

**HRA OPERATING ACCOUNT**

	<b>2017/18</b>		<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
	<b>Original</b>	<b>Forecast</b>	<b>Estimate</b>	<b>Projections</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>EXPENDITURE</u></b>					
General & Special Management	2,168,000	2,164,900	2,194,600	2,242,500	2,054,800
ALMO Management Fee	5,083,000	5,083,000	5,144,000	5,259,000	5,359,000
Rents, Rates, Taxes and Other Charges	59,000	49,000	49,000	49,000	49,000
Repairs & Maintenance	3,958,800	3,684,000	3,781,400	3,868,100	3,939,300
Provision for Bad Debts	235,000	200,000	296,000	330,000	370,000
Interest Payable	1,684,700	1,684,700	1,684,700	1,684,700	1,684,700
Depreciation of Dwellings	5,511,400	4,368,900	4,465,100	4,546,000	4,616,000
Depreciation of Other Assets	183,500	295,300	296,200	297,600	299,000
Debt Management Expenses	80,000	80,000	81,600	83,200	84,900
<b>TOTAL</b>	<b>18,963,400</b>	<b>17,609,800</b>	<b>17,992,600</b>	<b>18,360,100</b>	<b>18,456,700</b>
<b><u>INCOME</u></b>					
Dwelling Rents	18,775,400	18,805,400	18,530,300	18,281,300	18,702,300
Non Dwelling Rents	423,600	449,700	460,500	465,400	469,300
Charges for Services and Facilities	857,000	847,600	855,700	867,500	888,400
Supporting People Grant	62,500	62,400	28,800	0	0
Feed in Tariff from PV Installations	213,400	230,000	238,600	247,000	254,400
<b>TOTAL</b>	<b>20,331,900</b>	<b>20,395,100</b>	<b>20,113,900</b>	<b>19,861,200</b>	<b>20,314,400</b>
<b>NET INCOME FROM SERVICES</b>	<b>1,368,500</b>	<b>2,785,300</b>	<b>2,121,300</b>	<b>1,501,100</b>	<b>1,857,700</b>
Interest Receivable	38,700	43,400	58,900	78,800	70,300
<b>NET OPERATING SURPLUS</b>	<b>1,407,200</b>	<b>2,828,700</b>	<b>2,180,200</b>	<b>1,579,900</b>	<b>1,928,000</b>
<b><u>Appropriations</u></b>					
Revenue Contributions to Capital	-2,616,900	-2,060,500	-4,081,500	-2,268,200	-3,369,500
<b>Net Increase/(Decrease) in reserves</b>	<b>-1,209,700</b>	<b>768,200</b>	<b>-1,901,300</b>	<b>-688,300</b>	<b>-1,441,500</b>
<b>Revenue Reserve brought forward</b>	<b>6,176,100</b>	<b>6,867,600</b>	<b>7,635,800</b>	<b>5,734,500</b>	<b>5,046,200</b>
<b>Revenue Reserve carried forward</b>	<b>4,966,400</b>	<b>7,635,800</b>	<b>5,734,500</b>	<b>5,046,200</b>	<b>3,604,700</b>

<b>Average Social Rent:-</b>				
<b>Decrease/Increase 1st April</b>		<b>-1.00%</b>	<b>-1.00%</b>	<b>3.00%</b>
<b>48 wk</b>	<b>87.49</b>	<b>86.62</b>	<b>85.75</b>	<b>88.32</b>
<b>52 wk</b>	<b>80.76</b>	<b>79.95</b>	<b>79.15</b>	<b>81.53</b>
<b>Average stock</b>	<b>4,442</b>	<b>4,418</b>	<b>4,388</b>	<b>4,358</b>

<b>Average Affordable Rent:-</b>				
<b>Decrease/Increase 1st April</b>		<b>-1.00%</b>	<b>-1.00%</b>	<b>3.00%</b>
<b>48 wk</b>	<b>133.62</b>	<b>141.57</b>	<b>152.82</b>	<b>140.30</b>
<b>52 wk</b>	<b>123.34</b>	<b>130.68</b>	<b>141.07</b>	<b>129.51</b>
<b>(nb average rents also reflect changes to stock mix following new build completions)</b>				
<b>Average stock</b>	<b>31</b>	<b>36</b>	<b>41</b>	<b>46</b>

**MAJOR REPAIRS RESERVE**

	<b>2017/18</b>		<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
	<b>Original</b>	<b>Forecast</b>	<b>Estimate</b>	<b>Projections</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Balance brought forward	0	0	0	0	0
Depreciation of Dwellings	5,511,400	4,368,900	4,465,100	4,546,000	4,616,000
Depreciation of Other Assets	183,500	295,300	296,200	297,600	299,000
	<u>5,694,900</u>	<u>4,664,200</u>	<u>4,761,300</u>	<u>4,843,600</u>	<u>4,915,000</u>
Utilised to fund Capital Programme	-5,694,900	-4,664,200	-4,761,300	-4,843,600	-4,915,000
Balance carried forward	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**HRA CAPITAL PROGRAMME**

