

Appendix 1

Average Weekly Rents - Formula, Current and Proposed Social Rents

Number of Bedrooms	Current Number of WDC Homes (Target Formula Applicable)	2019/20		2020/21		2020/21 Average Difference between 'Target' (Formula) Rent (F) and Proposed Rent (A)		2020/21 Proposed Average Increase in Weekly Rent CPI 1.7% + 1%	
		F Average 'Target' (Formula) Rent	A Average Weekly Rent	F Average 'Target' (Formula) Rent	A Proposed Average Weekly Rent				
Studio	53	£64.53	£61.22	£66.28	£62.90	£3.37	5.37%	£1.68	2.7%
1	1,468	£82.35	£77.16	£84.57	£79.29	£5.29	6.67%	£2.12	2.7%
2	1,908	£90.35	£84.86	£92.79	£87.19	£5.60	6.42%	£2.33	2.7%
3	1,880	£103.48	£96.06	£106.28	£98.70	£7.58	7.67%	£2.64	2.7%
4	57	£115.56	£104.79	£118.68	£107.67	£11.01	10.23%	£2.88	2.7%
5	4	£160.76	£118.27	£165.10	£121.52	£43.58	35.86%	£3.25	2.7%
Averages Based on all HRA Social Rent Stock	5,370	£92.96	£87.20	£95.47	£89.60	£5.88	6.56%	£2.40	2.7%

Warwick Affordable Rent (Bremridge Close & Sayer Court)

Number of Bedrooms	Type	No of Properties	2019/20 Rent Per Week					2020/21 Rent Per Week				
			Average Target Social Rent	Average Market Rent	Average Affordable Rent***	Average Warwick Affordable Rent *** (existing tenancies)	Average Warwick Affordable Rent (new tenancies from 1/4/19)	Average Target Social Rent	Average Market Rent **	Average Affordable Rent***	Average Warwick Affordable Rent *** (existing tenancies)	Average Warwick Affordable Rent (new tenancies from 1/4/20)
Sayer Court												
1	Apartment	33	£88.20	£159.00	£127.20	£102.32	£107.70	£90.58	£156.00	£124.80	£105.08	£107.69
2	Apartment	43	£98.93	£201.00	£160.80	£124.09	£129.86	£101.60	£196.00	£156.80	£127.44	£129.20
2	Bungalow	3	£103.70	£201.00	£160.80	£135.23	£132.25	£106.50	£196.00	£156.80	£138.88	£131.65
3	Bungalow	2	£127.08	£259.00	£207.20	£158.63	£167.14	£130.51	£253.00	£202.40	£162.91	£166.46
Bremridge Close*****												
2	House	2	£94.15	£193.14	£154.51	£124.33	£124.33	£96.69	£196.00	£156.80	£127.69	£126.75
3	House	2	£114.16	£222.15	£177.72	£145.94	£145.94	£117.24	£253.00	£202.40	£149.88	£159.82
2	Bungalow	2	£94.15	£193.14	£154.51	£124.33	£124.33	£96.69	£196.00	£156.80	£127.69	£126.75
		87										

- *The average market rent is based on independent valuations prepared upon completion of Sayer Court (2016) and Brenridge Close (2019) by a RICS registered valuer. Should a property become vacant and subsequently re-let, a revaluation of the property will be carried out in accordance to the same Regulatory standards.
- **The average market rent is based on median weekly rents data from Hometrack at the point of the housing stock being adopted by the HRA. Should a property become vacant and subsequently re-let, a revaluation of the property will be carried out by a RICS registered valuer.
- ***Affordable rent is calculated at 80% of the market rent
- ****Warwick affordable rent is calculated at the midpoint of affordable rent and target social rent
- *****Bremridge Close affordable rents properties are subject to a service charge of £7.39 per week

