

HOUSING REVENUE ACCOUNT

Appendix 1

	2020/21	2021/22	2022/23	2023/24	2024/25
	£000	£000	£000	£000	£000
<u>Income</u>					
Rents Of Dwellings (Gross)	(20,555)	(21,110)	(22,014)	(22,475)	(22,711)
Sundry Rents (Including Garages & Shops)	(429)	(436)	(443)	(450)	(421)
Charges For Services & Facilities	(3,049)	(3,083)	(3,093)	(3,109)	(3,124)
Contribution towards expenditure	(265)	(270)	(275)	(281)	(286)
Interest Receivable	(6)	(6)	(6)	(6)	(6)
Total Income	(24,304)	(24,905)	(25,831)	(26,320)	(26,547)
<u>Expenditure</u>					
Management	5,814	5,890	6,075	6,166	6,247
Capital Financing Costs	3,211	3,840	4,201	4,634	5,122
Increase in Bad Debt Provision	350	350	350	350	350
HRA Revenue Repairs	4,075	4,157	4,240	4,325	4,411
Revenue Contribution to Capital (R.C.C.O.)	14,273	10,533	10,533	10,533	10,533
Contribution to/(from) balance	(3,419)	135	432	312	(116)
Total Expenditure	24,304	24,904	25,830	26,320	26,547
(Surplus) / Deficit	0	0	0	0	0
Opening balance	15,326	11,907	12,042	12,474	12,786
Contribution to/(from) balance	(3,419)	135	432	312	(116)
Closing balance	11,907	12,042	12,474	12,786	12,670
<i>of which: Capital Investment Fund</i>	8,722	4,982	4,982	4,982	4,982
<i>HRA Working Balance</i>	3,185	7,060	7,492	7,804	7,688
Estimated closing dwelling numbers	5,423	5,585	5,722	5,849	5,976
Closing balance per dwelling	£2,195.59	£2,156.14	£2,180.06	£2,186.14	£2,120.29

THIRTY YEAR INVESTMENT FORECAST 2020/21 - 2049/50

Appendix 2

	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	390	391	391	1,172
External works (footpaths, fencing, etc.)	3,000	3,000	3,000	9,000
Garage Improvements	500	500	500	1,500
Heating Replacements	13,401	12,932	12,251	38,584
Internal Planned Maintenance	20,592	22,799	21,598	64,989
Repairs before painting	1,000	1,000	1,000	3,000
Roof work	5,000	5,000	5,000	15,000
Structural Repairs	5,000	5,000	5,000	15,000
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	65,785	0	0	65,785
Total expenditure	129,408	65,362	63,480	258,250

HRA Business Plan – Draft 5 Year Investment Plan**Appendix 3**

	2020/21	2021/22	2022/23	2023/24	2024/25
	£000's	£000's	£000's	£000's	£000's
<u>Scheme / Project</u>					
Adaptations / Lifts	150	150	150	150	150
Heating replacement programme	1,335	1,335	1,335	1,335	1,335
Structural works	500	500	500	500	500
Lifeline Services*	50	50	50	50	50
Repairs before painting	100	100	100	100	100
Roofing	500	500	500	500	500
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	1,595	1,595	1,595	1,595	1,595
Communal Works	100	100	100	100	100
New build (net of HE grant)/regeneration	17,989	17,632	15,082	15,082	15,082
Fees	267	267	267	267	267
Total spend	23,843	23,486	20,936	20,936	20,936
<u>Resourced by:</u>					
Capital Receipts	303	303	303	303	303
RCCO	5,551	5,551	5,551	5,551	5,551
Additional Borrowing	9,267	12,650	10,100	10,100	10,100
Investment Fund	8,722	4,982	4,982	4,982	4,982

Examples of Weekly Rent Changes for 2020/21

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 %
					£	%
Middleton St George						
	Mount Pleasant Close	1 Bedroom Bungalow	79.43	81.57	2.14	2.7% *
	Pounteys Close	2 Bedroom House	74.67	76.68	2.01	2.7%
	2 Thorntree Gardens	3 Bedroom house	85.17	87.47	2.30	2.7%
Cockerton						
	Newton Court	1 Bedroom Flat	61.66	63.33	1.67	2.7%
	Elvet Place	2 Bedroom House	72.21	74.16	1.95	2.7%
	Minors Crescent	3 Bedroom House	77.79	79.90	2.11	2.7%
Haughton						
	Ted Fletcher Court	1 Bedroom Flat	62.18	63.86	1.68	2.7%
	Lyonette Road	2 Bedroom Flat	70.43	72.33	1.90	2.7%
	Nightingale Avenue	1 Bedroom Bungalow	74.83	76.85	2.02	2.7% *
	Rockwell Avenue	2 Bedroom House	74.10	76.10	2.00	2.7%
	Dunelm Walk	3 Bedroom House	82.84	85.08	2.24	2.7%
Branksome						
	Branksome Hall	1 Bedroom Flat	61.76	63.42	1.66	2.7% *
	Whitby Way	1 Bedroom Bungalow	68.31	70.15	1.84	2.7% *
	Malvern Crescent	2 Bedroom House	70.83	72.75	1.91	2.7%
	Rosedale Crescent	3 Bedroom House	80.53	82.70	2.17	2.7%
	Sherborne Close	2 Bedroom Flat	85.34	87.64	2.30	2.7% *
Lascelles						
	Coxwold House	1 Bedroom Flat	61.04	62.69	1.65	2.7%
	Gilling Crescent	2 Bedroom Flat	68.07	69.91	1.84	2.7%
	Aldbrough Walk	2 Bedroom House	80.14	82.30	2.16	2.7% *
	Caldwell Green	3 Bedroom House	77.34	79.43	2.09	2.7%

Area		Property Type	Approved Rent 2019/20	Proposed Rent 2020/21	Increase between 19/20 & 20/21	Increase between 19/20 & 20/21
	Fenby Avenue	3 Bedroom House	96.48	99.08	2.60	2.7% *
Bank Top						
	Graham Court	1 Bedroom Flat	62.15	63.83	1.68	2.7%
	Graham Court	3 Bedroom House	88.49	90.88	2.39	2.7% *
Redhall						
	Bramall House	1 Bedroom Flat	74.23	76.23	2.00	2.7% *
	Aviemore Court	2 Bedroom Flat	65.57	67.34	1.77	2.7%
	Murrayfield Way	1 Bedroom Bungalow	63.22	64.93	1.71	2.7%
	Aintree Court	2 Bedroom House	67.02	68.83	1.81	2.7%
	Aintree Court	3 Bedroom House	88.05	90.43	2.38	2.7% *
Eastbourne						
	West Moor Road	1 Bedroom Flat	58.57	60.15	1.58	2.7%
	Tansley Gardens	2 Bedroom Flat	65.23	66.99	1.76	2.7%
	Firthmoor Crescent	2 Bedroom House	67.93	69.77	1.83	2.7%
	Brignall Moor Crescent	3 Bedroom House	73.53	75.52	1.99	2.7%
Skerne Park						
	Trent Place	2 Bed House	68.69	70.54	1.85	2.7% *
	Humber Place	3 Bed House	74.23	76.23	2.00	2.7%
Parkside						
	Wordsworth Road	1 Bedroom Flat	62.23	63.91	1.68	2.7%
	Shakespeare Road	2 Bedroom House	77.85	79.95	2.10	2.7% *
	Ruskin Road	3 Bedroom House	81.30	83.49	2.19	2.7% *

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