

Appendix 3

Housing Revenue Account (HRA)	Actual 2014/15 £	Original Budget 2015/16 £	Latest Budget 2015/16 £	Base Budget 2016/17 £
Expenditure				
Revenue Repairs and Maintenance	5,512,489	5,327,300	6,607,700	5,617,300
Housing Repairs Supervision	561,741	682,300	682,300	682,300
Electricity		300	300	300
NNDR	73	1,400	1,400	1,400
Council Tax	19,286	19,500	19,500	19,700
Water Charges-Metered	35,367	32,600	32,600	32,600
Premises	6,128,956	6,063,400	7,343,800	6,353,600
Debt Recovery Agency Costs	1,841	3,900	3,900	3,900
Contribution to Insurance Provision	65,491	15,000	36,000	15,000
Bad Debts Provision	327,588	437,000	437,000	437,000
Supplies and Services	394,920	455,900	476,900	455,900
Supervision & Management - General	2,523,396	2,453,100	2,819,100	2,698,500
Supervision & Management - Special	2,150,912	2,233,600	2,284,400	2,302,000
Support Services	4,674,308	4,686,700	5,103,500	5,000,500
Revaluation of Fixed Assets	(16,109,487)	-	-	-
REFCUS	80,525	100,000	116,500	53,000
Depreciation on Council Dwellings	2,432,078	2,489,700	2,626,000	2,698,700
Depreciation on Other HRA Properties	494,135	396,800	362,100	362,100
Depreciation on Equipment	24,512	24,600	24,600	10,700
Capital Charges	(13,078,237)	3,011,100	3,129,200	3,124,500
Total Expenditure	(1,880,053)	14,217,100	16,053,400	14,934,500
Income				
Other Income	(2,000)	-	-	
Other Licences	(3,958)	(4,100)	(4,100)	(4,100)
Heating Charges	(104,159)	(102,900)	(102,900)	(102,900)
Service Charges	(100,317)	(144,400)	(131,200)	(131,200)
Service Charges Supporting People	(142,167)	(134,300)	(147,500)	(147,500)
Water Charges	(31,403)	(31,100)	(31,100)	(31,100)
Rents - Housing	(25,229,279)	(25,725,000)	(25,725,000)	(25,453,000)
Rents - Garages	(490,888)	(495,500)	(495,500)	(520,000)
Rents - Other	(315,836)	(320,000)	(320,000)	(320,000)
General Fund Share of Open Spaces	(37,900)	(37,900)	(37,900)	(37,900)
Other Grants and Contributions	(463,721)	(463,700)	(463,700)	(154,600)
Total Income	(26,921,628)	(27,458,900)	(27,458,900)	(26,902,300)
Net Income From HRA Services	(28,801,681)	(13,241,800)	(11,405,500)	(11,967,800)
Debt Charges - Premiums & Discounts		-		
Interest Payable	4,765,564	4,765,600	4,765,600	4,765,600
Interest Receivable - Balances	(178,300)	(172,500)	(172,200)	(253,300)
Interest Receivable - Advances (RTB)		-		
Reverse REFUS	(80,525)	(100,000)	(116,500)	(53,000)
Reverse Depreciation Other HRA Property & Equip.	518,647	-		
Net Operational Income	(23,776,295)	(8,748,700)	(6,928,600)	(7,508,500)

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Housing Revenue Account (HRA) Continued	Actual	Original	Latest	Base
	2014/15 £	Budget 2015/16 £	Budget 2015/16 £	Budget 2016/17 £
Net Operational Income	(23,776,295)	(8,748,700)	(6,928,600)	(7,508,500)
Appropriations:				
Appropriation: Adjust Depreciation to MRA	3,684,355	3,137,800	3,001,500	3,103,100
Revenue Contribution to Capital Outlay (RCCO)	124,801	286,500	347,600	219,500
Reverse Revaluation of Fixed Assets	14,979,972	-		
Employee Benefits Accruals		-		
Net IAS19 Charges for Retirement Benefits	(324,130)	(491,400)	(591,700)	(612,100)
Employers Contribs payable to Pension Fd	150,190	214,100	232,600	248,200
Pensions Interest+Rate of Return Assets	130,600	192,700	199,700	202,400
Contribution from Reserves	(257,728)		(6,100)	-
Contribution to HRA Early Retirement Reserve	317,000	8,000	8,000	8,000
Contribution from HRA Early Retirement Reserve		-		
Contribution to HRA Capital Investment Reserve	4,941,335	5,368,500	3,704,500	4,316,000
Taken To HRA Balance	(29,900)	(32,500)	(32,500)	(23,400)
HRA Balance Brought Forward	(1,323,500)	(1,353,400)	(1,353,400)	(1,385,900)
HRA Balance Carried Forward	(1,353,400)	(1,385,900)	(1,385,900)	(1,409,300)