Appendix 2

Comparison to Local Market Rents

Number of Bedrooms	2019/20 WDC Current Average Weekly Rent	2020/21 WDC Proposed Average Weekly Rent	Current Local Average Weekly Market Rent *	Difference between Proposed WDC Rent and Market Rent	Proposed 2020/21 WDC Rent as a % of Market Rent	2019/20 WDC Current Average Formula (Target) Rent	2020/21 WDC Proposed Average Formula (Target) Rent	Difference 2019/20 WDC Formula Rent to Market Rent	2019/20 WDC Formula Rent as a % of Market Rent	Affordable Rents at 80% of Market Rent	LHA Local Housing Allowance Limit ** (Dec 2019)
1 Bedroom	£77.16	£79.25	156.00	76.75	51%	£82.35	£84.57	71.43	54%	£124.80	£126.34
2 Bedroom	£84.86	£87.15	196.00	108.85	44%	£90.35	£92.79	103.21	47%	£156.80	£159.52
3 Bedroom	£96.06	£98.65	253.00	154.35	39%	£103.48	£106.28	146.72	42%	£202.40	£187.25
4 Bedroom	£104.79	£107.62	354.00	246.38	30%	£115.56	£118.68	235.32	34%	£283.20	£246.50
Average 2020/21 Proposed WDC Rent as a % of Market Rent					41%						

* Median local average private market rents (as at December 2019) from Hometrack

** LHA (Local Housing Allowance) is the cap for housing benefit for those who rent privately, subject to other eligibility criteria.

Rates shown are for the Warwickshire South Broad Rental Market Area, December 2019.

LHA does not apply to council tenants; it is shown to illustrate the highest rents that can be supported by housing benefit in the private rented sector.

Appendices to Minutes - Appendix 3 - HRA 2019/20 Latest Budget and 2020/21 Base Budget

Appendix 3 - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
<u>S7000 HOUSING REVENUE AC</u>						
EXPENDITURE						
PPM Non-Op	1,800	-	-	-	-	-
Housing Repairs Supervision	876,389	890,000	890,000	907,800	-	17,800
HRA Repairs and Maintenance	5,857,087	5,162,500	5,407,800	6,441,600	245,300	1,279,100
Electricity	(3,080)	400	400	400	-	-
Gas	2,864	-	-	2,500	-	2,500
R+M(r) Responsive Main Contract	194	-	-	-	-	-
R+M(r) Mansafe Lines etc	2,070	-	-	-	-	-
Rates	3,051	-	34,900	35,800	34,900	35,800
Council Tax	151,001	137,100	137,100	139,800	-	2,700
Water Charges-Metered	53,726	40,000	40,000	40,800	-	800
Premises	6,945,103	6,230,000	6,510,200	7,568,700	280,200	1,338,700
Oth Hired & Con Serv	1,348	-	-	-	-	-
Debt Recovery Agency Costs	-	3,900	3,900	4,000	-	100
Contributions To Provisions	85,017	72,900	72,900	74,400	-	1,500
Bad Debts Provision	205,335	380,200	380,200	387,800	-	7,600
Supplies and Services	291,700	457,000	457,000	466,200	-	9,200
Consultants Fees	6,600	-	-	-	-	-
Third Party Payments	6,600	-	-	-	-	-
Housing Services	-	-	-	-	-	-
Supervision & Management - General	2,322,533	3,022,700	3,023,900	3,592,000	1,200	569,300
Supervision & Management - Special	2,021,489	2,215,400	2,340,000	2,643,400	124,600	428,000
Support Services	4,344,022	5,238,100	5,363,900	6,235,400	125,800	997,300
Notional Interest	13,214,729	152,400	282,000	290,000	129,600	137,600
Loss On Impairment/Revaluation Of Assets	1,376,788	-	-	-	-	-
Depreciation on Council Dwellings	6,046,428	6,100,000	5,374,000	5,654,000	(726,000)	(446,000)
Depreciation on Other HRA Properties	522,246	541,800	541,800	541,800	-	-
Depreciation on Equipment	48,035	10,700	10,700	10,700	-	-
Capital Charges	21,208,226	6,804,900	6,208,500	6,496,500	(596,400)	(308,400)
GROSS EXPENDITURE CARRIED FORWARD	32,795,651	18,730,000	18,539,600	20,766,800	(190,400)	2,036,800

