

HRA OPERATING ACCOUNT

	2015/16		2016/17	2017/18	2018/19
	Original £	Revised £	Budget £	Projections £	Projections £
<u>EXPENDITURE</u>					
General & Special Management	2,054,100	2,081,400	2,097,900	2,114,800	2,125,000
ALMO Management Fee	5,085,000	5,085,000	5,142,000	5,127,000	5,152,000
Rents, Rates, Taxes and Other Charges	79,100	60,000	60,000	60,000	60,000
Repairs & Maintenance	4,150,000	3,975,000	4,139,000	4,130,000	4,140,000
Provision for Bad Debts	200,000	150,000	200,000	280,000	325,000
Interest Payable	1,684,700	1,684,700	1,684,700	1,684,700	1,684,700
Depreciation of Dwellings	5,382,400	5,336,500	5,395,200	5,481,900	5,604,900
Depreciation of Other Assets	151,900	168,700	179,800	188,700	197,400
Debt Management Expenses	79,000	79,000	79,800	80,600	81,400
TOTAL	18,866,200	18,620,300	18,978,400	19,147,700	19,370,400
<u>INCOME</u>					
Dwelling Rents	19,206,100	19,215,200	18,922,000	18,667,600	18,432,500
Non Dwelling Rents	428,200	419,300	422,000	426,200	431,100
Charges for Services and Facilities	835,600	826,400	835,100	849,200	878,500
Supporting People Grant	90,000	93,000	90,000	90,000	90,000
Feed in Tariff from PV Installations	178,000	195,100	205,100	210,200	215,500
TOTAL	20,737,900	20,749,000	20,474,200	20,243,200	20,047,600
NET INCOME FROM SERVICES	1,871,700	2,128,700	1,495,800	1,095,500	677,200
Amortised Premiums/Discounts	10,100	10,100	7,300	-	-
Interest Receivable	48,200	62,000	74,000	65,000	50,000
NET OPERATING INCOME	1,930,000	2,200,800	1,577,100	1,160,500	727,200
<u>Appropriations</u>					
Revenue Contributions to Capital	-753,700	-	-1,246,600	-2,490,400	-2,423,700
HRA Surplus/(Deficit) carried to reserves	1,176,300	2,200,800	330,500	-1,329,900	-1,696,500
Revenue Reserve brought forward	2,358,800	3,656,100	5,856,900	6,187,400	4,857,500
Revenue Reserve carried forward	3,535,100	5,856,900	6,187,400	4,857,500	3,161,000

Average Rent:-				
Increase 1st April 2015			-1.00%	-1.00%
48 wk		89.25	88.36	87.48
52 wk		82.38	81.56	80.75
Average stock		4,522	4,503	4,483

MAJOR REPAIRS RESERVE

	2015/16		2016/17	2017/18	2018/19
	Original £	Revised £	Estimate £	Projections £	
Balance brought forward	-	-	747,400	-	-
Depreciation of Dwellings	5,382,400	5,336,500	5,395,200	5,481,900	5,604,900
Depreciation of Other Assets	151,900	168,700	179,800	188,700	197,400
	<u>5,534,300</u>	<u>5,505,200</u>	<u>6,322,400</u>	<u>5,670,600</u>	<u>5,802,300</u>
Utilised to fund Capital Programme	-5,534,300	-4,757,800	-6,322,400	-5,670,600	-5,802,300
Balance carried forward	<u>-</u>	<u>747,400</u>	<u>-</u>	<u>-</u>	<u>-</u>

HRA CAPITAL PROGRAMME (EXISTING PROPERTIES)

