

HOUSING REVENUE ACCOUNT

	2018/19	2019/20	2020/21	2021/22	2022/23
	£000	£000	£000	£000	£000
<u>Income</u>					
Rents Of Dwellings (Gross)	(19,632)	(19,450)	(19,776)	(20,050)	(20,332)
Sundry Rents (Including Garages & Shops)	(446)	(451)	(457)	(463)	(463)
Charges For Services & Facilities	(3,100)	(3,127)	(3,141)	(3,151)	(3,161)
Contribution towards expenditure	(256)	(256)	(260)	(263)	(265)
Interest Receivable	(25)	(14)	(6)	(6)	(6)
Total Income	(23,458)	(23,298)	(23,639)	(23,933)	(24,227)
<u>Expenditure</u>					
Management	5,760	5,835	5,899	5,957	5,889
Capital Financing Costs	3,526	3,521	3,462	3,431	3,399
Increase in Bad Debt Provision	350	350	350	350	350
HRA Revenue Repairs	3,917	3,995	4,075	4,157	4,240
Revenue Contribution to Capital (R.C.C.O.)	14,681	10,890	10,089	9,863	8,390
Contribution to/(from) balance	(4,776)	(1,293)	(236)	175	1,959
Total Expenditure	23,458	23,298	23,639	23,933	24,227
(Surplus) / Deficit	0	0	0	0	0
Opening balance	8,561	3,785	2,492	2,256	2,431
Contribution to/(from) balance	(4,776)	(1,293)	(236)	175	1,959
Closing balance	3,785	2,492	2,256	2,431	4,390
Estimated closing dwelling numbers	5,297	5,299	5,299	5,269	5,239
Closing balance per dwelling	£714.57	£470.38	£425.83	£461.40	£837.90

THIRTY YEAR INVESTMENT FORECAST 2018/19 - 2047/48

	Years 1 to 10 (£000)	Years 11-20 (£000)	Years 21 - 30 (£000)	Total Spend (£000)
Adaptations / Lifts	2,120	2,150	2,150	6,420
Communal Works	1,053	1,060	1,060	3,173
Decoration following IPM	256	495	471	1,222
External works (footpaths, fencing, etc.)	5,215	5,250	5,250	15,715
Garage Improvements	559	540	540	1,639
Heating Replacements	15,520	16,927	16,253	48,700
Internal Planned Maintenance	24,242	26,829	25,641	76,712
Repairs before painting	1,043	1,050	1,050	3,143
Roof work	7,000	7,000	7,000	21,000
Structural Repairs	5,036	5,040	5,040	15,116
Warden Link & Sheltered Housing	534	540	540	1,614
Energy Efficiency	7,485	11,400	11,400	30,285
Professional Fees	2,606	2,630	2,630	7,866
Smoke / Fire Alarms	300	280	280	860
Pavement Crossing	329	330	330	989
New build and regeneration capital investment	22,034	0	0	22,034
Total expenditure	95,332	81,521	79,635	256,488

HRA Business Plan – Draft 5 Year Investment Plan

	2018/19	2019/20	2020/21	2021/22	2022/23
	£000's	£000's	£000's	£000's	£000's
Scheme / Project					
Adaptations / Lifts	200	205	210	215	215
Heating replacement programme	1,280	1,302	1,368	1,436	1,436
Structural works	500	150	154	154	154
Lifeline Services	50	52	54	54	54
Repairs before painting	100	103	105	105	105
Roofing	700	700	700	700	700
Garages	75	52	54	54	54
External Works (footpaths, fencing, building	500	515	525	525	525
Smoke detection	50	26	28	28	28
Pavement Crossing	32	33	33	33	33
Replacement Door Programme	350	355	360	360	360
Window Replacement	500	500	500	500	500
IPM works	1,800	1,905	2,004	2,200	2,507
Communal Works	100	105	106	106	106
New build (net of HCA grant)	8,694	4,780	3,780	3,280	1,500
Fees	250	255	260	263	263
Total spend	15,181	11,038	10,241	10,013	8,540
<u>Resourced by:</u>					
Capital Receipts	198	200	222	234	234
RCCO	6,289	6,057	6,238	6,499	6,806
Investment Fund	8,694	4,780	3,780	3,280	1,500

Examples of Weekly Rent Changes for 2018/19

APPENDIX 4

Area	Property Type	Approved Rent 2017/18	Proposed Rent 2018/19	Increase/ (decrease)	Increase/(Decrease
				between 16/17 & 17/18) between 17/18 & 18/19
				£	%
<u>Middleton St George</u>					
	1 Bedroom Bungalow	69.83	69.13	(0.70)	-1.00%
	2 Bedroom House	76.18	75.42	(0.76)	-1.00%
	3 Bedroom House	86.90	86.03	(0.87)	-1.00%
<u>Cockerton</u>					
	1 Bedroom Flat	62.91	62.28	(0.63)	-1.00%
	2 Bedroom House	73.67	72.94	(0.73)	-1.00%
	3 Bedroom House	79.38	78.58	(0.80)	-1.01%
<u>Haughton</u>					
	1 Bedroom Flat	63.44	62.81	(0.63)	-1.00%
	2 Bedroom Flat	71.86	71.14	(0.72)	-1.00%
	1 Bedroom Bungalow	69.87	69.17	(0.70)	-1.00%
	2 Bedroom House	75.60	74.85	(0.75)	-1.00%
	3 Bedroom House	84.52	83.68	(0.84)	-1.00%
<u>Branksome</u>					
	1 Bedroom Flat	63.01	62.38	(0.63)	-1.00%
	1 Bedroom Bungalow	69.69	69.00	(0.69)	-1.00%
	2 Bedroom House	72.27	71.55	(0.72)	-1.00%
	3 Bedroom House	82.16	81.34	(0.82)	-1.00%
<u>Lascalles</u>					
	1 Bedroom Flat	62.28	61.65	(0.63)	-1.00%
	2 Bedroom Flat	69.45	68.76	(0.69)	-1.00%
	2 Bedroom House	71.31	70.60	(0.71)	-1.00%
	3 Bedroom House	78.91	78.12	(0.79)	-1.00%
<u>Bank Top</u>					
	1 Bedroom Flat	63.41	62.78	(0.63)	-1.00%
	3 Bedroom House	81.25	80.44	(0.81)	-1.00%
<u>Redhall</u>					
	1 Bedroom Flat	60.83	60.22	(0.61)	-1.00%
	2 Bedroom Flat	66.90	66.23	(0.67)	-1.00%
	1 Bedroom Bungalow	64.50	63.86	(0.64)	-1.00%
	2 Bedroom House	68.38	67.70	(0.69)	-1.00%
	3 Bedroom House	74.88	74.13	(0.75)	-1.00%
<u>Eastbourne</u>					
	1 Bedroom Flat	59.76	59.16	(0.60)	-1.00%
	2 Bedroom Flat	66.56	65.89	(0.67)	-1.01%
	2 Bedroom House	69.31	68.62	(0.69)	-1.00%
	3 Bedroom House	75.02	74.27	(0.75)	-1.00%
<u>Skerne Park</u>					
	2 Bed House	70.09	69.39	(0.70)	-1.00%
	3 Bed House	75.73	74.98	(0.76)	-1.00%
<u>Parkside</u>					
	1 Bedroom Flat	63.49	62.86	(0.63)	-1.00%
	2 Bedroom House	72.81	72.08	(0.73)	-1.00%
	3 Bedroom House	82.95	82.12	(0.83)	-1.00%