Appendices to Main Report - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £		
S7000 HOUSING REVENUE AC (Continued)						
GROSS EXPENDITURE BROUGHT FORWARD	32,795,651	18,730,000	18,539,600	20,766,800		
INCOME						
Fees+Charges General	-	-	-	(5,500)	-	(5,500)
Other Licences	(3,870)	(4,100)	(4,100)	(4,200)	-	(100)
Heating Charges	(146,304)	(149,400)	(149,400)	(152,400)	-	(3,000)
Service Charges	(200,466)	(200,000)	(200,000)	(204,000)	-	(4,000)
Service Charges Supporting People	(104,047)	(100,000)	(100,000)	(197,800)	-	(97,800)
Water Charges	(33,064)	(31,100)	(31,100)	(31,700)	-	(600)
Service Charges Leasehold	(754)	-	(2,000)	-	(2,000)	-
Rents-Housing	(24,451,879)	(24,290,200)	(24,290,200)	(24,948,900)	-	(658,700)
Rents-Shared Ownership	(62,003)	(73,700)	(73,700)	(75,800)	-	(2,100)
Rent Sayer Court	(495,891)	(490,700)	(490,700)	(505,100)	-	(14,400)
Use and Occupation - Homeless	(39,309)	-	-	-	-	-
Rents-Garages	(634,325)	(695,100)	(695,100)	(762,200)	-	(67,100)
Rents-Others	(313,056)	(320,000)	(331,000)	(353,700)	(11,000)	(33,700)
General Fund	(37,900)	(37,900)	(37,900)	(38,700)	-	(800)
GROSS INCOME	(26,522,868)	(26,392,200)	(26,405,200)	(27,280,000)	(13,000)	(887,800)
NET INCOME FROM SERVICES	6,272,783	(7,662,200)	(7,865,600)	(6,513,200)	(203,400)	1,149,000
Interest-Balances	(335,090)	(213,300)	(276,900)	(304,200)	(63,600)	(90,900)
Capital Charges - Adj	-	(100,000)	(100,000)	(100,000)	-	-
Approp HRA Resource Equiv to Depn to MRR	6,616,709	-	-	-	-	-
NET OPERATIONAL INCOME	12,554,402	(7,975,500)	(8,242,500)	(6,917,400)	(267,000)	1,058,100
APPROPRIATIONS:						
Reversal of Notional Interest	(13,214,729)	(152,400)	(282,000)	(290,000)	(129,600)	(137,600)
External Interest	4,765,564	4,765,600	4,765,600	4,765,600	-	-
Approp from CAA to Offset HRA Resources	(6,616,709)	-	-	-	-	-
Capital financing	2,557,601	-	-	-	-	-
Cap Fin-Rev Contr to Cap Outlay(GF+HIP)	77,950	119,600	119,600	119,600	-	-
Cont from Reserves	66,295	8,000	8,000	8,000	-	-
Contrib HRA Capital Invest Reserve (Dr)	3,998,270	3,616,400	4,013,000	2,695,100	396,600	(921,300)
Recognised gains/losses -asset sales	2,521,510	-	-	-	-	-
F Assets sales b/s val trf to I & E a/c	1,862,835	-	-	-	-	-
Capital financing	(2,557,601)	-	-	-	-	-
Cont from Reserves	(36,100)	(100,000)	(100,000)	(100,000)	-	-
Rec gains/losses - fa - reversal	(2,521,510)	-	-	-	-	-
NCA impair/Revals losses charged to rev	(1,376,788)	-	-	-	-	-
F Asset sales trf from I & E to CAA a/c	(1,862,835)	-	-	-	-	-
Employee benefits accruals (cr)	(2,543)	-	-	-	-	-
Net IAS19 Charges for Retirement Benefits	(695,725)	(878,800)	(878,800)	(878,800)	-	-
Employers Contribs payable to Pension Fd	308,014	402,000	402,000	402,000	-	-
Pensions Interest+Rate of Return Assets	143,600	165,700	165,700	165,700	-	-
TAKEN FROM / (TO) BALANCES	(28,500)	(29,400)	(29,400)	(30,200)	-	(800)
Balance Brought Forward	(1,425,000)	(1,453,500)	(1,453,500)	(1,482,900)	-	(29,400)
BALANCE CARRIED FORWARD	(1,453,500)	(1,482,900)	(1,482,900)	(1,513,100)	-	(30,200)

Variations:

Premises:

Housing Repairs Supervision	-	17,800
HRA Repairs and Maintenance		
Housing Repairs - Major - see section below	245,200	1,270,400
Housing Repairs - Responsive - see section below	100	8,700

Supervision & Management:

Changes in Supervision & Management - General	1,200	569,300
Changes in Supervision & Management - Special	124,600	428,000

Contributions to / (from) Reserves:

Changes in contribution to HRA Capital Investment Reserve due to all other changes	396,600	(921,300)
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Appendices to Minutes - Appendix 10 - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
S7010 HSG SUP+MAN GENERAL						
DIRECT EXPENDITURE						
Employees	6,988	7,300	14,900	(2,900)	7,600	(10,200)
Premises	187,210	195,200	97,800	100,700	(97,400)	(94,500)
Supplies and Services	108,617	101,900	93,400	96,100	(8,500)	(5,800)
Third Party Payments	162,904	376,200	427,900	408,100	51,700	31,900
TOTAL DIRECT EXPENDITURE	465,718	680,600	634,000	602,000	(46,600)	(78,600)
DIRECT INCOME						
Other Income	(78,430)	(41,000)	(41,000)	(41,800)	-	(800)
Other Grants and Contributions	(37,051)	(20,000)	(20,000)	(20,400)	-	(400)
Fees and Charges	(129,593)	(130,800)	(130,800)	(133,400)	-	(2,600)
TOTAL DIRECT INCOME	(245,074)	(191,800)	(191,800)	(195,600)	-	(3,800)
NET DIRECT (INCOME) / EXPENDITURE	220,645	488,800	442,200	406,400	(46,600)	(82,400)
Support Services	2,978,277	3,423,900	3,471,700	4,093,400	47,800	669,500
Recharges	(876,389)	(890,000)	(890,000)	(907,800)	-	(17,800)
NET (INCOME) / EXPENDITURE TO SUMMARY	2,322,533	3,022,700	3,023,900	3,592,000	1,200	569,300
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Variations:

Third Party Payments

Consultants Fees for new housing development projects	51,700	31,900
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Support Services:

Revised allocations	47,800	669,500
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Recharges

Revised allocations	-	(17,800)
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Appendices to Minutes - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £		
S7200 HOUSING SERVICES						
DIRECT EXPENDITURE						
Employees	1,553,931	1,735,000	1,739,600	2,255,100	4,600	520,100
Premises	-	-	-	-	-	-
Transport	14,876	18,300	18,200	18,400	(100)	100
Supplies and Services	170,727	205,800	248,500	227,400	42,700	21,600
Third Party Payments	74,991	239,700	217,700	224,000	(22,000)	(15,700)
TOTAL DIRECT EXPENDITURE	1,814,525	2,198,800	2,224,000	2,724,900	25,200	526,100
DIRECT INCOME						
Other Income	(47,279)	(43,300)	(60,800)	(62,800)	(17,500)	(19,500)
Fees and Charges	(15,823)	(47,000)	(47,000)	(47,900)	-	(900)
TOTAL DIRECT INCOME	(63,101)	(90,300)	(107,800)	(110,700)	(17,500)	(20,400)
NET DIRECT (INCOME) / EXPENDITURE	1,751,424	2,108,500	2,116,200	2,614,200	7,700	505,700
Support Services	634,462	578,000	678,100	844,500	100,100	266,500
Recharges	(2,385,886)	(2,686,500)	(2,794,300)	(3,458,700)	(107,800)	(772,200)
NET (INCOME) / EXPENDITURE TO SUMMARY	-	-	-	-	-	-

Variations:

Employees:

Market supplement	9,500	9,900
Pay Award	-	30,500
3 posts moved to Compliance Management	(86,000)	(141,300)
Extension of fixed term posts	16,000	-
Redundancy payments	40,700	-
Staff changes in Housing Strategy	-	(16,000)
Reduction due to staff on secondment	-	(11,200)
IAS19 charges	25,600	13,800

Third Party Payments:

Legal fees transferred elsewhere	(20,000)	(20,400)
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Support Services:

Revised allocations	100,100	266,500
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Recharges:

Revised allocations	(107,800)	(772,200)
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Appendices to Minster - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
<u>S7015 HSG SUP+MAN SPECIAL</u>						
0	610,705	711,800	734,400	911,200	22,600	199,400
S7430 VERY SHELTERED HOUSING	(40,766)	64,700	87,000	70,800	22,300	6,100
S7440 HOUSING SUPPORT	77,504	81,400	83,300	24,800	1,900	(56,600)
S7450 CENTRAL HEATING	170,080	165,600	181,100	194,100	15,500	28,500
S7460 COMMUNITY CENTRES	12,620	8,800	18,800	39,500	10,000	30,700
S7620 HSG OPEN SPACES	625,073	570,400	615,600	622,700	45,200	52,300
S7630 HSG COMMUNAL AREAS	388,387	359,400	362,000	414,000	2,600	54,600
S7635 ESTATE SUPERVISORS	177,886	204,000	208,500	317,000	4,500	113,000
7928 REPM FIRE RISK ASSESSMENTS- COMMUNAL	-	49,300	49,300	49,300	-	-
NET EXPENDITURE TO HRA SUMMARY	2,021,489	2,215,400	2,340,000	2,643,400	124,600	428,000
DIRECT EXPENDITURE						
Employees	684,963	737,800	749,800	915,600	12,000	177,800
Premises	11,913	6,900	11,500	12,100	4,600	5,200
Transport	1,011	5,900	2,900	2,900	(3,000)	(3,000)
Supplies and Services	202,913	230,600	254,000	246,200	23,400	15,600
Third Party Payments	642	300	300	300	-	-
TOTAL DIRECT EXPENDITURE	901,444	981,500	1,018,500	1,177,100	37,000	195,600
DIRECT INCOME						
Other Grants and Contributions	(14,227)	-	(35,200)	(13,300)	(35,200)	(13,300)
Other Income	(68,708)	(50,200)	(52,900)	(51,200)	(2,700)	(1,000)
Fees and Charges	(370,415)	(383,900)	(388,900)	(400,700)	(5,000)	(16,800)
TOTAL DIRECT INCOME	(453,350)	(434,100)	(477,000)	(465,200)	(42,900)	(31,100)
NET DIRECT (INCOME) / EXPENDITURE	448,094	547,400	541,500	711,900	(5,900)	164,500
Support Services	162,611	164,400	192,900	199,300	28,500	34,900
NET EXPENDITURE TO SUP+MAN SPECIAL	610,705	711,800	734,400	911,200	22,600	199,400

Variations:

Employees:

Housing Liaison Officer - funded by WCC	17,500	-
Pay award	-	12,700
Transferred to Tenancy Management	(5,100)	-
End of salary protection	(4,500)	(7,800)
Staff turnover saving	(14,500)	(11,000)
IAS19 Pension adjustment	23,700	28,800

Other grants and Contributions

Funding for Housing Liaison Officer	(17,500)	-
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Support Services:

Revised allocations	28,500	34,900
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Appendices to Minutes - Appendix 10 - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
S7430 VERY SHELTERED HOUSING						
DIRECT EXPENDITURE						
Employees	185,955	531,000	292,100	375,500	(238,900)	(155,500)
Premises	20,322	-	23,100	20,100	23,100	20,100
Transport	53	-	-	400	-	400
Supplies and Services	35,497	-	238,900	109,600	238,900	109,600
Third Party Payments	-	-	2,500	1,000	2,500	1,000
TOTAL DIRECT EXPENDITURE	241,827	531,000	556,600	506,600	25,600	(24,400)
DIRECT INCOME						
Government Grants	(177,776)	(466,300)	(422,800)	(350,000)	43,500	116,300
Other Grants and Contributions	(100,000)	-	(5,800)	-	(5,800)	-
Rents	-	-	(42,000)	(68,100)	(42,000)	(68,100)
Other Income	(5,396)	-	-	(18,300)	-	(18,300)
TOTAL DIRECT INCOME	(283,172)	(466,300)	(470,600)	(436,400)	(4,300)	29,900
NET DIRECT (INCOME) / EXPENDITURE	(41,345)	64,700	86,000	70,200	21,300	5,500
Support Services	579	-	1,000	600	1,000	600
NET EXPENDITURE TO SUP+MAN SPECIAL	(40,766)	64,700	87,000	70,800	22,300	6,100

Variations:

Employees

IAS19 Pension adjustment	(51,200)	-
Staff budgets transferred to Security	(186,500)	-
All staffing budgets reduced to zero as no grant for next year	-	(531,000)

Supplies and Services

Security	200,000	-
Legal fees	20,100	-

Government Grants

Budgets corrected across all categories of income	43,500	-
No grant confirmed for next year	-	116,300

Appendices to Minutes - Appendix 10 - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
S7440 HOUSING SUPPORT						
DIRECT EXPENDITURE						
Employees	57,308	60,500	62,000	2,400	1,500	(58,100)
Premises	11,092	13,500	9,200	10,300	(4,300)	(3,200)
Transport	320	300	300	300	-	-
Supplies and Services	104	100	100	100	-	-
NET DIRECT (INCOME) / EXPENDITURE	68,825	74,400	71,600	13,100	(2,800)	(61,300)
Support Services	8,680	7,000	11,700	11,700	4,700	4,700
NET EXPENDITURE TO SUP+MAN SPECIAL	77,504	81,400	83,300	24,800	1,900	(56,600)

