POLICY & FINANCE COMMITTEE

HOUSING REVENUE ACCOUNT (HRA) - OUTTURN 2018/19 and BUDGET 2019/20 to 2023/24

nual rent increases of Consumer Price Index (CPI) + 1% betwe		023/24	CPI + 1% estimate 2.7%	CPI + 1% estimate 2.9%	CPI + 1% estimate 3.0%	CPI + 1% estimate 3.0%
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Column 1	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
SUMMARY	OUTTURN	BASE BUDGET	BASE BUDGET	BASE BUDGET	BASE BUDGET	BASE BUDG
	£	£	£	£	£	£
INCOME						
Rents: dwellings	21,324,004	21,253,130	21,615,550	21,716,980	22,001,920	22,459
Rents: non-dwellings	197,130	199,850	291,440	289,710	288,070	286,
Charges for services	596,409	773,290	725,560	743,560	762,890	782
Contributions to expenditure	77,170	87,940	-	82,400	-	
Other income	949,325	609,210	596,560	597,820	-	
Sub Total - Income	23,144,038	22,923,420	23,309,110	23,430,470	23,736,920	24,216
EXPENDITURE						
Supervision & management:						
Council management	1,495,112	1,720,630		1,400,420		-
Management fee/allocation to housing management	4,690,055	5,012,570	5,137,900	5,266,300	5,398,000	5,533
Repairs & maintenance						
Disturbance allowance	34,100	68,000	100,000	25,000	25,000	25
Management fee/allocation to housing management	3,962,450	3,464,500	-	3,639,900	-	
Management recyalocation to housing management	3,502,450	5,464,500	5,551,200	5,055,500	3,730,500	3,02
Rents, rates, taxes & other	5,194	3,170	5,000	5,000	5,000	5
Depreciation: dwellings	4,511,885	4,998,210	5,379,700	6,225,100	-	
Depreciation: non-dwellings	408,330	4,550,210	269,300	269,300		-
Impairments	92,495	0	205,500	205,500	205,500	20.
Revenue expenditure funded by capital	58,847	0	0	0	0	
	-	-	0	-	0	
Revaluation: dwellings	13,303,437	0	0	0	0	
Revaluation: non-dwellings	(8,061)	0	0	0	0	
Debt management expenses	75,505	76,940	80,000	80,000	80,000	80
Sub Total - Expenditure	28,629,349	15,344,020	15,944,330	16,911,020	17,720,690	18,447
NET COST OF SERVICES	5,485,311	(7,579,400)	(7,364,780)	(6,519,450)	(6,016,230)	(5,769
(Profit)/loss on sale of HRA fixed assets	1,042,357	0	0	0	0	
Interest payable	3,813,387	3,877,090	3,791,690	3,889,370	3,962,510	4,03
Interest receivable	(8,511)	(3,000)	(3,000)	(3,000)	(3,000)	(3
S106 capital income	(1,383,834)	0	0	0	0	
Capital grant/contribution: government	(2,023,773)	(1,560,000)	(520,000)	0	0	
Capital grant/contribution: non-government	(1,799)	(1,500,000)		0	0	
Provision for bad debt	384,706	555,840	-	451,660	-	
Right to Buy (RTB) sales: administration fee	45,500	36,400		32,500		
	7,353,344	(4,673,070)	(3,607,520)	(2,148,920)		
	7,333,344	(4,073,070)	(3,007,320)	(2,140,520)	(1,500,750)	(1,233
APPROPRIATIONS						
Transfer of sale proceeds from CIES	2,071,990	3,300,420	1,660,000	1,710,000	1,760,000	1,81
Transfer of RTB sales admin fee re: CRR	(45,500)	(36,400)	(32,500)	(32,500)	(32,500)	(32
Revenue contribution to MRR	3,511,825	2,889,470		1,965,420		-
Depreciation charged to MRR	4,920,215	4,998,210		6,494,400	7,056,700	
	4,920,213					
Employer's contribution to NCC	-	260,000		216,000		
Assets written off disposal	(3,114,347)	(3,300,420)	(1,660,000)	(1,710,000)	(1,760,000)	(1,810
REFCUS expenditure to CAA	(58,847)	0	0	0	0	
Depreciation/impairment: HRA non-dwellings	(407,128)	0	(269,300)	(269,300)	(269,300)	
Depreciation/impairment: HRA dwellings	(4,513,087)	(4,998,210)	(5,379,700)	(6,225,100)	(6,787,400)	(7,261
Capital grant/contribution applied	3,409,406	1,560,000		0	0	
Transfer of capital grant/contribution to unapplied		0	0	0	0	
Revaluation loss on assets charged to CIES	(13,387,871)	0	0	0	0	
HRA (SURPLUS)/DEFICIT FOR YEAR	(0)	0	0	0	0	
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WORKING BALANCE brought forward (b/f)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000
WORKING BALANCE carried forward (c/f)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000
WORKING BALANCE carried forward (C/T)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,

