

Appendix A

Actual 2018/19 £	Housing revenue account	Original 2019/20 £	Forecast 2019/20 £	Estimate 2020/21 £	Estimate 2021/22 £	Estimate 2022/23 £	Estimate 2023/24 £
	Income						
(23,193,195)	Dwelling rents	(22,530,089)	(22,530,089)	(23,218,202)	(23,914,748)	(24,632,191)	(25,371,156)
(659,757)	Non-dwelling rents	(479,965)	(535,327)	(565,743)	(582,715)	(600,197)	(618,203)
(297,552)	Leaseholder charges for services and facilities	(250,000)	(300,000)	(300,000)	(309,000)	(318,270)	(327,818)
(1,547,342)	Other charges for services and facilities	(1,388,317)	(1,468,300)	(1,503,108)	(1,548,201)	(1,594,647)	(1,642,487)
(25,697,845)	Total income	(24,648,371)	(24,833,716)	(25,587,053)	(26,354,665)	(27,145,305)	(27,959,664)
	Expenditure						
6,416,066	Self financing debt repayments	6,416,066	6,416,066	6,416,066	6,416,066	6,416,066	6,416,066
6,724,420	Repairs and maintenance	6,896,322	7,158,586	6,630,344	6,829,254	7,034,132	7,245,156
3,947,679	General management	4,197,622	4,425,557	4,460,753	4,594,576	4,732,413	4,874,385
2,231,288	Special services	2,433,288	2,428,063	2,452,301	2,525,870	2,601,646	2,679,696
415,028	Rent, rates, taxes & insurances	395,495	428,495	406,034	418,215	430,761	443,684
246,300	Increase provision for bad or doubtful debts	200,000	215,000	230,000	236,900	244,007	251,327
	Capital financing costs						
4,001,867	Depreciation charges	4,227,261	4,227,261	4,251,175	4,378,710	4,510,072	4,645,374
261,132	External borrowing repayments	923,788	637,788	867,787	1,089,787	1,339,787	1,539,787
24,602	Debt management expenses	30,000	30,000	30,000	30,900	31,827	32,782
24,268,382	Total expenditure	25,719,842	25,966,816	25,744,460	26,520,278	27,340,711	28,128,257
(1,429,463)	HRA services - net position	1,071,471	1,133,100	157,407	165,614	195,406	168,593
121,400	HRA share of corporate and democratic core	121,400	121,400	121,400	121,400	121,400	121,400
(1,308,063)	Net operating position	1,192,871	1,254,500	278,807	287,014	316,806	289,993
260,347	Interest payable (item 8 debit)	261,000	261,000	261,000	261,000	261,000	261,000
(4,502)	Premium on repurchase of borrowing	0	0	0	0	0	0
(44,419)	Interest and investment income	(20,000)	(20,000)	(15,000)	0	0	0
	Notional cash balances (Item 8 credit)						
4,894,447	Transfer to/from Major Repairs Reserve	4,354,189	0	0	0	0	0
3,797,810	Total deficit/surplus(-)	5,788,060	1,495,500	524,807	548,014	577,806	550,993
(12,974,760)	Balance as at 1st April	(7,821,027)	(4,176,950)	(2,681,450)	(2,156,643)	(1,608,630)	(1,030,823)
5,000,000	Transfer to/from reserves	0	0				
3,797,810	Deficit/surplus for the year	5,788,060	1,495,500	524,807	548,014	577,806	550,993
(4,176,950)	Balance as at 31st March	(2,032,967)	(2,681,450)	(2,156,643)	(1,608,630)	(1,030,823)	(479,830)