S7450 CENTRAL HEATING

DIRECT EXPENDITURE						
Premises	167,904	163,300	178,800	191,800	15,500	28,500
Supplies and Services	1,768	1,900	1,900	1,900	-	-
TOTAL DIRECT EXPENDITURE	169,672	165,200	180,700	193,700	15,500	28,500
Support Services	408	400	400	400	-	-
NET EXPENDITURE TO SUP+MAN SPECIAL	170,080	165,600	181,100	194,100	15,500	28,500

Variations:

Premises

Water	15,500	15,800
Electricity	-	(9,400)

Appendices to Minutes - Appendix 10 - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
<u>S7460 COMMUNITY CENTRES</u>						
DIRECT EXPENDITURE						
Premises	6,793	5,300	5,300	5,900	-	600
Supplies and Services	6,547	4,200	14,200	34,300	10,000	30,100
TOTAL DIRECT EXPENDITURE	13,340	9,500	19,500	40,200	10,000	30,700
DIRECT INCOME						
Other Income	(720)	(700)	(700)	(700)	-	-
TOTAL DIRECT INCOME	(720)	(700)	(700)	(700)	-	-
NET DIRECT (INCOME) / EXPENDITURE	12,620	8,800	18,800	39,500	10,000	30,700
NET EXPENDITURE TO SUP+MAN SPECIAL	12,620	8,800	18,800	39,500	10,000	30,700

S7620 HSG OPEN SPACES

DIRECT EXPENDITURE						
Premises	25,445	30,200	29,200	30,700	(1,000)	500
Supplies and Services	4,820	3,000	4,000	3,100	1,000	100
Third Party Payments	423,826	407,800	427,400	434,400	19,600	26,600
TOTAL DIRECT EXPENDITURE	454,091	441,000	460,600	468,200	19,600	27,200
Support Services	170,982	129,400	155,000	154,500	25,600	25,100
NET EXPENDITURE TO SUP+MAN SPECIAL	625,073	570,400	615,600	622,700	45,200	52,300

Variations:

Third Party Payments

Cleansing Services Contract Inflation	1,600	5,600
Grounds Maintenance Contract Inflation	18,000	20,400

Support Services

Revised allocations	25,600	25,100
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Appendices to Minutes - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
S7630 HSG COMMUNAL AREAS						
DIRECT EXPENDITURE						
Premises	323,944	293,300	295,100	344,300	1,800	51,000
Supplies and Services	121	600	600	600	-	-
TOTAL DIRECT EXPENDITURE	324,065	293,900	295,700	344,900	1,800	51,000
Support Services	64,323	65,500	66,300	69,100	800	3,600
NET EXPENDITURE TO SUP+MAN SPECIAL	388,387	359,400	362,000	414,000	2,600	54,600

Variations:

Premises:

Review of cleaning contract	1,800	55,800
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S7635 ESTATE SUPERVISORS

DIRECT EXPENDITURE						
Employees	167,588	167,500	173,700	283,900	6,200	116,400
Premises	6,003	16,300	16,100	15,600	(200)	(700)
Transport	14,140	14,200	12,500	12,700	(1,700)	(1,500)
Supplies and Services	5,403	6,300	6,500	6,400	200	100
Third Party Payments	1,261	-	-	-	-	-
TOTAL DIRECT EXPENDITURE	194,395	204,300	208,800	318,600	4,500	114,300
DIRECT INCOME						
Fees and Charges	(12,859)	-	-	-	-	-
TOTAL DIRECT INCOME	(12,859)	-	-	-	-	-
NET DIRECT (INCOME) / EXPENDITURE	181,537	204,300	208,800	318,600	4,500	114,300
Support Services	23,775	26,700	26,700	25,900	-	(800)
Recharges	(27,426)	(27,000)	(27,000)	(27,500)	-	(500)
NET EXPENDITURE TO SUP+MAN SPECIAL	177,886	204,000	208,500	317,000	4,500	113,000

	ACTUAL 2017/18 £	ORIGINAL BUDGET 2018/19 £	LATEST BUDGET 2018/19 £	ORIGINAL BUDGET 2019/20 £	Variance 2018/19 £	Variance 2019/20 £
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7928 REPM FIRE RISK ASSESSMENTS- COMMUNAL

