

## HOUSING REVENUE ACCOUNT

	2017/18	2018/19	2019/20	2020/21	2021/22
	£000	£000	£000	£000	£000
<b><u>Income</u></b>					
Rents Of Dwellings (Gross)	(19,661)	(19,606)	(19,413)	(19,359)	(19,252)
Sundry Rents (Including Garages & Shops)	(544)	(549)	(554)	(559)	(565)
Charges For Services & Facilities	(2,894)	(2,900)	(2,906)	(2,911)	(2,921)
Contribution towards expenditure	(293)	(295)	(298)	(300)	(303)
Interest Receivable	(25)	(14)	(6)	(6)	(6)
<b>Total Income</b>	<b>(23,418)</b>	<b>(23,365)</b>	<b>(23,177)</b>	<b>(23,136)</b>	<b>(23,046)</b>
<b><u>Expenditure</u></b>					
Management	5,574	5,648	5,707	5,762	5,816
Capital Financing Costs	3,642	3,553	3,465	3,423	3,659
Increase in Bad Debt Provision	250	250	250	250	250
HRA Revenue Repairs	3,840	3,955	4,074	4,196	4,322
Revenue Contribution to Capital (R.C.C.O.)	12,077	12,946	10,064	9,241	9,005
Contribution to/(from) balance	(1,965)	(2,987)	(384)	265	(6)
<b>Total Expenditure</b>	<b>23,418</b>	<b>23,365</b>	<b>23,177</b>	<b>23,136</b>	<b>23,046</b>
<b>(Surplus) / Deficit</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Opening balance</b>	<b>7,384</b>	<b>5,419</b>	<b>2,432</b>	<b>2,049</b>	<b>2,314</b>
<b>Contribution to/(from) balance</b>	<b>(1,965)</b>	<b>(2,987)</b>	<b>(384)</b>	<b>265</b>	<b>(6)</b>
<b>Closing balance</b>	<b>5,419</b>	<b>2,432</b>	<b>2,049</b>	<b>2,314</b>	<b>2,308</b>
<b>Estimated closing dwelling numbers</b>	<b>5,297</b>	<b>5,299</b>	<b>5,299</b>	<b>5,269</b>	<b>5,239</b>
<b>Closing balance per dwelling</b>	<b>£1,023.06</b>	<b>£459.02</b>	<b>£386.64</b>	<b>£439.10</b>	<b>£440.45</b>

**THIRTY YEAR INVESTMENT FORECAST 2017/18 - 2046/47**

	<b>Years 1 to 10 (£000)</b>	<b>Years 11-20 (£000)</b>	<b>Years 21 - 30 (£000)</b>	<b>Total Spend (£000)</b>
Adaptations	3,105	3,150	3,150	9,405
Communal Works	1,347	1,360	1,360	4,067
Decoration following IPM	257	497	473	1,227
External works (footpaths, fencing, etc.)	5,190	5,250	5,250	15,690
Garage Improvements	780	790	790	2,360
Heating Replacements	16,732	16,989	16,319	50,040
Internal Planned Maintenance	25,946	27,938	26,758	80,642
Repairs before painting	1,038	1,050	1,050	3,138
Roof work	4,440	4,500	4,500	13,440
Structural Repairs	1,450	1,470	1,470	4,390
Warden Link & Sheltered Housing	530	540	540	1,610
Walls/Canopies	1,795	3,590	3,590	8,975
Energy Efficiency	6,475	10,400	10,400	27,275
Professional Fees	2,593	2,630	2,630	7,853
Smoke / Fire Alarms	522	530	530	1,582
New build and regeneration capital investment	24,547	0	0	24,547
<b>Total expenditure</b>	<b>96,747</b>	<b>80,684</b>	<b>78,810</b>	<b>256,241</b>

