

HRA Investment Plan – Draft 5 Year Investment Plan

Appendix 1

	2021/22	2022/23	2023/24	2024/25	2025/26
	£000	£000	£000	£000	£000
<u>Income</u>					
Rents Of Dwellings (Gross)	(20,602)	(20,899)	(21,828)	(22,193)	(22,416)
Sundry Rents (Including Garages & Shops)	(490)	(493)	(497)	(500)	(459)
Charges For Services & Facilities	(3,024)	(2,953)	(2,990)	(3,025)	(2,959)
Contribution towards expenditure	(262)	(262)	(262)	(262)	(262)
Interest Receivable	(6)	(25)	(25)	(25)	(25)
Total Income	(24,384)	(24,632)	(25,601)	(26,004)	(26,121)
<u>Expenditure</u>					
Management	5,950	5,869	5,929	6,012	6,134
Capital Financing Costs	3,623	3,991	4,428	4,918	5,399
Increase in Bad Debt Provision	350	350	350	350	350
HRA Revenue Repairs	4,157	4,240	4,325	4,411	4,499
Revenue Contribution to Capital (R.C.C.O.)	11,743	10,968	10,568	10,468	10,468
Contribution to/(from) balance	(1,438)	(786)	2	(154)	(729)
Total Expenditure	24,384	24,632	25,601	26,004	26,121
(Surplus) / Deficit	0	0	0	0	0
Opening balance	11,222	9,784	8,998	9,000	8,846
Contribution to/(from) balance	(1,438)	(786)	2	(154)	(729)
Closing balance	9,784	8,998	9,000	8,846	8,116
<i>of which: Capital Investment Fund</i>	4,982	4,982	4,982	4,982	4,982
<i>HRA Working Balance</i>	4,802	4,016	4,018	3,864	3,134
Estimated closing dwelling numbers	5,340	5,437	5,473	5,489	5,539
Closing balance per dwelling	£1,832.14	£1,654.97	£1,644.45	£1,611.54	£1,465.31

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Appendix 2

	Years 1-10 (£000)	Years 11-20 (£000)	Years 21-30 (£000)	Total Spend (£000)
Adaptations / Lifts	2,000	2,000	2,000	6,000
Communal Works	1,000	1,000	1,000	3,000
Decoration following IPM	208	454	430	1,092
External works (footpaths, fencing, etc.)	2,100	2,000	2,000	6,100
Garage Improvements	525	500	500	1,525
Heating Replacements	11,417	12,866	12,189	36,472
Internal Planned Maintenance	18,857	22,682	21,488	63,027
Repairs before painting	600	600	600	1,800
Roof work	6,000	5,000	5,000	16,000
Structural Repairs	4,100	4,000	4,000	12,100
Lifeline & Sheltered Housing	500	500	500	1,500
Energy Efficiency	12,650	12,000	12,000	36,650
Professional Fees	2,670	2,670	2,670	8,010
Smoke / Fire Alarms	250	250	250	750
Pavement Crossing	320	320	320	960
New build and regeneration capital investment	74,046	0	0	74,046
Total expenditure	137,243	66,842	64,947	269,032

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	2021/22	2022/23	2023/24	2024/25	2025/26
	£000's	£000's	£000's	£000's	£000's
<u>Scheme / Project</u>					
Adaptations / Lifts	200	200	200	200	200
Heating replacement programme	1,015	1,015	1,015	1,015	1,015
Structural works	400	400	500	400	400
Lifeline Services*	50	50	50	50	50
Repairs before painting	60	60	60	60	60
Roofing	1,000	1,000	500	500	500
Garages	75	50	50	50	50
External Works (footpaths, fencing, fabric etc.)	200	200	200	200	200
Smoke detection	25	25	25	25	25
Pavement Crossing	32	32	32	32	32
Replacement Door Programme	450	450	450	450	450
Window Replacement	500	500	500	500	500
IPM works	1,690	1,690	1,690	1,690	1,690
Energy Efficiency	1,000	250	250	250	250
Communal Works	100	100	100	100	100
New build (net of HE grant)/regeneration	13,385	15,415	15,082	15,082	15,082
Fees	267	267	267	267	267
Total spend	20,449	21,704	20,971	20,871	20,871
<u>Resourced by:</u>					
Capital Receipts	303	303	303	303	303
RCCO	6,761	5,986	5,586	5,486	5,486
Additional Borrowing	8,403	10,433	10,100	10,100	10,100
Investment Fund	4,982	4,982	4,982	4,982	4,982