DIRECT EXPENDITURE						
Premises	-	49,300	49,300	49,300	-	-
TOTAL DIRECT EXPENDITURE	-	49,300	49,300	49,300	-	-
NET EXPENDITURE TO SUP+MAN SPECIAL	-	49,300	49,300	49,300	-	-

Appendices to Main Report - HRA 2019/20 Latest Budget and 2020/21 Base Budget

	ACTUAL 2018/19 £	ORIGINAL BUDGET 2019/20 £	LATEST BUDGET 2019/20 £	ORIGINAL BUDGET 2020/21 £	Variance 2019/20 £	Variance 2020/21 £
S7900 HOUSING REPAIRS - MAJOR						
7900 REPM PAINTING & DECORATIONS	102,855	100,000	297,000	595,000	197,000	495,000
7901 REPM CONCRETE REPAIRS	23	40,000	40,000	40,000	-	-
7903 REPM COMMUNAL FLOORING/CARPETS	13,915	-	-	-	-	-
7905 EMR REPM COMMUNAL FLOORING CARPETS	10,700	-	-	-	-	-
7910 REPM ELECTRICAL REPAIRS	528,014	573,500	573,500	573,500	-	-
7912 REPM GAS/HEATING MAINTENANCE	824,050	594,700	594,700	594,700	-	-
7914 REPM HRA LIFT MAINTENANCE	61,430	37,300	37,300	37,300	-	-
7916 REPM DOOR ENTRY & SECURITY MAINTENANCE	106,729	60,000	60,200	60,200	200	200
7918 REPM SHOP MAINTENANCE	101,300	10,700	10,700	10,900	-	200
7920 REPM HRA STAIRLIFT MAINTENANCE	34,825	81,700	81,700	81,700	-	-
7922 REPM LEGIONELLA TESTING	15,985	34,600	34,600	34,600	-	-
7923 EMR MOBILITY SCOOTER STORE (REPM FIRE PR	69,416	-	-	-	-	-
7926 REPM FIRE PREVENTION WORKS	47,404	200,000	248,000	967,000	48,000	767,000
7927 SHELTERED SCHEME FIRE ALARM SYSTEMS	-	-	-	-	-	-
7929 EMR SHELTERED SCHEMES ALARM SYSTEMS	-	-	-	-	-	-
7930 REPM HRA PATHS AND SURFACING	110,247	100,000	100,000	100,000	-	-
7940 REPM HRA ASBESTOS WORKS	493,692	400,000	400,000	408,000	-	8,000
NET EXPENDITURE TO HRA SUMMARY	2,520,586	2,232,500	2,477,700	3,502,900	245,200	1,270,400

Variations:

Painting and Decorations

Completion of external decoration programme - earmarked reserve from 2018/19	197,000	-
Increase in planned works	-	495,000

Fire Prevention Works

Fire risk assessments - earmarked reserve from 2018/19	48,000	-
Increase in planned works	-	767,000

S7950 HOUSING REPAIRS - RESPONSIVE

7960 REPR VOID REPAIR CONTRACT	1,667,719	1,271,500	1,271,500	1,280,100	-	8,600
7964 REPR OUT OF HOURS CONTRACT	(27,632)	-	-	-	-	-
7966 REPR DAY TO DAY REPAIRS CONTRACT	1,651,241	1,499,800	1,499,900	1,499,900	100	100
7968 REPR GARAGES: RESPONSIVE REPAIRS	45,107	158,700	158,700	158,700	-	-
NET EXPENDITURE TO HRA SUMMARY	3,336,435	2,930,000	2,930,100	2,938,700	100	8,700

Appendix 4 - 2020/21 Sheltered Heating, Lighting and Miscellaneous Charges

The Charges necessary to fully recover costs are calculated annually from average consumption over the last 3 years, updated for current costs and adjusted for one third of any over/under recovery in previous years. The use of an average ensures that seasonal and yearly variations are reflected in the calculation. As Heating, Lighting and water charges are intended to be full cost recovery it is proposed that from 2019/20 the charges are agreed following the methodology above by the Head of Housing, Head of Finance and in consultation with the relevant portfolio holders, any changes to the income will be reflected in the HRA rent setting report.