Appendix B

Actual 2018/19 £	HRA capital programme	Original 2019/20 £	Estimate 2020/21 £	Estimate 2021/22 £	Estimate 2022/23 £	Estimate 2023/24 £
	Expenditure					
	Major repair and improvement					
	Environment/estate improvement					
0	Neighbourhood & play area improvements	37,000	25,000	25,000	25,000	25,000
70,312	TCG estate improvements	0	25,000	25,000	25,000	25,000
0	Bin Stores	0	150,000	0	0	0
70,312	Sub total	37,000	200,000	50,000	50,000	50,000
	Improvements, renewals & repair					
460,678	Kitchens	310,000	342,000	348,840	355,817	362,933
0	Re-roofing	808,400	1,190,000	1,213,800	1,238,076	1,262,838
112,763	Bathrooms	225,000	250,000	255,000	260,100	265,302
367,953	Central heating	534,400	888,000	905,760	923,875	942,353
205,190	Electrical upgrades	730,000	500,000	500,000	500,000	500,000
386,622	Disabled adaptations	470,000	530,000	540,600	551,412	562,440
157,479	Window replacements	311,650	480,000	489,600	499,392	509,380
7,969	External doors & door entry	52,000	50,000	50,000	50,000	50,000
175,838	Structural repairs	685,000	380,000	387,600	395,352	403,259
7,523	Sheltered scheme improvements	30,000	0	0	0	0
483,926	Empty properties	300,000	450,000	459,000	468,180	477,544
394,213	Fire prevention	1,887,000	750,000	50,000	50,000	50,000
0	Aerials	0	0	0	0	0
809	Energy saving measures	10,000	75,000	10,000	10,000	10,000
0	Lift refurbishment	180,000	180,000	60,000	60,000	60,000
0	Soundproofing	10,000	10,000	10,000	10,000	10,000
0	Community alarms	321,000	0	0	0	0
0	Flooring	70,000	0	0	0	0
0	Radon	0	20,000	20,000	20,000	20,000
2,760,962	Sub total	6,934,450	6,095,000	5,300,200	5,392,204	5,486,049
	Other schemes					
0	Feasibility studies	10,000	0	0	0	0
0	Programme slippage	0	3,636,486	0	0	0
4,175	Old Dover Road hostels	800,000	0	0	0	0
50,219	The Hoystings	0	0	0	0	0
47,619	Purchase of dwellings	0	1,400,000	2,000,000	0	0
22,133,282	Parham Road projects	5,300,000	1,637,000	0	0	0
0	Sturry Road development	0	0	2,000,000	0	0
0	Warwick Road development	0	0	0	1,800,000	0
0	Altair study developments	0	0	1,000,000	3,650,000	3,650,000
0	Procurement & contract management	0	0	0	0	0
22,235,295	Sub total	6,110,000	6,673,486	5,000,000	5,450,000	3,650,000
25,066,569	Total expenditure	13,081,450	12,968,486	10,350,200	10,892,204	9,186,049
	Financing					
4,894,447	HRA revenue contribution	4,354,189	0	0	0	0
4,001,867	Depreciation	4,227,261	4,251,175	4,378,710	4,510,072	4,645,374
0	External borrowing	4,500,000	6,981,311	4,321,490	4,732,132	3,000,000
5,000,000	Transfer from HRA working balance	0	0	0	0	0
0	Section 106	0	0	0	0	0
170,255	Grants	0	286,000	0	0	0
5,000,000	Capital receipts	0	800,000	650,000	650,000	650,000
6,000,000	Capital receipts (1-4-1 receipts)	0	650,000	1,000,000	1,000,000	890,675
25,066,568	Total financing	13,081,450	12,968,486	10,350,200	10,892,204	9,186,049
0	Shortfall in financing	0	0	0	0	0

Appendix C

Actual 2018/19 £	<u>Housing repairs account</u>	Original 2019/20 £	Estimate 2020/21 £
2,239,832	Day to day repairs contract	2,318,230	2,364,595
662,902	Service & remedial work	790,766	806,581
466,679	Repairs to buildings	350,000	450,000
55,845	Lift maintenance	60,000	61,200
18,981	Play ground	41,700	20,209
681,626	Voids - PPP	745,000	700,000
392,125	Voids - non PPP	350,000	350,000
809,164	External decorations	833,351	915,000
12,154	Mutual exchanges	35,000	30,000
5,339,308	Total responsive repairs	5,524,047	5,697,585
65,483	Estate & property maintenance	80,000	80,000
28,819	Property protection	30,000	25,000
178,802	Asbestos removal	135,000	175,000
42,273	Sheltered scheme decorations	25,000	25,000
370,925	Cleaning housing estates	372,875	381,578
247,438	Fire prevention	195,000	80,000
94,183	Flytipping	88,400	100,281
51,163	Warden call schemes	45,000	45,900
25,690	Cleaning housing estates non PPP	5,000	20,000
0	Fire alarm response	1,000	0
280,337	Electrical testing	395,000	0
1,385,112	Total planned maintenance	1,372,275	932,759
6,724,420	Total housing repairs account	6,896,322	6,630,344