

HOUSING REVENUE ACCOUNT

	2016/17	2017/18	2018/19	2019/20	2020/21
	£000	£000	£000	£000	£000
<u>Income</u>					
Rents Of Dwellings (Gross)	(19,496)	(19,314)	(19,139)	(18,954)	(18,904)
Sundry Rents (Including Garages & Shops)	(351)	(366)	(372)	(379)	(379)
Charges For Services & Facilities	(2,846)	(2,857)	(2,868)	(2,879)	(2,899)
Contribution towards expenditure	(288)	(297)	(302)	(307)	(312)
Interest Receivable	(55)	(27)	(11)	(28)	(23)
Total Income	(23,036)	(22,861)	(22,692)	(22,548)	(22,518)
<u>Expenditure</u>					
Management	5,685	5,765	5,860	5,958	6,058
Capital Financing Costs	3,550	3,493	3,573	3,631	3,715
Increase in Bad Debt Provision	250	250	250	250	250
HRA Revenue Repairs	3,827	3,942	4,061	4,182	4,308
Revenue Contribution to Capital (R.C.C.O.)	14,379	12,880	9,706	6,908	7,443
Contribution to/(from) balance	(4,656)	(3,469)	(757)	1,619	744
Total Expenditure	23,036	22,861	22,692	22,548	22,518
(Surplus) / Deficit	0	0	0	0	0
Opening balance	10,361	5,705	2,236	1,478	3,097
Contribution to/(from) balance	(4,656)	(3,469)	(757)	1,619	744
Closing balance	5,705	2,236	1,478	3,097	3,842
Estimated closing dwelling numbers	5,287	5,295	5,297	5,299	5,269
Closing balance per dwelling	£1,079.06	£422.21	£279.11	£584.46	£729.09

THIRTY YEAR INVESTMENT FORECAST

Appendix 2

	Years 1 to 10 (£000)	Years 11-20 (£000)	Years 21 - 30 (£000)	Total Spend (£000)
Adaptations	3,105	3,150	3,150	9,405
Communal Works	521	530	530	1,581
Decoration following IPM	255	499	476	1,230
External works (footpaths, fencing, etc.)	5,175	5,250	5,250	15,675
Garage Improvements	778	790	790	2,358
Heating Replacements	17,157	17,760	17,063	51,980
Internal Planned Maintenance	25,968	28,050	26,879	80,897
Repairs before painting	1,035	1,050	1,050	3,135
Roof work	4,410	4,500	4,500	13,410
Structural Repairs	1,449	1,470	1,470	4,389
Warden Link & Sheltered Housing	828	840	840	2,508
Walls/Canopies	1,795	3,590	3,590	8,975
Lifts	301	240	240	781
Energy Efficiency	9,680	10,400	10,400	30,480
Professional Fees	2,591	2,630	2,630	7,851
Smoke / Fire Alarms	521	530	530	1,581
Door entry	414	320	320	1,054
New build and regeneration capital investment	17,543	0	0	17,543
Total expenditure	93,526	81,599	79,708	254,833

HRA Business Plan – Draft 5 Year Investment Plan

	2016/17	2017/18	2018/19	2019/20
	£000's	£000's	£000's	£000's
<u>Scheme / Project</u>				
Adaptations	300	300	300	315
Heating replacement programme	1,470	1,530	1,592	1,668
Structural works	140	140	140	147
Lifeline Services	80	80	80	84
Repairs before painting	100	100	100	105
Roofing	420	420	420	450
Garages	75	75	75	79
External Works (footpaths, fencing, etc.)	500	500	500	525
Smoke detection	50	50	50	53
Pavement Crossing	25	25	25	26
Energy efficiency	600	600	600	630
Replacement Door Programme	250	250	250	260
Door entry	80	80	30	32
IPM works	2,100	2,190	2,285	2,394
Communal Works	50	50	50	53
Lifts	87	23	23	24
New build (net of HCA grant)	7,996	6,413	3,134	0
Fees	250	250	250	263
Total spend	14,573	13,076	9,904	7,108
<u>Resourced by:</u>				
Capital Receipts	194	196	198	200
RCCO	6,383	6,467	6,572	6,908
Investment Fund	7,996	6,413	3,134	0

2020/21
£000's
315
1,774
147
84
105
450
79
525
53
26
780
260
32
2,695
53
24
0
263
7,665
222
7,443
0

Examples of Weekly Rent Increases for 2016/17

Area	Property Type	Approved Rent 2015/16	Proposed Rent 2016/17	Increase between 15/16 & 16/17 £	Increase between 15/16 & 16/17 %
<u>Middleton St George</u>					
	1 Bedroom Bungalow	71.25	70.54	(0.71)	-1.00%
	2 Bedroom House	77.73	76.95	(0.78)	-1.00%
	3 Bedroom House	88.66	87.77	(0.89)	-1.00%
<u>Cockerton</u>					
	1 Bedroom Flat	64.19	63.55	(0.64)	-1.00%
	2 Bedroom House	75.17	74.42	(0.75)	-1.00%
	3 Bedroom House	80.99	80.18	(0.81)	-1.00%
<u>Haughton</u>					
	1 Bedroom Flat	64.73	64.08	(0.65)	-1.00%
	2 Bedroom Flat	73.32	72.59	(0.73)	-1.00%
	1 Bedroom Bungalow	71.29	70.58	(0.71)	-1.00%
	2 Bedroom House	77.14	76.37	(0.77)	-1.00%
	3 Bedroom House	86.24	85.38	(0.86)	-1.00%
<u>Branksome</u>					
	1 Bedroom Flat	64.29	63.65	(0.64)	-1.00%
	1 Bedroom Bungalow	71.11	70.40	(0.71)	-1.00%
	2 Bedroom House	73.74	73.00	(0.74)	-1.00%
	3 Bedroom House	83.83	82.99	(0.84)	-1.00%
<u>Lascelles</u>					
	1 Bedroom Flat	63.54	62.90	(0.64)	-1.01%
	2 Bedroom Flat	70.86	70.15	(0.71)	-1.00%
	2 Bedroom House	72.76	72.03	(0.73)	-1.00%
	3 Bedroom House	80.51	79.70	(0.81)	-1.01%
<u>Bank Top</u>					
	1 Bedroom Flat	64.70	64.05	(0.65)	-1.00%
	3 Bedroom House	82.90	82.07	(0.83)	-1.00%
<u>Redhall</u>					
	1 Bedroom Flat	62.07	61.45	(0.62)	-1.00%
	2 Bedroom Flat	68.26	67.58	(0.68)	-1.00%
	1 Bedroom Bungalow	65.81	65.15	(0.66)	-1.00%
	2 Bedroom House	69.77	69.07	(0.70)	-1.00%
	3 Bedroom House	76.40	75.64	(0.76)	-0.99%
<u>Eastbourne</u>					
	1 Bedroom Flat	60.97	60.36	(0.61)	-1.00%
	2 Bedroom Flat	67.91	67.23	(0.68)	-1.00%
	2 Bedroom House	70.72	70.01	(0.71)	-1.00%
	3 Bedroom House	76.54	75.77	(0.77)	-1.01%
<u>Skerne Park</u>					
	2 Bed House	71.51	70.79	(0.72)	-1.01%
	3 Bed House	77.27	76.50	(0.77)	-1.00%
<u>Parkside</u>					
	1 Bedroom Flat	64.78	64.13	(0.65)	-1.00%
	2 Bedroom House	74.29	73.55	(0.74)	-1.00%
	3 Bedroom House	82.13	81.31	(0.82)	-1.00%