HOUSING REVENUE ACCOUNT (HRA) - BUDGET 2019/20 to 2023/24

SUBJECTIVE SUMMARY

CODE	SERVICE	2019/20 BASE BUDGET	2020/21 BASE BUDGET	MORE/(LESS)	2021/22 BASE BUDGET	2022/23 BASE BUDGET	2023/24 BASE BUDGET
		£	£	£	£	£	£
	EMPLOYEES		200 470	(54,000)	246 222		
114	SUPERANNUATION	260,000	208,170	(51,830)	216,000	223,830	280,800
	EMPLOYEES SUB-TOTAL	260,000	208,170	(51,830)	216,000	223,830	280,800
	PREMISES RELATED EXPENDITURE						
211	REPAIRS & MAINTENANCE	3,532,500	3,651,100	118,600	3,664,900	3,755,900	3,849,200
	RATES	0	0,001,100	0	0	0,700,000	0,010,200
	SUPPLIES & SERVICES						
430	NSDC MANAGEMENT COSTS	573,060	718,730	145,670	731,950	740,270	748,770
451	CONTRACTUAL	5,443,570	5,579,700	136,130	5,719,100	5,862,100	6,008,700
	PROFESSIONAL SERVICES	52,680	97,780	45,100	47,780	47,780	47,780
	STAFF EXPENSES & FEES	1,500	1,500	0	1,500	1,500	1,500
-	SUBSCRIPTIONS	1,000	1,000	0	1,000	1,000	1,000
	INSURANCES	189,560	165,520	(24,040)	170,390	175,440	180,000
492	TRANSFER TO MAJOR REPAIRS/GROWTH RESERVE	2,889,470	2,911,850	22,380	1,965,420	1,375,400	987,635
	TRANSFER PAYMENTS						
612	FEED IN TARIFF PAYABLE TO NSH	475,000	0	(475,000)	0	0	0
	PROVISION FOR BAD DEBTS	555,840	456,070	(99,770)	451,660	457,490	466,850
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	RUNNING EXPENSES SUB-TOTAL	13,714,180	13,583,250	(130,930)	12,753,700	12,416,880	12,291,435
	CAPITAL FINANCING						
	LOANS AND INVESTMENTS	3,877,090	3,791,690	(85,400)	3,889,370	3,962,510	4,037,025
817	DEBT MANAGEMENT EXPENSES CAPITAL CHARGES	76,940 4,998,210	80,000	3,060	80,000	80,000	80,000
821	CAPITAL CHARGES	4,998,210	5,649,000	650,790	6,494,400	7,056,700	7,530,400
	CAPITAL FINANCING SUB-TOTAL	8,952,240	9,520,690	568,450	10,463,770	11,099,210	11,647,425
	INCOME						
911	GOVERNMENT GRANTS	0	0	0	0	0	0
	OTHER LA CONTRIBUTIONS	0	0	0	0	0	0
	RECHARGE TO THIRD PARTY	(4,950)	(5,880)	(930)	(6,050)	(6,240)	(6,420)
	FEED IN TARIFFS	(475,000)	(470,000)	5,000	(470,000)	(470,000)	(470,000)
	FEES & CHARGES	(57,860)	(53,180)	4,680	(54,270)	(55,430)	(56,630)
	RENTS	(21,452,980)	(21,906,990)	(454,010)	(22,006,690)	(22,289,990)	(22,745,880)
933	SERVICE CHARGES	(844,690)	(793,060)	51,630	(811,060)	(830,390)	(850,310)
939	OTHER RECEIPTS	(87,940)	(80,000)	7,940	(82,400)	(84,870)	(87,420)
941	INTEREST	(3,000)	(3,000)	0	(3,000)	(3,000)	(3,000)
		(22.026.622)		(202, 000)	(22, (22, (22))	(22.720.020)	
	INCOME SUB-TOTAL	(22,926,420)	(23,312,110)	(385,690)	(23,433,470)	(23,739,920)	(24,219,660)
	COMMITTEE TOTAL (SURPLUS)/DEFICIT	0	0	0	0	0	0
	WORKING BALANCE brought forward (b/f)	(2,000,000)	(2,000,000)	0	(2,000,000)	(2,000,000)	(2,000,000)
	WORKING PALANCE corriged forward (a/f)	(2,000,000)	(2,000,000)	0	(2,000,000)	(2,000,000)	(2,000,000)
	WORKING BALANCE carried forward (c/f)	(2,000,000)	(2,000,000)	0	(2,000,000)	(2,000,000)	(2,000,000)
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