

**HRA OPERATING ACCOUNT**

	2012/13		2013/14	2014/15	2015/16
	Original £	Revised £	Estimate £	Projections £	
<b>EXPENDITURE</b>					
General & Special Management	1,832,200	1,817,700	1,853,600	1,891,000	1,910,000
ALMO Management Fee	4,514,500	4,514,500	4,698,400	4,769,000	4,841,000
ALMO Service Enhancements	0	0	1,000,000	0	0
Rents, Rates, Taxes and Other Charges	34,400	34,800	35,100	35,400	35,800
Repairs and Maintenance	3,844,900	3,844,900	3,903,000	3,961,000	4,020,000
Provision for Bad Debts	225,000	225,000	320,000	380,000	440,000
Interest Payable	1,951,300	1,737,500	1,684,700	1,684,700	1,684,700
Depreciation of Dwellings	5,032,000	5,032,000	5,157,800	5,286,700	5,418,900
Depreciation of Other Assets	95,100	94,400	108,400	123,200	135,300
Debt Management Expenses	46,500	46,500	80,900	81,700	82,500
Rent Rebate Subsidy Limitation	64,200	64,200	41,400	20,700	0
Housing Revenue Account Subsidy	0	-5,100	0	0	0
<b>TOTAL</b>	<b>17,640,100</b>	<b>17,406,400</b>	<b>18,883,300</b>	<b>18,233,400</b>	<b>18,568,200</b>
<b>INCOME</b>					
Dwelling Rents	17,716,000	17,727,900	18,359,300	18,881,600	19,466,800
Non Dwelling Rents	431,800	437,200	443,500	448,200	452,900
Charges for Services and Facilities	735,600	735,900	746,700	766,000	785,500
Supporting People Grant	75,000	150,000	130,000	130,000	130,000
<b>TOTAL</b>	<b>18,958,400</b>	<b>19,051,000</b>	<b>19,679,500</b>	<b>20,225,800</b>	<b>20,835,200</b>
<b>NET INCOME FROM SERVICES</b>	<b>-1,318,300</b>	<b>-1,644,600</b>	<b>-796,200</b>	<b>-1,992,400</b>	<b>-2,267,000</b>
Amortised Premiums / Discounts	6,200	6,200	-10,100	-10,100	-10,100
Interest Receivable	-34,500	-35,200	-35,200	-23,400	-30,700
<b>NET OPERATING INCOME</b>	<b>-1,346,600</b>	<b>-1,673,600</b>	<b>-841,500</b>	<b>-2,025,900</b>	<b>-2,307,800</b>
<b>Appropriations</b>					
Revenue Contributions to Capital	0	360,000	1,214,200	275,300	3,345,100
Transfer from Major Repairs Reserve	0	-94,400	-108,400	-123,200	-135,300
<b>HRA Surplus / (Deficit) carried to reserve</b>	<b>1,346,600</b>	<b>1,408,000</b>	<b>-264,300</b>	<b>1,873,800</b>	<b>-902,000</b>
<b>Revenue Reserve brought forward</b>	<b>2,711,800</b>	<b>3,097,000</b>	<b>3,113,000</b>	<b>2,848,700</b>	<b>4,722,500</b>
<b>Repayment of Debt</b>	<b>-1,392,000</b>	<b>-1,392,000</b>			
<b>Revenue Reserve carried forward</b>	<b>2,666,400</b>	<b>3,113,000</b>	<b>2,848,700</b>	<b>4,722,500</b>	<b>3,820,500</b>
<b>Average Rent:-</b>					
<b>Increase 1st April</b>			<b>3.43%</b>	<b>3.33%</b>	<b>3.33%</b>
<b>48 wk</b>	<b>81.27</b>	<b>81.27</b>	<b>84.06</b>	<b>86.86</b>	<b>89.75</b>
<b>52 wk</b>	<b>75.02</b>	<b>75.02</b>	<b>77.58</b>	<b>80.18</b>	<b>82.85</b>
<b>Average Stock</b>	<b>4,582</b>	<b>4,582</b>	<b>4,574</b>	<b>4564</b>	<b>4554</b>

