

HRA OPERATING ACCOUNT

Appendix 2

	2016/17		2017/18	2018/19	2019/20
	Original	Forecast	Estimate	Projections	
	£	£	£	£	£
<u>EXPENDITURE</u>					
General & Special Management	2,097,900	2,076,500	2,168,000	2,161,200	2,191,800
ALMO Management Fee	5,142,000	5,142,000	5,083,000	5,107,000	5,139,000
Rents, Rates, Taxes and Other Charges	60,000	59,000	59,000	59,000	59,000
Repairs & Maintenance	4,139,000	3,838,600	3,958,800	3,994,800	4,024,100
Provision for Bad Debts	200,000	150,000	235,000	280,000	320,000
Interest Payable	1,684,700	1,684,700	1,684,700	1,684,700	1,684,700
Depreciation of Dwellings	5,423,100	5,381,500	5,511,400	5,659,000	5,819,100
Depreciation of Other Assets	151,900	174,400	183,500	192,900	197,100
Debt Management Expenses	79,800	79,800	80,000	81,600	83,200
TOTAL	18,978,400	18,586,500	18,963,400	19,220,200	19,518,000
<u>INCOME</u>					
Dwelling Rents	18,922,000	18,987,300	18,775,400	18,624,800	18,484,400
Non Dwelling Rents	422,000	422,000	423,600	428,700	433,900
Charges for Services and Facilities	835,100	824,400	857,000	873,700	890,800
Supporting People Grant	90,000	79,200	62,500	31,300	-
Feed in Tariff from PV Installations	205,100	207,200	213,400	219,800	226,400
TOTAL	20,474,200	20,520,100	20,331,900	20,178,300	20,035,500
NET INCOME FROM SERVICES	1,495,800	1,933,600	1,368,500	958,100	517,500
Amortised Premiums/Discounts	7,300	7,300	-	-	-
Interest Receivable	74,000	53,500	38,700	30,000	20,000
NET OPERATING SURPLUS	1,577,100	1,994,400	1,407,200	988,100	537,500
<u>Appropriations</u>					
Revenue Contributions to Capital	-1,246,600	-1,983,500	-2,831,500	-2,968,900	-844,000
Net Increase/(Decrease) in reserves	330,500	10,900	-1,424,300	-1,980,800	-306,500
Revenue Reserve brought forward	5,856,900	6,041,100	6,052,000	4,627,700	2,646,900
Revenue Reserve carried forward	6,187,400	6,052,000	4,627,700	2,646,900	2,340,400

Average Social Rent:-					
Decrease 1st April 2016			-1.00%	-1.00%	-1.00%
48 wk	88.36	87.48	86.61	85.74	
52 wk	81.56	80.74	79.95	79.14	
Average stock	4,495	4,476	4,456	4,436	

Average Affordable Rent:-					
Decrease 1st April 2016			-1.00%	-1.00%	-1.00%
48 wk	109.39	118.66	149.04	144.27	
52 wk	100.97	109.54	137.57	133.17	
Average stock	14	28	38	56	