

## HOUSING REVENUE ACCOUNT

Appendix 1

	2019/20	2020/21	2021/22	2022/23	2023/24
	£000	£000	£000	£000	£000
<b><u>Income</u></b>					
Rents Of Dwellings (Gross)	(19,683)	(20,796)	(21,212)	(22,195)	(22,639)
Sundry Rents (Including Garages & Shops)	(469)	(475)	(481)	(487)	(493)
Charges For Services & Facilities	(2,906)	(2,930)	(2,940)	(2,950)	(2,965)
Contribution towards expenditure	(260)	(265)	(270)	(275)	(281)
Interest Receivable	(14)	(6)	(6)	(6)	(6)
<b>Total Income</b>	<b>(23,333)</b>	<b>(24,473)</b>	<b>(24,909)</b>	<b>(25,913)</b>	<b>(26,383)</b>
<b><u>Expenditure</u></b>					
Management	5,724	5,830	5,926	6,025	6,059
Capital Financing Costs	4,078	4,091	4,521	4,815	5,196
Increase in Bad Debt Provision	350	350	350	350	350
HRA Revenue Repairs	3,995	4,075	4,157	4,240	4,325
Revenue Contribution to Capital (R.C.C.O.)	10,634	9,412	12,900	11,120	7,620
Contribution to/(from) balance	(1,449)	714	(2,945)	(637)	2,833
<b>Total Expenditure</b>	<b>23,333</b>	<b>24,473</b>	<b>24,909</b>	<b>25,913</b>	<b>26,383</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>9,114</b>	<b>7,665</b>	<b>8,379</b>	<b>5,435</b>	<b>4,798</b>
<b>Contribution to/(from) balance</b>	<b>(1,449)</b>	<b>714</b>	<b>(2,945)</b>	<b>(637)</b>	<b>2,833</b>
<b>Closing balance</b>	<b>7,665</b>	<b>8,379</b>	<b>5,435</b>	<b>4,798</b>	<b>7,631</b>
<i>of which: Capital Investment Fund</i>	3,665	4,379	1,435	798	3,631
<i>HRA Working Balance</i>	4,000	4,000	4,000	4,000	4,000
<b>Estimated closing dwelling numbers</b>	<b>5,401</b>	<b>5,521</b>	<b>5,500</b>	<b>5,617</b>	<b>5,744</b>
<b>Closing balance per dwelling</b>	<b>£1,419.18</b>	<b>£1,517.71</b>	<b>£988.10</b>	<b>£854.13</b>	<b>£1,328.51</b>

	Years 1-10 (£000)	Years 11-20 (£000)	Years 21-30 (£000)	Total Spend (£000)
Adaptations / Lifts	1,500	1,500	1,500	4,500
Communal Works	1,000	1,000	1,000	3,000
Decoration following IPM	290	563	540	1,393
External works (footpaths, fencing, etc.)	3,000	3,000	3,000	9,000
Garage Improvements	500	500	500	1,500
Heating Replacements	12,977	15,982	15,304	44,263
Internal Planned Maintenance	25,804	30,975	29,780	86,559
Repairs before painting	1,000	1,000	1,000	3,000
Roof work	7,000	7,000	7,000	21,000
Structural Repairs	3,200	3,000	3,000	9,200
Warden Link & Sheltered Housing	500	500	500	1,500
Energy Efficiency	8,500	8,500	8,500	25,500
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	60,240	0	0	60,240
<b>Total expenditure</b>	<b>128,751</b>	<b>76,760</b>	<b>74,864</b>	<b>280,375</b>

