

HRA OPERATING ACCOUNT

Appendix 2

	2013/14		2014/15	2015/16	2016/17
	Original £	Revised £	Estimate £	Projections £	
<u>EXPENDITURE</u>					
General & Special Management	1,883,600	1,922,800	1,937,400	1,922,400	1,795,500
ALMO Management Fee	4,698,400	4,698,400	4,914,300	4,988,000	5,100,200
ALMO Service Improvement	1,000,000	1,000,000	0	0	0
Rents, Rates, Taxes and Other Charges	35,100	40,100	45,200	45,500	45,900
Repairs & Maintenance	3,903,000	4,053,100	3,993,700	4,032,000	4,143,000
Provision for Bad Debts	320,000	200,000	251,000	324,000	400,000
Interest Payable	1,684,700	1,684,700	1,684,700	1,684,700	1,684,700
Depreciation of Dwellings	5,157,800	5,206,600	5,322,400	5,446,200	5,582,000
Depreciation of Other Assets	108,400	106,200	129,600	140,900	152,000
Debt Management Expenses	80,900	80,900	81,700	82,500	82,500
Rent Rebate Subsidy Limitation	41,400	41,400	0	0	0
TOTAL	18,913,300	19,034,200	18,360,000	18,666,200	18,985,800
<u>INCOME</u>					
Dwelling Rents	18,359,300	18,198,600	18,873,300	19,418,100	19,995,400
Non Dwelling Rents	443,500	432,200	433,500	438,600	443,100
Charges for Services and Facilities	755,200	780,800	797,500	803,300	809,600
Supporting People Grant	130,000	130,000	110,000	90,000	90,000
Feed in Tariff from PV Installations	0	13,000	75,000	198,000	202,000
TOTAL	19,688,000	19,554,600	20,289,300	20,948,000	21,540,100
NET INCOME FROM SERVICES	-774,700	-520,400	-1,929,300	-2,281,800	-2,554,300
Amortised Premiums/Discounts	-10,100	-10,100	-10,100	-10,100	-7,300
Interest Receivable	-35,200	-25,900	-42,500	-42,500	-42,500
NET OPERATING INCOME	-820,000	-556,400	-1,981,900	-2,334,400	-2,604,100
<u>Appropriations</u>					
Revenue Contributions to Capital	1,214,200	579,500	1,857,000	2,095,900	2,496,000
Transfer from Major Repairs Reserve	-108,400	0	0	0	0
HRA Surplus/(Deficit) carried to reserves	-285,800	-23,100	124,900	238,500	108,100
Revenue Reserve brought forward	3,113,000	3,561,900	3,538,800	3,663,700	3,902,200
Revenue Reserve carried forward	2,827,200	3,538,800	3,663,700	3,902,200	4,010,300

Average Rent:-				
Increase 1st April 2013		4.03%	3.25%	3.25%
48 wk	83.97	87.35	90.19	93.12
52 wk	77.51	80.63	83.25	85.96
Average stock	4,558	4,543	4,523	4,511

MAJOR REPAIRS RESERVE

	2013/14		2014/15 Estimate £	2015/16 2016/17 Projections £	
	Original £	Revised £		£	£
Balance brought forward	0	399,100	0	0	0
Depreciation of Dwellings	5,157,800	5,206,600	5,322,400	5,446,200	5,582,000
Depreciation of Other Assets	108,400	106,200	129,600	140,900	152,000
	<u>5,266,200</u>	<u>5,711,900</u>	<u>5,452,000</u>	<u>5,587,100</u>	<u>5,734,000</u>
Utilised to fund Capital Programme	-5,157,800	-5,711,900	-5,452,000	-5,587,100	-5,734,000
Transfer to HRA re Other Assets	-108,400	0	0	0	0
Balance carried forward	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

HRA CAPITAL PROGRAMME

	2013/14		2014/15 Estimate £	2015/16 2016/17 Projections £	
	Original £	Revised £		£	£
<u>EXPENDITURE</u>					
Property Improvements & Major Repairs (see detail at Appendix 5)	5,762,000	6,331,400	7,739,000	7,373,000	7,920,000
Adaptions for the Disabled	400,000	450,000	400,000	400,000	400,000
Environmental Works (Tenant Selection)	60,000	60,000	60,000	60,000	60,000
Repurchase of Shared Ownership Dwellings	50,000	50,000	50,000	50,000	50,000
Contribution to ICT infrastructure	200,000	200,000			
	<u>6,472,000</u>	<u>7,091,400</u>	<u>8,249,000</u>	<u>7,883,000</u>	<u>8,430,000</u>
<u>FINANCING</u>					
Capital Receipts	100,000	800,000	940,000	200,000	200,000
HRA Revenue Contribution	1,214,200	579,500	1,857,000	2,095,900	2,496,000
Major Repairs Reserve	5,157,800	5,711,900	5,452,000	5,587,100	5,734,000
	<u>6,472,000</u>	<u>7,091,400</u>	<u>8,249,000</u>	<u>7,883,000</u>	<u>8,430,000</u>

