for funding HRA capital spends at year end. This reserve is usually at nil value because depreciation is circa £11m/annum and current HRA capital spends are in excess of this annually currently.		£0
Housing Revenue Account	Housing Zones Funding - HRA revenue earmarked reserve for Housing Zones	Ring-Fenced Grant	-£1,274,363	As part of HRA self-financed regeneration, this earmarked reserve will be used for example for feasibility costs for developments that are works-in-progress and should not be capitalised. Directly related to outturns in outturns in HR010-Housing Development	£359,370	-£914,993
Housing Revenue Account	Decant Reserve - HRA revenue earmarked reserve for Decant costs	Ring-Fenced Grant	-£5,144,308	As part of HRA self-financed regeneration including Blackshots and Teviots, this earmarked reserve will be used for example for tenant decant costs, leaseholder issues etc.	£2,000,000	-£3,144,308
Total HRA Earmarked Reserves			-£44,561,219		£1,546,370	-£43,014,849