	2015/16		2016/17	2017/18	2018/19
	Original £	Revised £	Estimate £	Projections £	
<u>EXPENDITURE</u>					
Property Improvements & Major Repairs (see detail at Appendix 4)	6,178,000	4,947,800	7,759,000	8,201,000	8,066,000
Adaptations for the Disabled	400,000	400,000	400,000	400,000	400,000
Environmental Works (Tenant Selection)	60,000	60,000	10,000	10,000	10,000
Repurchase of Shared Ownership Dwellings	50,000	50,000	50,000	50,000	50,000
	<u>6,688,000</u>	<u>5,457,800</u>	<u>8,219,000</u>	<u>8,661,000</u>	<u>8,526,000</u>
<u>FINANCING</u>					
Capital Receipts	400,000	450,000	450,000	300,000	100,000
HRA Revenue Contribution	753,700	-	1,246,600	2,490,400	2,423,700
Leaseholder Contributions	-	250,000	200,000	200,000	200,000
Major Repairs Reserve	5,534,300	4,757,800	6,322,400	5,670,600	5,802,300
	<u>6,688,000</u>	<u>5,457,800</u>	<u>8,219,000</u>	<u>8,661,000</u>	<u>8,526,000</u>

PROPERTY IMPROVEMENT & MAJOR WORKS				
Description of works	2015/16	2016/17	2017/18	2018/19
EXTERNAL IMPROVEMENTS	1,113,000	705,000	864,000	854,000
INTERNAL IMPROVEMENTS	326,000	352,000	352,000	352,000
PATHS, FENCES & WALLS	57,600	270,000	270,000	270,000
WORKS TO BUILDING FABRIC	200,000	150,000	150,000	150,000
PV INSTALLATIONS & OTHER SUSTAINABILITY MEASURES	457,100	75,000	75,000	75,000
RENEWAL OF HEATING SYSTEMS	540,000	747,000	751,000	773,000
MAJOR REFURBISHMENTS TO VOID PROPERTIES	398,000	475,000	475,000	475,000
WINDOWS & DOORS	88,600	3,377,000	3,468,000	3,488,000
ASBESTOS	125,000	92,000	82,000	80,000
SHELTERED ACCOMMODATION	59,300	30,000	30,000	30,000
NEIGHBOURHOOD WORKS	433,500	200,000	200,000	-
DOOR ENTRY SCHEMES	88,200	55,000	55,000	55,000
STRUCTURAL WORKS	97,300	100,000	100,000	100,000
COMMUNAL LIGHTING	-	173,000	74,000	96,000
FIRE PROTECTION	98,000	70,000	70,000	70,000
LIFTS	17,300	65,000	160,000	-
SCOOTER STORES	43,800	-	-	-
INTERNAL COMMUNAL IMPROVEMENTS	67,000	-	-	-
GARAGE IMPROVEMENTS	130,900	25,000	25,000	25,000
COMMERCIAL PROPERTIES	30,700	-	-	-
FEE FOR MANAGING PROGRAMME	576,500	624,000	636,000	643,000
CONTINGENCY	-	174,000	364,000	530,000
TOTAL BUDGET FOR EXISTING PROPERTIES	4,947,800	7,759,000	8,201,000	8,066,000

NEW BUILD				
	2015/16	2016/17	2017/18	2018/19
COUNCIL APPROVED GARAGE SITES 2A	555,700	1,041,700	18,600	-
SCHEMES SUBJECT TO TENDER & COUNCIL APPROVAL CURRENT ESTIMATE FOR PIPELINE SCHEMES	766,300	2,988,800	3,368,500	442,100
TOTAL ESTIMATE FOR NEW BUILD	1,322,000	4,030,500	3,387,100	442,100

HOUSING REVENUE ACCOUNT - RENTS & CHARGES

	2015/16	2016/17
	£	£
Dwelling Rents (average)		
48 wk basis	89.25	88.36
52 wk basis	82.38	81.56
Garages (per month)	28.05	28.33
Communal Heating Schemes (52 wk basis)		
Gas		
1 person flat	7.90	6.91
2 person flat	10.65	9.32
Cumming Court 1 person flat	4.88	5.12
2 person flat	6.71	7.05
Guest Bedrooms (per night)	10.00	10.00