PROPERTY IMPROVEMENT & MAJOR WORKS				
Description of works	2013/14	2014/15	2015/16	2016/17
EXTERNAL IMPROVEMENTS	908,000	810,000	770,000	770,000
INTERNAL IMPROVEMENTS	344,500	432,000	432,000	432,000
PATHS, FENCES & WALLS	100,000	100,000	100,000	100,000
WORKS TO BUILDING FABRIC	237,100	150,000	150,000	150,000
PV INSTALLATIONS & OTHER SUSTAINABILITY MEASURES	1,288,000	2,450,000	100,000	100,000
NON TRADITIONAL PROPERTIES	20,000	-	250,000	250,000
RENEWAL OF HEATING SYSTEMS	335,000	375,000	401,000	616,000
MAJOR REFURBISHMENTS TO VOID PROPERTIES	544,100	325,000	325,000	325,000
WINDOWS & DOORS	125,000	125,000	3,000,000	3,500,000
ASBESTOS	75,000	100,000	100,000	100,000
SHELTERED ACCOMMODATION	50,000	80,000	60,000	65,000
NEIGHBOURHOOD WORKS	773,700	400,000	400,000	400,000
DOOR ENTRY SCHEMES	30,000	18,000	18,000	44,000
STRUCTURAL WORKS	100,000	100,000	100,000	100,000
CARBON MONOXIDE DETECTORS	50,000	50,000	-	-
FIRE PROTECTION	234,900	228,000	223,000	223,000
LIFTS	76,000	101,000	181,000	-
SCOOTER STORES	30,000	30,000	30,000	-
INTERNAL COMMUNAL IMPROVEMENTS	100,000	100,000	100,000	100,000
GARAGE IMPROVEMENTS	204,500	100,000	100,000	100,000
CONCRETE REPAIRS	144,500	-	-	-
COMMERCIAL PROPERTIES	15,800	-	-	-
NEW BUILD SITE INVESTIGATION & APPRAISAL	90,300	-	-	-
ST PAULS PHASE 2 TRANSFORMATIONAL IMPROVEMENTS	-	540,000	-	-
SITE ASSEMBLY FOR NEW BUILD	-	600,000	-	-
FEE FOR MANAGING PROGRAMME	455,000	525,000	533,000	545,000
TOTAL BUDGET	6,331,400	7,739,000	7,373,000	7,920,000

HOUSING REVENUE ACCOUNT - RENTS & CHARGES

	2013/14	2014/15
	£	£
Dwelling Rents (average)		
48 wk basis	83.97	87.35
52 wk basis	77.51	80.63
Garages (per month)	26.68	27.53
Communal Heating Schemes (52 wk basis)		
Gas		
1 person flat	7.90	7.90
2 person flat	10.65	10.65
Cumming Court		
1 person flat	4.88	4.88
2 person flat	6.71	6.71
Guest Bedrooms (per night)	10.00	10.00

Service Investment - Progress Statement

Investment Pot	Activity	2013/14	2014/15	2015/16	Total		
		Budget £	Budget £	Budget £	Budget £		
Welfare Reform	Resources: Benefit and Money Advisor Housing Revenue Officer Additional Employment Initiative Officer Customer Profiling work done by IT Raising Awareness (to include £2k for screens at HMRC & Oakley) Information Technology: One-off hardware & on-going maintenance Payment Methods - Review & Implementation My Move Scheme	31,900	32,554	33,543	97,997		
		16,106	29,001	30,386	75,493		
		29,068	30,034	30,946	90,048		
		435			435		
		5,000	2,000		7,000		
		13,111	5,559	5,448	24,118		
		5,000			5,000		
		35,000	15,000	5,000	55,000		
		135,620	114,148	105,323	355,091		
		Enhanced Services For Vulnerable People	Expansion of Community Hubs for Older People Establish 2 community hubs in Sheltered Housing Establishment of Community Hub for People with a Disability 1 pilot community hub Activity co-ordinator for community hubs Service transformation plan Service transformation plan Expansion of Employment Services to Tenants Appointment of 3 CBH Apprentices across CBH Training Hub - formal and informal learning Other Establishment of Youth Café in St Pauls and on-going cost	4,625	12,500	12,500	29,625
2,625	9,000			9,000	20,625		
6,850	28,300			29,200	64,350		
20,000	25,000			15,000	60,000		
1,288	13,437			15,761	30,486		
1,950	1,750			2,000	5,700		
8,900	8,600			8600	26,100		
46,238	98,587			92,061	236,886		
Partnerships & Communities	Delivery of Services & Projects for Young People : Project to increase young people engagement, skills and aspirations Other Cheltenham Open Door Community Investment Grants Digital Inclusion Initiatives Total for Partnerships & Communities			1,124	2,064	1,500	4,688
				-	68,400	64,400	132,800
		-	17,500	17,500	35,000		
		1,124	99,964	95,400	196,488		
		Enabling New Business	Various Trowers & Hamlins Advice New Business Advisor Housing options and spa lettings Staff time for existing staff members Total for Enabling New Business	10,000	10,000	10,000	30,000
				-	9,450	12,600	22,050
				15,288	8,365	-	23,653
				49,050	12,845	-	61,895
				74,338	40,660	22,600	137,598
				257,320	353,359	315,384	926,062