

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 | 2,073,100 | 2,094,700 |
| 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 | 79,000 | 79,800 | 81,000 |
| TOTAL | 18,360,000 | 18,545,600 | 18,866,200 | 19,263,000 | 19,740,300 |
| 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 | 428,200 | 432,400 | 437,300 |
| Charges for Services and Facilities | 797,500 | 828,200 | 835,600 | 845,300 | 854,800 |
| Supporting People Grant | 110,000 | 110,000 | 90,000 | 90,000 | 90,000 |
| Feed in Tariff from PV Installations | 75,000 | 85,000 | 178,000 | 183,000 | 187,000 |
| TOTAL | 20,289,300 | 20,245,500 | 20,737,900 | 21,090,400 | 21,544,500 |
| NET INCOME FROM SERVICES | 1,929,300 | 1,699,900 | 1,871,700 | 1,827,400 | 1,804,200 |
| 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 | 1,930,000 | 1,902,700 | 1,896,200 |
| Appropriations | | | | | |
| Revenue Contributions to Capital | -1,857,000 | -1,597,400 | -753,700 | -2,458,200 | -2,232,200 |
| HRA Surplus/(Deficit) carried to reserves | 124,900 | 154,200 | 1,176,300 | -555,500 | -336,000 |
| Revenue Reserve brought forward | 3,538,800 | 4,204,600 | 4,358,800 | 5,535,100 | 4,979,600 |
| Revenue Reserve carried forward | 3,663,700 | 4,358,800 | 5,535,100 | 4,979,600 | 4,643,600 |

| | | | | |
|---------------------------|--------------|--------------|--------------|--------------|
| Average Rent:- | | | | |
| Increase 1st April | | 2.20% | 2.00% | 2.50% |
| 48 wk | 87.35 | 89.27 | 91.06 | 93.34 |
| 52 wk | 80.63 | 82.40 | 84.06 | 86.16 |
| Average stock | 4,536 | 4,520 | 4,508 | 4,496 |

MAJOR REPAIRS RESERVE

| | 2014/15 | | 2015/16 | 2016/17 | 2017/18 |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|
| | Original | Revised | Budget | Projections | |
| | £ | £ | £ | £ | £ |
| Balance brought forward | 0 | 0 | 0 | 0 | 0 |
| 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 |
| | <u>5,452,000</u> | <u>5,440,600</u> | <u>5,534,300</u> | <u>5,660,800</u> | <u>5,815,800</u> |
| Utilised to fund Capital Programme | -5,452,000 | -5,440,600 | -5,534,300 | -5,660,800 | -5,815,800 |
| 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 | 2016/17 | 2017/18 |
|---|------------------|------------------|------------------|------------------|------------------|
| | Original | Revised | Budget | Projections | |
| | £ | £ | £ | £ | £ |
| EXPENDITURE | | | | | |
| Property Improvements & Major Repairs (see detail at Appendix 4) | 7,739,000 | 7,468,000 | 6,178,000 | 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>7,978,000</u> | <u>6,688,000</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 | 1,597,400 | 753,700 | 2,458,200 | 2,232,200 |
| Major Repairs Reserve | 5,452,000 | 5,440,600 | 5,534,300 | 5,660,800 | 5,815,800 |
| | <u>8,249,000</u> | <u>7,978,000</u> | <u>6,688,000</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 | 35,000 | | | |
| NEW BUILD | 642,000 | | | |
| FEE FOR MANAGING PROGRAMME | 525,000 | 636,000 | 646,000 | 659,000 |
| TOTAL BUDGET | 7,468,000 | 6,178,000 | 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 |