

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:- | | | | |
| Change at 1st April | | -1.00% | -1.00% | -1.00% |
| 48 wk | 89.25 | 88.36 | 87.48 | 86.61 |
| 52 wk | 82.38 | 81.56 | 80.75 | 79.95 |
| Average stock | 4,522 | 4,503 | 4,483 | 4,471 |

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 |