

HOUSING REVENUE ACCOUNT - OUTTURN 2017/18 and BUDGET 2019/20to 2022/23

Rent decrease of 1% for 19/20 - rent increase of CPI plus 1% for 20/21, 21/22 and 22/23

SUMMARY	Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7
	2017-18 OUTTURN	2018-19 BASE BUDGET	2019-20 BASE BUDGET	2020-21 BASE BUDGET	2021-22 BASE BUDGET	2022-23 BASE BUDGET	
	£	£	£	£	£	£	£
INCOME							
Dwelling rents	21,216,006.15	20,743,210	21,253,130	22,163,750	23,113,160	23,990,640	
Non dwelling rents	218,912.14	222,070	199,850	193,870	187,710	181,360	
Charges for services	355,628.81	772,390	773,290	796,500	820,400	845,030	
Contributions to expenditure	75,727.55	83,000	87,940	90,580	93,300	96,100	
Other income	677,026.60	109,320	609,210	609,360	609,510	609,670	
Sub Total - Income	22,543,301.25	21,929,990	22,923,420	23,854,060	24,824,080	25,722,800	
EXPENDITURE							
Management & maintenance							
Supervision & Management General:							
Management	1,373,786.92	1,190,680	1,720,630	1,735,200	1,762,470	1,790,440	
Management Fee NaSH	4,283,440.00	4,302,910	5,012,570	5,162,950	5,317,840	5,477,380	
Maintenance Fee NaSH	3,835,372.96	3,962,450	3,464,500	3,568,440	3,675,490	3,785,750	
Maintenance	0.00	75,000	68,000	70,040	72,140	74,300	
Rents, rates, taxes & other	0.00	0	3,170	0	0	0	
Depreciation - dwellings	3,723,294.00	3,727,930	4,998,210	5,041,660	5,119,150	5,163,390	
Depreciation - others	419,614.43	418,850	0	0	0	0	
Revenue Expenditure Funded by Capital	200,915.60	0	0	0	0	0	
Revaluation of Assets - Dwellings	(27,068,908.49)	0	0	0	0	0	
Revaluation of Assets - Others	94,214.34	0	0	0	0	0	
Debt Management Expenses	32,840.13	35,820	76,940	78,480	80,050	81,650	
Sub Total - Expenditure	(13,105,430.11)	13,713,640	15,344,020	15,656,770	16,027,140	16,372,910	
NET COST OF SERVICES	(35,648,731.36)	(8,216,350)	(7,579,400)	(8,197,290)	(8,796,940)	(9,349,890)	
Profit/Loss on sale of HRA fixed assets	(25,066.82)	0.00	0.00	0.00	0.00	0.00	
Interest Paid	4,077,156.58	4,081,720	3,877,090	3,791,690	3,889,370	3,962,510	
Interest Receivable	3,619.42	(8,400)	(3,000)	(3,000)	(3,000)	(3,000)	
S106 Capital Income	(574,992.54)	(1,383,830)	0	0	0	0	
Capital Gov'T Grant/Cont	(2,199,614.37)	(1,161,020)	(1,560,000)	(520,000)	0	0	
Capital Other Grant/Cont	(3,908,366.29)	0	0	0	0	0	
Provision for Bad Debt	90,263.81	0	555,840	36,420	37,980	35,100	
Admin Fee on Council Houses	40,300.00	0	36,400	36,400	36,400	36,400	
NET OPERATING EXPENDITURE	(38,145,431.57)	(6,687,880)	(4,673,070)	(4,855,780)	(4,836,190)	(5,318,880)	
APPROPRIATIONS							
Tfr Sale Proceeds From Cies	2,145,946.50	0.00	3,300,420.00	3,300,420.00	3,300,420.00	3,300,420.00	
Tfr Admin Cost Of Sales Re Crr	(40,300.00)	0.00	(36,400.00)	(36,400.00)	(36,400.00)	(36,400.00)	
Revenue Contribution To Mrr	4,443,913.00	3,883,030	2,889,470	4,112,180	4,612,590	5,095,280	
Depreciation Charged To Mrr	4,142,908.43	4,146,780.00	4,998,210.00	5,041,660.00	5,119,150.00	5,163,390.00	
Employers contrib NCC	260,000.00	260,000	260,000	260,000	260,000	260,000	
Assets Written Off Disposal	(2,120,879.68)	0.00	(3,300,420.00)	(3,300,420.00)	(3,300,420.00)	(3,300,420.00)	
Refcus Expenditure To Caa	(200,915.60)	0.00	0.00	0.00	0.00	0.00	
Dep&Imp Excl Hra Dwellings	(419,614.43)	(418,850.00)	0.00	0.00	0.00	0.00	
Hra Depreciation	(3,723,294.00)	(3,727,930.00)	(4,998,210.00)	(5,041,660.00)	(5,119,150.00)	(5,163,390.00)	
Capital Grant & Contr Applied	6,682,973.20	2,544,850.00	1,560,000.00	520,000.00	0.00	0.00	
Tfr Cap Grant Cont To Unapplied	0.00	0.00	0.00	0.00	0.00	0.00	
Revaluation of Assets - Dwellings	27,068,908.49	0.00	0.00	0.00	0.00	0.00	
Revaluation of Assets - Others	(94,214.34)	0.00	0.00	0.00	0.00	0.00	
HRA (SURPLUS)/DEFICIT FOR YEAR	0	0	0	0	0	0	
WORKING BALANCE B/F (excluding NSH efficiency gain)	(2,000,000.00)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	
WORKING BALANCE C/F (excluding NSH efficiency gain)	(2,000,000.00)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	