	<b>2017/18</b>		<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
	<b>Original</b>	<b>Forecast</b>	<b>Estimate</b>	<b>Projections</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>EXPENDITURE</u></b>					
<b>EXISTING STOCK</b>					
Property Improvements & Major Repairs	7,758,400	7,916,100	7,069,800	7,449,800	8,664,500
Adaptations for the Disabled	400,000	300,000	350,000	350,000	350,000
Environmental Works (Tenant Selection)	10,000	10,000	10,000	10,000	10,000
Repurchase of Shared Ownership Dwellings	50,000	85,000	50,000	50,000	50,000
	<u>8,218,400</u>	<u>8,311,100</u>	<u>7,479,800</u>	<u>7,859,800</u>	<u>9,074,500</u>
<b>NEW BUILD &amp; ACQUISITIONS</b>	2,459,400	1,769,600	3,500,000	310,000	250,000
<b>TOTAL</b>	<u>10,677,800</u>	<u>10,080,700</u>	<u>10,979,800</u>	<u>8,169,800</u>	<u>9,324,500</u>
<b><u>FINANCING</u></b>					
Capital Receipts	2,166,000	2,906,000	1,837,000	758,000	740,000
HRA Revenue Contribution	2,616,900	2,060,500	4,081,500	2,268,200	3,369,500
Leaseholder Recharges	200,000	450,000	300,000	300,000	300,000
Major Repairs Reserve	5,694,900	4,664,200	4,761,300	4,843,600	4,915,000
<b>TOTAL</b>	<u>10,677,800</u>	<u>10,080,700</u>	<u>10,979,800</u>	<u>8,169,800</u>	<u>9,324,500</u>

PROPERTY IMPROVEMENT & MAJOR WORKS				
Description of works	2017/18 £	2018/19 £	2019/20 £	2020/21 £
EXTERNAL IMPROVEMENTS	718,900	393,000	829,000	1,991,000
INTERNAL IMPROVEMENTS	321,100	372,900	376,600	664,600
PATHS, FENCES & WALLS	151,300	238,800	238,800	238,800
WORKS TO BUILDING FABRIC	12,200	-	-	-
PV INSTALLATIONS & OTHER SUSTAINABILITY MEASURES	24,300	75,000	75,000	75,000
RENEWAL OF HEATING SYSTEMS	851,500	934,000	881,100	1,052,900
MAJOR REFURBISHMENTS TO VOID PROPERTIES	551,300	522,000	464,000	466,000
WINDOWS & DOORS	3,478,300	2,425,000	2,112,600	1,498,100
ASBESTOS	252,500	190,000	190,000	190,000
SHELTERED ACCOMMODATION	30,800	30,000	30,000	30,000
NEIGHBOURHOOD WORKS	202,400	-	-	-
DOOR ENTRY SCHEMES	163,000	34,500	30,500	222,200
STRUCTURAL WORKS	4,900	30,000	30,000	30,000
COMMUNAL LIGHTING	258,200	991,100	240,300	105,500
FIRE PROTECTION	138,500	79,000	95,000	78,000
LIFTS	75,000	20,000	20,000	20,000
NON TRADITIONAL HOMES	-	-	1,000,000	1,000,000
GARAGE IMPROVEMENTS	1,500	25,000	25,000	25,000
WARDEN CALL UPGRADE	-	-	-	-
FEE FOR MANAGING PROGRAMME	636,000	649,000	662,000	679,000
CONTINGENCY	44,400	60,500	149,900	298,400
<b>TOTAL BUDGET FOR EXISTING PROPERTIES</b>	<b>7,916,100</b>	<b>7,069,800</b>	<b>7,449,800</b>	<b>8,664,500</b>

NEW BUILD & ACQUISITIONS				
	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>COUNCIL APPROVED</b>				
GARAGE SITES 2B	155,800	-	-	-
GARAGE SITES 2C	1,083,700	1,250,000	60,000	-
SWINDON ROAD	21,500	-	-	-
MARKET PURCHASE	227,000	2,000,000	-	-
<b>SCHEMES SUBJECT TO TENDER &amp; COUNCIL APPROVAL</b>				
CURRENT ESTIMATE FOR PIPELINE SCHEMES	281,600	250,000	250,000	250,000
<b>TOTAL BUDGET FOR NEW BUILD &amp; ACQUISITIONS</b>	<b>1,769,600</b>	<b>3,500,000</b>	<b>310,000</b>	<b>250,000</b>