## HRA Business Plan – Draft 5 Year Investment Plan

Appendix 3

	2019/20	2020/21	2021/22	2022/23	2022/23
	£000's	£000's	£000's	£000's	£000's
<b><u>Scheme / Project</u></b>					
Adaptations / Lifts	150	150	150	150	150
Heating replacement programme	950	950	950	950	950
Structural works	500	300	300	300	300
Lifeline Services*	50	50	50	50	50
Repairs before painting	100	100	100	100	100
Roofing	700	700	700	700	700
Garages	50	50	50	50	50
External Works (footpaths, fencing, fabric etc.)	300	300	300	300	300
Smoke detection	25	25	25	25	25
Pavement Crossing	32	32	32	32	32
Replacement Door Programme	350	350	350	350	350
Window Replacement	500	500	500	500	500
IPM works	1,980	1,980	1,980	1,980	1,980
Communal Works	100	100	100	100	100
New build (net of HE grant)/regeneration	16,480	3,780	15,680	13,900	10,400
Fees	267	267	267	267	267
<b>Total spend</b>	<b>22,534</b>	<b>9,634</b>	<b>21,534</b>	<b>19,754</b>	<b>16,254</b>
<b><u>Resourced by:</u></b>					
Capital Receipts	200	222	234	0	0
RCCO	5,854	5,632	5,620	5,854	5,854
Additional Borrowing	11,700	0	8,400	8,400	8,400
Investment Fund	4,780	3,780	7,280	5,500	2,000

Examples of Weekly Rent Changes for 2019/20

Appendix 4

Area	Property Type	Approved Rent 2018/19	Proposed Rent 2019/20	Increase between 18/19 & 19/20	Increase between 18/19 & 19/20
				£	%
<u>Middleton St George</u>					
	1 Bedroom Bungalow	69.13	68.44	(0.69)	-1.00%
	2 Bedroom House	75.42	74.67	(0.75)	-1.00%
	3 Bedroom House	86.03	85.17	(0.86)	-1.00%
<u>Cockerton</u>					
	1 Bedroom Flat	62.28	61.66	(0.62)	-1.00%
	2 Bedroom House	72.94	72.21	(0.73)	-1.00%
	3 Bedroom House	78.58	77.79	(0.79)	-1.00%
<u>Haughton</u>					
	1 Bedroom Flat	62.81	62.18	(0.63)	-1.00%
	2 Bedroom Flat	71.14	70.43	(0.71)	-1.00%
	1 Bedroom Bungalow	69.17	68.48	(0.69)	-1.00%
	2 Bedroom House	74.85	74.10	(0.75)	-1.00%
	3 Bedroom House	83.68	82.84	(0.84)	-1.00%
<u>Branksome</u>					
	1 Bedroom Flat	62.38	61.76	(0.62)	-1.00%
	1 Bedroom Bungalow	69.00	68.31	(0.69)	-1.00%
	2 Bedroom House	71.55	70.83	(0.72)	-1.00%
	3 Bedroom House	81.34	80.53	(0.81)	-1.00%
<u>Lascelles</u>					
	1 Bedroom Flat	61.65	61.04	(0.61)	-1.00%
	2 Bedroom Flat	68.76	68.07	(0.69)	-1.00%
	2 Bedroom House	70.60	69.89	(0.71)	-1.00%
	3 Bedroom House	78.12	77.34	(0.78)	-1.00%
<u>Bank Top</u>					
	1 Bedroom Flat	62.78	62.15	(0.63)	-1.00%
	3 Bedroom House	80.44	79.64	(0.80)	-1.00%
<u>Redhall</u>					
	1 Bedroom Flat	60.22	59.62	(0.60)	-1.00%
	2 Bedroom Flat	66.23	65.57	(0.66)	-1.00%
	1 Bedroom Bungalow	63.86	63.22	(0.64)	-1.00%
	2 Bedroom House	67.70	67.02	(0.67)	-1.00%
	3 Bedroom House	74.13	73.39	(0.74)	-1.00%
<u>Eastbourne</u>					
	1 Bedroom Flat	59.16	58.57	(0.59)	-1.00%
	2 Bedroom Flat	65.89	65.23	(0.66)	-1.00%
	2 Bedroom House	68.62	67.93	(0.69)	-1.00%
	3 Bedroom House	74.27	73.53	(0.74)	-1.00%
<u>Skerne Park</u>					

	2 Bed House	69.39	68.70	(0.69)	-1.00%
	3 Bed House	74.98	74.23	(0.75)	-1.00%
<u>Parkside</u>					
	1 Bedroom Flat	62.86	62.23	(0.63)	-1.00%
	2 Bedroom House	72.08	71.36	(0.72)	-1.00%
	3 Bedroom House	82.12	81.30	(0.82)	-1.00%