## Appendix 3

<b>HRA Business Plan – Draft 5 Year Investment Plan</b>					
	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>
	£000's	£000's	£000's	£000's	£000's
<b><u>Scheme / Project</u></b>					
Adaptations	300	300	305	310	315
Heating replacement programme	1,470	1,530	1,602	1,668	1,736
Structural works	140	140	144	144	147
Lifeline Services	50	50	52	54	54
Repairs before painting	100	100	103	105	105
Roofing	420	420	450	450	450
Garages	75	75	77	79	79
External Works (footpaths, fencing, etc.)	500	500	515	525	525
Smoke detection	50	50	51	53	53
Pavement Crossing	25	25	26	26	26
Replacement Door Programme	250	250	255	260	260
IPM works	2,100	2,190	2,294	2,393	2,590
Communal Works	130	130	135	136	136
New build (net of HCA grant)	6,413	7,134	4,000	3,000	2,500
New build (financed by HCA grant)	1,000	1,618			
Fees	250	250	255	260	263
<b>Total spend</b>	<b>13,273</b>	<b>14,762</b>	<b>10,264</b>	<b>9,463</b>	<b>9,239</b>
<b><u>Resourced by:</u></b>					
Capital Receipts	196	198	200	222	234
RCCO	5,664	5,812	6,064	6,241	6,505
HCA Grant	1,000	1,618			
Investment Fund	6,413	7,134	4,000	3,000	2,500

Examples of Weekly Rent Changes for 2017/18

Appendix 4

Area	Property Type	Approved Rent 2016/17	Proposed Rent 2017/18	Increase between 16/17 & 17/18 £	Increase between 16/17 & 17/18 %
<u>Middleton St George</u>					
	1 Bedroom Bungalow	70.54	69.83	(0.71)	-1.01%
	2 Bedroom House	76.95	76.18	(0.77)	-1.00%
	3 Bedroom House	87.77	86.90	(0.87)	-0.99%
<u>Cockerton</u>					
	1 Bedroom Flat	63.55	62.91	(0.64)	-1.01%
	2 Bedroom House	74.42	73.67	(0.75)	-1.01%
	3 Bedroom House	80.18	79.38	(0.80)	-1.00%
<u>Haughton</u>					
	1 Bedroom Flat	64.08	63.44	(0.64)	-1.00%
	2 Bedroom Flat	72.59	71.86	(0.73)	-1.01%
	1 Bedroom Bungalow	70.58	69.87	(0.71)	-1.01%
	2 Bedroom House	76.37	75.60	(0.77)	-1.01%
	3 Bedroom House	85.38	84.52	(0.86)	-1.01%
<u>Branksome</u>					
	1 Bedroom Flat	63.65	63.01	(0.64)	-1.01%
	1 Bedroom Bungalow	70.40	69.69	(0.71)	-1.01%
	2 Bedroom House	73.00	72.27	(0.73)	-1.00%
	3 Bedroom House	82.99	82.16	(0.83)	-1.00%
<u>Lascelles</u>					
	1 Bedroom Flat	62.90	62.28	(0.62)	-0.99%
	2 Bedroom Flat	70.15	69.45	(0.70)	-1.00%
	2 Bedroom House	72.03	71.31	(0.72)	-1.00%
	3 Bedroom House	79.70	78.91	(0.79)	-0.99%
<u>Bank Top</u>					
	1 Bedroom Flat	64.05	63.41	(0.64)	-1.00%
	3 Bedroom House	82.07	81.25	(0.82)	-1.00%
<u>Redhall</u>					
	1 Bedroom Flat	61.45	60.83	(0.62)	-1.01%
	2 Bedroom Flat	67.58	66.90	(0.68)	-1.01%
	1 Bedroom Bungalow	65.15	64.50	(0.65)	-1.00%
	2 Bedroom House	69.07	68.38	(0.69)	-1.00%
	3 Bedroom House	75.64	74.88	(0.76)	-1.00%
<u>Eastbourne</u>					
	1 Bedroom Flat	60.36	59.76	(0.60)	-0.99%
	2 Bedroom Flat	67.23	66.56	(0.67)	-1.00%
	2 Bedroom House	70.01	69.31	(0.70)	-1.00%
	3 Bedroom House	75.77	75.02	(0.75)	-0.99%
<u>Skerne Park</u>					
	2 Bed House	70.79	70.09	(0.70)	-0.99%
	3 Bed House	76.50	75.73	(0.77)	-1.01%
<u>Parkside</u>					
	1 Bedroom Flat	64.13	63.49	(0.64)	-1.00%
	2 Bedroom House	73.55	72.81	(0.74)	-1.01%
	3 Bedroom House	81.31	80.50	(0.81)	-1.00%