

HOUSING REVENUE ACCOUNT

	2015/16	2016/17	2017/18	2018/19
	£000	£000	£000	£000
<u>Income</u>				
Rents Of Dwellings (Gross)	(19,696)	(20,293)	(20,903)	(21,395)
Sundry Rents (Including Garages & Shops)	(359)	(365)	(372)	(379)
Charges For Services & Facilities	(2,533)	(2,543)	(2,553)	(2,563)
Contribution towards expenditure	(286)	(296)	(300)	(305)
Interest Receivable	(55)	(37)	(48)	(78)
Total Income	(22,929)	(23,533)	(24,176)	(24,720)
<u>Expenditure</u>				
Management	5,577	5,649	5,751	5,851
Capital Financing Costs	3,581	3,536	3,514	3,766
Increase in Bad Debt Provision	250	250	250	250
HRA Revenue Repairs	3,792	3,906	4,023	4,143
Revenue Contribution to Capital (R.C.C.O.)	12,966	14,561	12,557	6,382
Contribution to/(from) balance	(3,237)	(4,369)	(1,919)	4,327
Total Expenditure	22,929	23,533	24,176	24,720
(Surplus) / Deficit	0	0	0	0
Opening balance	12,903	9,666	5,297	3,378
Contribution to/(from) balance	(3,237)	(4,369)	(1,919)	4,327
Closing balance	9,666	5,297	3,378	7,705
<i>of which: Capital Investment Fund</i>	<i>6,166</i>	<i>1,297</i>	<i>(622)</i>	<i>3,705</i>
<i>HRA Working Balance</i>	<i>3,500</i>	<i>4,000</i>	<i>4,000</i>	<i>4,000</i>
Estimated closing dwelling numbers	5,284	5,320	5,310	5,280
Closing balance per dwelling	£1,829.23	£995.68	£636.15	£1,459.35

THIRTY YEAR INVESTMENT FORECAST

	Years 1 to 10 (£000)	Years 11-20 (£000)	Years 21 - 30 (£000)	Total Spend (£000)
Adaptations	3,090	3,150	3,150	9,390
Communal Works	568	530	530	1,628
Decoration following IPM	256	496	473	1,225
External works (footpaths, fencing, etc.)	5,150	5,250	5,250	15,650
Garage Improvements	774	790	790	2,354
Heating Replacements	16,317	17,786	17,090	51,193
Internal Planned Maintenance	24,981	27,911	26,750	79,642
Repairs before painting	1,030	1,050	1,050	3,130
Roof work	4,360	4,500	4,500	13,360
Structural Repairs	1,442	1,470	1,470	4,382
Warden Link & Sheltered Housing	824	840	840	2,504
Walls/Canopies	2,154	3,590	3,590	9,334
Lifts	236	240	240	716
Energy Efficiency	9,990	10,400	10,400	30,790
Professional Fees	2,578	2,630	2,630	7,838
Smoke / Fire Alarms	518	530	530	1,578
Door entry	462	320	320	1,102
New build and regeneration capital investment	26,942	13,000	13,000	52,942
Total expenditure	101,672	94,483	92,603	288,758

HRA Business Plan – Draft 5 Year Investment Plan

	2015/16	2016/17	2017/18	2018/19	2019/20
	£000's	£000's	£000's	£000's	£000's
<u>Scheme / Project</u>					
Adaptations	300	300	300	300	315
Heating replacement programme	1,300	1,450	1,454	1,448	1,522
Structural works	140	140	140	140	147
Lifeline Services	80	80	80	80	84
Repairs before painting	100	100	100	100	105
Roofing	400	420	420	420	450
Garages	75	75	75	75	79
External Works (footpaths, fencing, etc.)	500	500	500	500	525
Smoke detection	50	50	50	50	53
Pavement Crossing	25	25	25	25	26
Energy efficiency	1,100	600	600	600	630
Replacement Door Programme	250	250	250	250	260
Door entry	80	80	80	30	32
IPM works	2,100	2,100	2,100	2,100	2,210
Communal Works	100	50	50	50	53
Lifts	23	23	23	23	24
Red Hall Regeneration	2,265	0	0	0	0
New build	4,020	8,262	6,256	139	1,000
Fees	250	250	250	250	263
Total spend	13,158	14,755	12,753	6,580	7,778
Resourced by:					
Capital Receipts	192	194	196	198	200
RCCO	6,681	6,299	6,301	6,243	6,578
Investment Fund	6,285	8,262	6,256	139	1,000

EXAMPLES OF WEEKLY RENT INCREASES FOR 2015/16

Area	Property Type	Approved Rent 2014/15	Proposed Rent 2015/16	Increase between 14/15 & 15/16	Increase between 14/15 & 15/16	
					£	%
Middleton St George						
	1 Bedroom Bungalow	69.16	71.25	2.09		3.02%
	2 Bedroom House	75.32	77.73	2.41		3.20%
	3 Bedroom House	85.43	88.66	3.23		3.78%
Cockerton						
	1 Bedroom Flat	62.36	64.19	1.83		2.93%
	2 Bedroom House	72.89	75.17	2.28		3.13%
	3 Bedroom House	78.18	80.99	2.81		3.59%
Haughton						
	1 Bedroom Flat	62.84	64.73	1.89		3.01%
	2 Bedroom Flat	71.06	73.32	2.26		3.18%
	1 Bedroom Bungalow	69.21	71.29	2.08		3.01%
	2 Bedroom House	74.87	77.14	2.27		3.03%
	3 Bedroom House	83.06	86.24	3.18		3.83%
Branksome						
	1 Bedroom Flat	62.44	64.29	1.85		2.96%
	1 Bedroom Bungalow	69.04	71.11	2.07		3.00%
	2 Bedroom House	71.64	73.74	2.1		2.93%
	3 Bedroom House	81.04	83.83	2.79		3.44%
Lascalles						
	1 Bedroom Flat	61.47	63.54	2.07		3.37%
	2 Bedroom Flat	68.3	70.86	2.56		3.75%
	2 Bedroom House	70.25	72.76	2.51		3.57%
	3 Bedroom House	77.36	80.51	3.15		4.07%
Bank Top						
	1 Bedroom Flat	62.82	64.7	1.88		2.99%
	3 Bedroom House	80.26	82.9	2.64		3.29%
Redhall						
	1 Bedroom Flat	60.06	62.07	2.01		3.35%
	2 Bedroom Flat	65.96	68.26	2.3		3.49%
	1 Bedroom Bungalow	63.67	65.81	2.14		3.36%
	2 Bedroom House	67.66	69.77	2.11		3.12%
	3 Bedroom House	73.86	76.4	2.54		3.44%
Eastbourne						
	1 Bedroom Flat	58.88	60.97	2.09		3.55%
	2 Bedroom Flat	65.63	67.91	2.28		3.47%
	2 Bedroom House	68.33	70.72	2.39		3.50%
	3 Bedroom House	73.59	76.54	2.95		4.01%
Skerne Park						
	2 Bed House	68.88	71.51	2.63		3.82%
	3 Bed House	74.23	77.27	3.04		4.10%
Parkside						
	1 Bedroom Flat	62.49	64.78	2.29		3.66%
	2 Bedroom House	71.78	74.29	2.51		3.50%
	3 Bedroom House	79.16	82.13	2.97		3.75%