A Investment Plan – Draft 5 Year Investment Examples of Weekly Rent Changes for 2021/22

Appendix 4

Area		Property Type	Approved Rent 2019/20	Proposed Rent 2020/21	Increase between 19/20 & 20/21	Increase between 19/20 & 20/21
					£	%
<u>Middleton St George</u>						
	Mount Pleasant Close	1 Bedroom Bungalow	81.57	82.96	1.39	1.7% *
	Pounteys Close	2 Bedroom House	76.68	77.98	1.30	1.7%
	Thorntree Gardens	3 Bedroom House	87.47	88.96	1.49	1.7%
<u>Cockerton</u>						
	Newton Court	1 Bedroom Flat	63.33	64.41	1.08	1.7%
	Elvet Place	2 Bedroom House	74.16	75.42	1.26	1.7%
	Minors Crescent	3 Bedroom House	79.90	81.26	1.36	1.7%
<u>Haughton</u>						
	Ted Fletcher Court	1 Bedroom Flat	63.86	64.95	1.09	1.7%
	Lyonette Road	2 Bedroom Flat	72.33	73.56	1.23	1.7%
	Nightingale Avenue	1 Bedroom Bungalow	76.85	78.16	1.31	1.7% *
	Rockwell Avenue	2 Bedroom House	76.10	77.39	1.29	1.7%
	Dunelm Walk	3 Bedroom House	85.08	86.52	1.45	1.7%
<u>Branksome</u>						
	Branksome Hall	1 Bedroom Flat	63.42	64.50	1.08	1.7%
	Whitby Way	1 Bedroom Bungalow	70.15	71.34	1.19	1.7%
	Malvern Crescent	2 Bedroom House	72.75	73.98	1.24	1.7%
	Rosedale Crescent	3 Bedroom House	82.70	84.11	1.41	1.7%
	Sherborne Clsoe	2 Bedroom Flat	87.64	89.13	1.49	1.7% *
<u>Lascelles</u>						
	Coxwold House	1 Bedroom Flat	62.69	63.75	1.07	1.7%
	Gilling Crescent	2 Bedroom Flat	69.91	71.10	1.19	1.7%
	Aldbrough Walk	2 Bedroom House	82.30	83.70	1.40	1.7% *
	Caldwell Green	3 Bedroom House	79.43	80.78	1.35	1.7%
	Fenby Avenue	3 Bedroom House	99.08	100.77	1.68	1.7% *

<u>Bank Top</u>						
	Graham Court	1 Bedroom Flat	63.83	64.91	1.09	1.7%
	Graham Court	3 Bedroom House	90.88	92.42	1.54	1.7% *
<u>Redhall</u>						
	Bramall House	1 Bedroom Flat	76.23	77.53	1.30	1.7% *
	Aviemore Court	2 Bedroom Flat	67.34	68.49	1.14	1.7%
	Murrayfield Way	1 Bedroom Bungalow	64.93	66.03	1.10	1.7%
	Aintree Court	2 Bedroom House	68.83	70.00	1.17	1.7%
	Aintree Court	3 Bedroom House	90.43	91.96	1.54	1.7% *
<u>Eastbourne</u>						
	West Moor Road	1 Bedroom Flat	60.15	61.17	1.02	1.7%
	Tansley Gardens	2 Bedroom Flat	66.99	68.13	1.14	1.7%
	Firthmoor Crescent	2 Bedroom House	69.77	70.95	1.19	1.7%
	Brignall Moor Crescent	3 Bedroom House	75.52	76.80	1.28	1.7%
<u>Skerne Park</u>						
	Trent Place	2 Bed House	70.55	71.75	1.20	1.7%
	Humber Place	3 Bed House	76.23	77.53	1.30	1.7%
<u>Parkside</u>						
	Wordsworth Road	1 Bedroom Flat	63.91	65.00	1.09	1.7%
	Shakespeare Road	2 Bedroom House	79.95195	81.31	1.36	1.7% *
	Ruskin Road	3 Bedroom House	83.49	84.91	1.42	1.7%

* Affordable rent properties - these rents include applicable service charges.