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	Actual 2014/15 £	Original Budget 2015/16 £	Latest Budget 2015/16 £	Base Budget 2016/17 £
HRA Repairs & Maintenance				
Cyclical & Major Repairs & Maintenance				
Painting & Decorations	545,973	980,000	980,000	450,000
Concrete Repairs	15,237	40,000	40,000	40,000
Communal Flooring / Carpets	18,268	-	40,000	
Electrical Repairs & Maintenance	521,000	601,400	681,800	601,400
Gas/Heating Maintenance	592,646	594,100	594,100	594,100
Lift & Stairlift Maintenance	150,786	114,800	114,800	114,800
Door Entry & Security Maintenance	53,242	60,000	60,000	60,000
Shop Maintenance	24,408	10,700	10,700	10,700
Legionella Testing	5,562	34,600	63,600	34,600
Fire Prevention Work	5,791	150,000	150,000	150,000
Sheltered Scheme Fire Alarm system			71,000	-
HRA Paths and Surfacing	99,992	100,000	100,000	100,000
HRA Asbestos Works	189,055	637,600	637,600	637,600
Expenditure To Repairs Summary	2,221,960	3,323,200	3,543,600	2,793,200
Void & Responsive Repairs & Maintenance				
Void Repair Contract	1,547,803	867,000	1,378,600	1,271,600
Garages: Void Repairs	43	11,900		
Out of Hours Contract	723	48,300		
Day to Day Repairs Contract	1,664,120	1,035,200	1,621,800	1,493,800
Garages: Routine Repairs	77,841	41,700	63,700	58,700
Expenditure To Repairs Summary	3,290,530	2,004,100	3,064,100	2,824,100
Capital Maintenance & Improvements (summary from Housing Investment Programme 'HIP')				
Improvement / Renewal Works	4,236,083	5,058,700	5,314,200	4,665,500
Expenditure To Repairs Summary	4,236,083	5,058,700	5,314,200	4,665,500
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Summary of Housing Repairs, Maintenance & Improvements				
Cyclical & Major Repairs & Maintenance	2,221,960	3,323,200	3,543,600	2,793,200
Void, Routine & Responsive Repairs & Maintenance	3,290,530	2,004,100	3,064,100	2,824,100
Total Revenue Repairs & Maintenance (within HRA)	5,512,490	5,327,300	6,607,700	5,617,300
Capital Maintenance & Improvements (HIP)	4,236,083	5,058,700	5,314,200	4,665,500
Total Housing Repairs & Maintenance (including Capital)	9,748,573	10,386,000	11,921,900	10,282,800
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Other HRA Related Capital Expenditure (Summary from 'HIP')				
Construction / Acquisition of Housing	2,854,281	10,686,800	12,236,300	3,559,900
Lettings Incentive Scheme	80,525	100,000	116,500	53,000
Total Other Capital Expenditure	2,934,806	10,786,800	12,352,800	3,612,900

The detailed Housing Investment Programme (HIP) is presented as part of a separate report to Executive and Council February 2016, 'Budget 2016/17 and Council Tax – Revenue and Capital'.

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HRA Reserves and Balances	Actual 2014/15 £	Original Budget 2015/16 £	Latest Budget 2015/16 £	Base Budget 2016/17 £
Housing Revenue Account (HRA) Balances				
Balance brought forward	(1,323,500)	(1,353,400)	(1,353,400)	(1,385,900)
contribution to/(from) HRA	(29,900)	(32,500)	(32,500)	(23,400)
Balance carried forward	<u>(1,353,400)</u>	<u>(1,385,900)</u>	<u>(1,385,900)</u>	<u>(1,409,300)</u>
HRA Early Retirement Reserve				
Balance brought forward	(210,076)	(114,532)	(84,700)	(92,700)
contribution from HRA		(8,000)	(8,000)	(8,000)
contribution to HRA	125,376	-		
Net change in year	<u>125,376</u>	<u>(8,000)</u>	<u>(8,000)</u>	
Balance carried forward	<u>(84,700)</u>	<u>(122,532)</u>	<u>(92,700)</u>	<u>(92,700)</u>
Major Repairs Reserve				
Balance brought forward	(764,120)	(2,017,119)	(2,598,819)	(3,526,919)
contribution from HRA	(6,022,509)	(6,048,900)	(6,014,200)	(6,174,600)
used to fund Capital Maintenance & Improvements	4,187,809	4,872,200	5,086,100	4,246,000
Net change in year	<u>(1,834,699)</u>	<u>(1,176,700)</u>	<u>(928,100)</u>	<u>(1,928,600)</u>
Balance carried forward	<u>(2,598,819)</u>	<u>(3,193,819)</u>	<u>(3,526,919)</u>	<u>(5,455,519)</u>
HRA Capital Investment Reserve				
Balance brought forward	(17,730,715)	(17,528,916)	(21,540,832)	(13,597,232)
transfer from HRA	(4,941,335)	(5,368,500)	(3,704,500)	(4,316,000)
used to fund Redevelopment / New Build	1,131,219	10,101,600	11,648,100	3,512,900
Net change in year	<u>(3,810,116)</u>	<u>4,733,100</u>	<u>7,943,600</u>	<u>(803,100)</u>
Balance carried forward	<u>(21,540,832)</u>	<u>(12,795,816)</u>	<u>(13,597,232)</u>	<u>(14,400,332)</u>
'One-for-One' Right-to-Buy Receipts (RTB) retained for Replacement of sold housing				
Balance brought forward	(907,060)	(585,260)	(775,774)	(1,022,574)
RTB Receipts retained for replacement of housing	(247,586)	-	(832,000)	-
used to fund Redevelopment / New Build	378,872	585,200	585,200	
Net change in year	<u>131,286</u>	<u>585,200</u>	<u>(246,800)</u>	<u>-</u>
Balance carried forward	<u>(775,774)</u>	<u>(60)</u>	<u>(1,022,574)</u>	<u>(1,022,574)</u>