Heating, Lighting and Miscellaneous Recharges	Current Charge per Week 2019/20	Proposed Charge per Week 2020/21	Proposed Increase/ (Decrease) per week 2020/21
Acorn Court, Stockton Grove, Lillington, Royal Leamington Spa	£	£	£
No's 1-12, 14-41	11.06	11.95	0.89
No's 43, 44, 46, 47 (Misc. Charge Only)	0.60	1.85	1.25
Tannery Court, Bertie Road, Kenilworth			
No's 1, 2, 4-6, 7a, 8-12, 22a, 14-40	10.45	13.10	2.65
No. 3	14.35	18.75	4.40
Yeomanry Close, Priory Road, Warwick			
No's 1-12, 14-32	10.36	10.65	0.29
James Court, Weston Close, Warwick			
No's 1-12, 14-26	9.15	9.00	-0.15
Chandos Court, Chandos Street, Royal Leamington Spa			
No's 1-12, 11a, 25a, 14-46	10.96	13.50	2.54
Radcliffe Gardens, Brunswick Street, Royal Leamington Spa			
Bedsits and 1 Bed Flats	8.08	7.85	-0.23
2 Bedroom Flats	12.26	11.75	-0.51

Water Recharges Weekly Cost Analysis	Acorn Court	Tannery Court	Yeomanry Close	James Court	Chandos Court
	£	£	£	£	£
Charge payable for 2019/20 per week	4.96	3.93	2.96	2.57	3.75
Proposed weekly charge 2020/21 per week	4.08	4.56	3.32	2.62	4.29
Difference between 2019/20 & 2020/21	-0.88	0.63	0.36	0.05	0.54

Appendix 5 - MCHLG Rough Sleeping Initiative Grant Bid

Intervention	Intervention Description	General Fund /HRA	Estimated Cost	Grant Bid & Existing Grant Funding	Net Impact to WDC
Intervention 1: Rough Sleeping Co-ordinator (1FTE)	Homelessness Co-ordinator post - 1 Year, 1 FTE, Salary Grade D Scale point 28	GF	£ 49,055.00	-£ 49,055.00	£ -
Intervention 2: Outreach Workers (2FTE)	2x FTE Outreach Workers for 1 year. Currently one worker covers WDC area and one worker covers Stratford on Avon DC area, the latter role will be the navigator position. It has been agreed with SDC that this arrangement will continue.	GF	£ 60,000.00	-£ 60,000.00	£ -
Intervention 3: 18 Units of Supported Housing	The Supported Housing provision is designed to operate 18 units of accommodation using 5 WDC HRA. Each property houses residents in shared accommodation, with a total of 18 units. This is a scheme that is already in place and is also currently being provided	GF	£ 22,033.00	-£ 22,033.00	£ -
Intervention 4: Hostel provision	WDC already have a 22-unit hostel operational with the ability to increase the units by a further 8 beds for SWEP totalling 30 units of accommodation in cold weather. The model for the Hostel has been revised to reflect changes since the last RSI Bid A contribution of £350,000 would partially fund this shortfall with the plan being that the remaining balance of £18,246.63 will be funded from an allocation of the 2019/20 Flexible Homelessness Support Grant which will fully offset the cost. A bid has also been made to Warwickshire County Council to contribute financially to this scheme which may mean that it is not necessary to use the Flexible Homeless Support Grant. .	HRA	£ 368,246.63	-£ 350,000.00	£ 18,246.63
Intervention 5: Housing First - Brighter Futures	The Brighter Futures Housing First scheme will use 7 units of accommodation, 4x provided by WDC and 3x from a Local HA of which the tenants will be supported by the Navigator Support Worker for 12 months.	GF	£ 55,000.00	-£ 55,000.00	£ -
Intervention 6: Health post	Warwickshire County Council (WCC) will be piloting an integrated physical health outreach service for people who sleep rough across Warwickshire, this forms a separate bid under WCC's Cold Weather Fund Bid (CWF) and up to March 2020. WCC have requested that WDC bid for RSI funding beyond March 2020 to March 2020. WDC have incorporate this within the RSI Grant Bid with the Grant Income to be transferred directly to Warwickshire County Council upon award.	N/A	£ 123,940.00	-£ 123,940.00	£ -
Total Cost to WDC			£ 678,274.63	-£ 660,028.00	£ 18,246.63
2020/21Flexible Homelessness Support Grant	Existing FHSG will be used to ensure the interventions have a neutral financial impact to the Council. A bid has also been made to Warwickshire County Council to contribute financially to this scheme which may mean that it is not necessary to use the Flexible Homeless Support Grant. .	N/A		-£ 18,246.63	-£ 18,246.63
Total Financial Impact			£ 678,274.63	-£ 678,274.63	£ -