

HRA OPERATING ACCOUNT

	2014/15		2015/16	2016/17	2017/18
	Original £	Revised £	Budget £	Projections £	
EXPENDITURE					
General & Special Management	1,937,400	2,054,000	2,054,100	2,075,600	2,101,500
ALMO Management Fee	4,914,300	4,968,300	5,085,000	5,161,000	5,264,000
Rents, Rates, Taxes and Other Charges	45,200	59,000	79,100	80,600	82,100
Repairs & Maintenance	3,993,700	4,107,300	4,150,000	4,233,000	4,318,000
Provision for Bad Debts	251,000	150,000	200,000	290,000	400,000
Interest Payable	1,684,700	1,684,700	1,684,700	1,684,700	1,684,700
Depreciation of Dwellings	5,343,600	5,298,500	5,382,400	5,497,800	5,643,200
Depreciation of Other Assets	108,400	142,100	151,900	163,000	172,600
Debt Management Expenses	81,700	81,700	82,500	83,300	84,100
TOTAL	18,360,000	18,545,600	18,869,700	19,269,000	19,750,200
INCOME					
Dwelling Rents	18,873,300	18,803,800	19,206,100	19,539,700	19,975,400
Non Dwelling Rents	433,500	418,500	421,200	425,400	430,300
Charges for Services and Facilities	797,500	828,200	835,600	847,100	859,500
Supporting People Grant	110,000	110,000	90,000	90,000	90,000
Feed in Tariff from PV Installations	75,000	85,000	188,000	193,000	198,000
TOTAL	20,289,300	20,245,500	20,740,900	21,095,200	21,553,200
NET INCOME FROM SERVICES	-1,929,300	-1,699,900	-1,871,200	-1,826,200	-1,803,000
Amortised Premiums/Discounts	-10,100	-10,100	-10,100	-7,300	0
Interest Receivable	-42,500	-41,600	-48,200	-68,000	-92,000
NET OPERATING INCOME	-1,981,900	-1,751,600	-1,929,500	-1,901,500	-1,895,000
Appropriations					
Revenue Contributions to Capital	1,857,000	1,567,900	1,294,100	2,458,000	2,232,400
HRA Surplus/(Deficit) carried to reserves	124,900	183,700	635,400	-556,500	-337,400
Revenue Reserve brought forward	3,538,800	4,204,600	4,388,300	5,023,700	4,467,200
Revenue Reserve carried forward	3,663,700	4,388,300	5,023,700	4,467,200	4,129,800

Average Rent:- Increase 1st April	2.20%	2.00%	2.50%
48 wk	87.35	89.27	91.06
52 wk	80.63	82.40	84.06
Average stock	4,536	4,520	4,508
			4,496

MAJOR REPAIRS RESERVE

	2014/15		2015/16 Budget £	2016/17 2017/18 Projections £	
	Original £	Revised £		£	£
Balance brought forward	0	0	0	0	0
Depreciation of Dwellings	5,322,400	5,298,000	5,382,000	5,498,000	5,643,000
Depreciation of Other Assets	129,600	142,100	151,900	163,000	172,600
	<u>5,452,000</u>	<u>5,440,100</u>	<u>5,533,900</u>	<u>5,661,000</u>	<u>5,815,600</u>
Utilised to fund Capital Programme	-5,452,000	-5,440,100	-5,533,900	-5,661,000	-5,815,600
Balance carried forward	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

HRA CAPITAL PROGRAMME

	2014/15		2015/16 Budget £	2016/17 2017/18 Projections £	
	Original £	Revised £		£	£
EXPENDITURE					
Property Improvements & Major Repairs (see detail at Appendix 5)	7,739,000	7,438,000	6,718,000	8,009,000	7,938,000
Adaptions for the Disabled	400,000	400,000	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
	<u>8,249,000</u>	<u>7,948,000</u>	<u>7,228,000</u>	<u>8,519,000</u>	<u>8,448,000</u>
FINANCING					
Capital Receipts	940,000	940,000	400,000	400,000	400,000
HRA Revenue Contribution	1,857,000	1,567,900	1,294,100	2,458,000	2,232,400
Major Repairs Reserve	5,452,000	5,440,100	5,533,900	5,661,000	5,815,600
	<u>8,249,000</u>	<u>7,948,000</u>	<u>7,228,000</u>	<u>8,519,000</u>	<u>8,448,000</u>

PROPERTY IMPROVEMENT & MAJOR WORKS				
Description of works	2014/15	2015/16	2016/17	2017/18
EXTERNAL IMPROVEMENTS	1,023,000	1,113,000	1,243,000	1,053,000
INTERNAL IMPROVEMENTS	330,000	312,000	312,000	312,000
PATHS, FENCES & WALLS	100,000	100,000	100,000	150,000
WORKS TO BUILDING FABRIC	218,000	150,000	150,000	150,000
PV INSTALLATIONS & OTHER SUSTAINABILITY MEASURES	2,259,000	489,000		
RENEWAL OF HEATING SYSTEMS	411,000	540,000	449,000	370,000
MAJOR REFURBISHMENTS TO VOID PROPERTIES	532,000	350,000	275,000	325,000
WINDOWS & DOORS	159,000	1,050,000	3,500,000	3,500,000
ASBESTOS	100,000	125,000	150,000	150,000
SHELTERED ACCOMMODATION	77,000	60,000	65,000	70,000
NEIGHBOURHOOD WORKS	333,000	400,000	348,000	348,000
DOOR ENTRY	18,000	31,000	31,000	31,000
STRUCTURAL WORKS	100,000	100,000	100,000	100,000
CARBON MONOXIDE DETECTORS	50,000			
COMMUNAL LIGHTING		107,000	105,000	105,000
FIRE PROTECTION	285,000	284,000	234,000	234,000
LIFTS	11,000	101,000	101,000	181,000
SCOOTER STORES	30,000	30,000		
INTERNAL COMMUNAL IMPROVEMENTS	100,000	100,000	100,000	100,000
GARAGE IMPROVEMENTS	100,000	100,000	100,000	100,000
COMMERCIAL PROPERTIES	30,000			
ST PAULS PHASE 2 TRANSFORMATIONAL IMPROVEMENTS		540,000		
NEW BUILD	647,000			
FEE FOR MANAGING PROGRAMME	525,000	636,000	646,000	659,000
TOTAL BUDGET	7,438,000	6,718,000	8,009,000	7,938,000

HOUSING REVENUE ACCOUNT - RENTS & CHARGES

	2014/15	2015/16
	£	£
Dwelling Rents (average)		
48 wk basis	87.35	89.27
52 wk basis	80.63	82.40
Garages (per month)	27.53	28.05
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 - Summary of Expenditure

	Actual 2013-14 £'000	Forecast 2014-15 £'000	Budget 2015-16 £'000	Total Investment Pot £'000
Welfare Reform	120	115	163	398
Enhanced Services for Vulnerable People	54	95	95	244
Partnerships and Communities	2	84	76	162
Enabling New Business	59	33	27	119
Service Improvement Programme	-	20	45	65
Contingency	-	-	12	12
	235	347	418	1,000