**MAJOR REPAIRS RESERVE**

	2012/13		2013/14 Estimate £	2014/15 2015/16 Projections £	
	Original £	Revised £		£	£
<b>Balance brought forward</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Depreciation of Dwellings	5,032,000	5,032,000	5,157,800	5,286,700	5,418,900
Depreciation of Other Assets	95,100	94,400	108,400	123,200	135,300
	<b>5,127,100</b>	<b>5,126,400</b>	<b>5,266,200</b>	<b>5,409,900</b>	<b>5,554,200</b>
Utilised in Year to fund Capital Programme	-5,092,000	-5,032,000	-5,157,800	-5,286,700	-5,418,900
Transfer to HRA re Other Assets		-94,400	-108,400	-123,200	-135,300
<b>Balance carried forward</b>	<b>35,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**HRA CAPITAL PROGRAMME**

	2012/13		2013/14 Estimate £	2014/15 2015/16 Projections £	
	Original £	Revised £		£	£
<b>EXPENDITURE</b>					
Property Improvements & Major Repairs (see detail at Appendix 5)	4,732,000	5,032,000	5,762,000	5,152,000	8,354,000
Adaptations for the Disabled	350,000	350,000	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
Contribution to ICT Infrastructure			200,000		
	<b>5,192,000</b>	<b>5,492,000</b>	<b>6,472,000</b>	<b>5,662,000</b>	<b>8,864,000</b>
<b>FINANCING</b>					
Capital Receipts	100,000	100,000	100,000	100,000	100,000
HRA Revenue Contribution	0	360,000	1,214,200	275,300	3,345,100
Major Repairs Reserve	5,092,000	5,032,000	5,157,800	5,286,700	5,418,900
	<b>5,192,000</b>	<b>5,492,000</b>	<b>6,472,000</b>	<b>5,662,000</b>	<b>8,864,000</b>

<b>PROPERTY IMPROVEMENTS &amp; MAJOR WORKS 2013/14</b>	
<b>Description of Works</b>	<b>£</b>
<b>INTERNAL IMPROVEMENTS</b>	<b>792,000</b>
<b>PATHS, FENCES &amp; WALLS</b>	<b>100,000</b>
<b>WORKS TO BUILDING FABRIC</b>	<b>236,000</b>
<b>PV INSTALLATION &amp; OTHER SUSTAINABILITY MEASURES</b>	<b>1,288,000</b>
<b>NON TRADITIONAL PROPERTIES</b>	<b>260,000</b>
<b>RENEWAL OF HEATING SYSTEMS</b>	<b>335,000</b>
<b>MAJOR REFURBISHMENTS TO VOID PROPERTIES</b>	<b>367,000</b>
<b>WINDOWS &amp; DOORS</b>	<b>125,000</b>
<b>ASBESTOS</b>	<b>75,000</b>
<b>SHELTERED ACCOMMODATION</b>	<b>50,000</b>
<b>NEIGHBOURHOOD WORKS</b>	<b>515,000</b>
<b>DOOR ENTRY SCHEMES</b>	<b>430,000</b>
<b>STRUCTURAL WORKS</b>	<b>100,000</b>
<b>CARBON MONOXIDE DETECTORS</b>	<b>50,000</b>
<b>FIRE PROTECTION</b>	<b>233,000</b>
<b>LIFTS</b>	<b>41,000</b>
<b>SCOOTER STORES</b>	<b>30,000</b>
<b>INTERNAL COMMUNAL IMPROVEMENTS</b>	<b>100,000</b>
<b>GARAGE IMPROVEMENTS</b>	<b>100,000</b>
<b>ELECTRIC SUB MAINS</b>	<b>80,000</b>
<b>FEE FOR MANAGING PROGRAMME</b>	<b>455,000</b>
<b>TOTAL BUDGET</b>	<b>5,762,000</b>

**HOUSING REVENUE ACCOUNT - RENTS & CHARGES**

	<b>2012/13</b>	<b>2013/14</b>
	<b>£</b>	<b>£</b>
Dwelling Rents (average)		
48 wk basis	<b>81.27</b>	<b>84.06</b>
52 wk basis	<b>75.02</b>	<b>77.58</b>
Garages (per month)	<b>26.00</b>	<b>26.68</b>
Communal Heating Schemes (52 wk basis)		
Gas		
1 person flat	<b>7.90</b>	<b>tbc</b>
2 person flat	<b>10.65</b>	<b>tbc</b>
Cumming Court		
1 person flat	<b>4.54</b>	<b>tbc</b>
2 person flat	<b>6.24</b>	<b>tbc</b>
Guest Bedrooms (per night)	<b>10.00</b>	<b>10.00</b>