HOMES & COMMUNITIES PORTFOLIO **APPENDIX A1**

HOUSING REVENUE ACCOUNT - OUTTURN 2016/17 and BUDGET 2018/19to 2021/22

Rent decrease of 1% for 18/19 and 19/20 - rent increase of CPI plus 1% for 20/21 and 21/22

LINE NO.	Col 1 SUMMARY	Col 2 2016/17 OUTTURN £	Col 3 2017-18 BASE BUDGET £	Col 4 2018-19 BASE BUDGET £	-1% Col 5 2019-20 BASE BUDGET £	-1% Col 6 2020-21 BASE BUDGET £	cpiplus 1% (est 2%) Col 7 2021-22 BASE BUDGET £
	INCOME						
1	Dwelling rents	21,376,598.82	20,459,470	20,743,210	21,219,990	21,202,660	21,626,720
2	Non dwelling rents	267,238.41	267,780	222,070	225,770	229,540	233,390
3	Charges for services	334,270.44	353,770	772,390	795,730	803,610	819,680
4	Contributions to expenditure	76,881.65	64,940	83,000	84,660	86,350	88,080
5	Other income	155,035.12	144,130	109,320	109,770	110,220	110,680
6	**Sub Total - Income**	22,210,024.44	21,290,090	21,929,990	22,435,920	22,432,380	22,878,550
	EXPENDITURE						
	Management & maintenance						
	Supervision & Management General:						
7	Management	669,778.12	669,470	1,190,680	1,214,950	1,225,920	1,242,620
8	Management Fee NaSH	3,825,729.96	4,144,440	4,302,910	4,302,910	4,302,910	4,302,910
9	Maintenance Fee NaSH	3,910,469.92	3,938,870	3,962,450	3,962,450	3,962,450	3,962,450
	Maintenance			75,000	75,000	75,000	75,000
10	Rents, rates, taxes & other						
11	Government subsidies payable						
12	Depreciation - dwellings	2,393,259.41	2,408,580	3,727,930	3,727,930	3,727,930	3,727,930
13	Depreciation - others	409,953.42	400,950	418,850	419,550	419,550	419,550
14	Impairments of assets - dwellings	(45,769,059.85)					
15	Impairments of assets - others	1,279,470.33					
16	Debt Management Expenses	32,569.70	37,850	35,820	36,820	37,860	38,980
17	**Sub Total - Expenditure**	(33,247,828.99)	11,600,160	13,713,640	13,739,610	13,751,620	13,769,440
18	**NET COST OF SERVICES**	(55,457,853.43)	(9,689,930)	(8,216,350)	(8,696,310)	(8,680,760)	(9,109,110)
19	Profit/Loss on sale of HRA fixed assets	3,097,146.65					
20	Interest Paid	4,134,761.01	4,058,600	4,081,720	4,010,150	3,871,640	3,899,610
21	Interest Receivable	(10,139.61)	(8,400)	(8,400)	(8,400)	(8,400)	(8,400)
22	Income from Feed In Tariffs	(499,713.54)	(525,000)	(525,000)	(525,000)	(525,000)	(525,000)
23	Feed in Tariff to NSH	499,713.54	525,000	525,000	525,000	525,000	525,000
24	Provision for Bad Debt	102,587.42	0	0	0	0	0
25	Contribution to NSH Reserves	0.00	0	0	0	0	0
26	**NET OPERATING EXPENDITURE**	(48,133,497.96)	(5,639,730)	(4,143,030)	(4,694,560)	(4,817,520)	(5,217,900)
	APPROPRIATIONS						
27	Premiums on repaid debt						
28	Profit/Loss on sale of HRA fixed assets	(3,097,146.65)					
29	Employers Contribution NCC	260,000.00	260,000	260,000	260,000	260,000	260,000
30	Major Repairs Reserve Movement	6,481,055.09	5,379,730	3,883,030	4,434,560	4,557,520	4,957,900
32	Contribution to capital	0.00					
33	Impairments of assets - dwellings	45,769,059.85					
34	Depreciation						
35	Impairments of assets - others	(1,279,470.33)					
36	Repaid debt/De-Minimis Transfers						
37	**HRA (SURPLUS)/DEFICIT FOR YEAR**	(0)	0	0	0	0	0
38	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)
39	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)