

Appendix 1 – Overview of HRA Revenue Budget

	2020/21 Budget	2021/22 Proposed Budget
	£	£
Expenditure		
Management (staff, overheads and service charge costs)	13,295,900	13,475,900
Repairs (incl. staff costs)	12,041,600	12,685,600
Discretionary Housing Payments	200,000	200,000
Rent, Rates & Taxes	110,000	110,100
Debt Management fees and Debt Rescheduling Premium	60,000	60,000
Gross Expenditure	25,707,500	26,531,600
Income		
Rents	(44,171,100)	(44,972,200)
Voids and Bad debts	1,000,300	1,004,800
Service Charges	(3,908,900)	(4,015,500)
Other Income (garages, commercial property, Homeline)	(2,706,900)	(2,817,800)
Gross Income	(49,786,600)	(50,800,700)
Net Cost of Services	(24,079,100)	(24,269,100)
Net Interest costs (after interest receivable has been deducted)	3,310,900	3,282,300
Contribution to Capital Expenditure and loan repayment	5,000,000	5,000,000
Contribution from General Reserves	0	0
Projected (surplus) / deficit for the year	(15,768,200)	(15,986,800)
Use of operating Surplus with £5m Loan Repayment		
Funding available for Capital Investment	15,768,200	15,986,800
Use of Operating Surplus	15,768,200	15,986,800

Appendix 2 – Service charges for 2021/22

	Current Charge 2020/21	Proposed Charge 2021/22
	£	£
<u>Flats (Communal entrance)</u>		
Service Charge - Staircase Lighting	0.75	0.70
Multi Storey service charge	10.50	9.54
Neighbourhood Wardens Low & medium rise blocks service charge	1.87	1.81
Neighbourhood Wardens General stock service charge	1.00	1.00
Townsend House	9.86	9.86
<u>Sheltered Housing</u>		
Sheltered service charge	27.40	27.27
Heating charge - private use	7.02	7.02
Heating charge - communal use	2.83	2.83
Water charge	4.55	4.55
Extra Care (Newburgh House)	4.83	4.83
Guest room charge	16.50	16.50
Guest flat charge	18.50	18.50
<u>Other</u>		
Cable TV charge	2.20	2.25
Communal TV aerials	1.20	1.23
Grass Cutting	5.00	5.50
Hedge	2.50	2.75
Furniture Charge - Full Flat	5.00	5.00
Emergency Room Service Charge	18.61	19.08
<u>Support Charges</u>		
Sheltered housing support charge	3.13	3.13
Sheltered transitional protection	-1.67	-1.67
Homeline Charge	4.90	4.97
Homeline transitional protection	-0.30	-0.30
Homeline Charge - private tenants	7.86	7.98
Homeline Plus level 1	14.16	14.16
Homeline Plus level 2	15.76	15.76
Homeline Plus level 3	17.88	17.88

Appendix 2 – Service charges for 2021/22 (continued)

	Current Charge 2020/21 £	Proposed Charge 2021/22 £
<u>Garage / Parking Charges</u>		
Garage rent	9.12	9.12
Account Garage + VAT	10.10	10.10
Parking space	3.09	3.09
Cross over - existing tenants	2.66	2.66
Cross over - new tenants	5.21	5.21
Cross over - new build properties (2 spaces)	10.41	10.41
Account parking space + VAT	3.44	3.44
Premium Garage + VAT	12.11	12.11
Premium parking space + VAT	7.57	7.57
<u>Supported Housing</u>		
Service Charge	45.79	46.48
Heating charge - private use	6.03	6.12
Heating charge - communal use	2.51	2.63
Water charge	6.23	6.52
Electricity	6.35	6.45
<u>Small Housing Schemes</u>		
Service charge - Moredon Road	35.26	35.26
Service charge - William Robins Court - LD clients	22.85	22.45
Service charge - William Robins Court - General needs	12.28	12.28
Service charge - Baileys Farm Gardens - General needs	14.59	14.70
Service charge - Baileys Farm Gardens - General needs water	4.34	4.41
Service charge - Marlowe Avenue	24.36	24.36
Service charge - Twyford Close	9.47	9.47
Service charge - Evelyn House (SBC element)	15.87	15.87
Service charge - Tyndale Gardens (SBC element)	14.48	14.48
Service charge - Kimmerfield Court (SBC element)	6.32	6.50
Service charge - Kimmerfield Court - Private heating charge	3.99	3.99
Service charge - Kimmerfield Court - Communal heating charge	1.74	1.87
Service charge - Sussex Place	1.37	1.37

Appendix 3 - Leaseholder Charges

	Current Charge 2020/21	Proposed Charge 2021/22
	£	£
Ground Rent - Annual Charge	10.00	10.00
Leaseholder management charge - all properties	177.84	180.50
Leaseholder management charge - properties with communal areas	212.96	216.15
Service Charge - Staircase Lighting adjusted to actual charge during annual review	39.53	41.50
Multi Storey service charge	448.59	403.21
Administration charge dealing with the re-sale of leasehold interest	179.40	182.09
In addition leaseholders pay property insurance based on the insured value of their property and a contribution to any repairs carried out on their block of flats		

Appendix 4 - Detailed HRA Budget 2021/22

Item		2020/21 Budget	2021/22 Proposed Budget
		£	£
	<u>EXPENDITURE</u>		
1	S&M General	7,268,500	7,448,200
2	S&M Special	6,027,400	6,027,700
3	Repairs Administration	1,049,000	1,140,400
4	Contribution to Repairs Account	10,992,600	11,545,200
5	Rent, Rates & Taxes	110,000	110,100
	<u>Capital Financing</u>		
6	Funding available for Capital Investment	15,768,200	15,986,800
7	Debt Management	60,000	60,000
8	Discretionary Housing Payments	200,000	200,000
9	<i>TOTAL EXPENDITURE</i>	41,475,700	42,518,400
	<u>INCOME</u>		
	<u>Rent income</u>		
10	Dwellings	(44,171,100)	(44,972,200)
11	Provision for Bad Debts	600,300	600,300
12	Less voids	400,000	404,500
13	Garages	(230,000)	(260,000)
14	Shops / Commercial	(76,000)	(76,000)
15	Support charges - Sheltered	(216,000)	(216,000)
16	Sheltered Housing Service Charges	(2,575,300)	(2,673,800)
17	Supported Housing Service Charge	(455,200)	(463,000)
		(46,723,300)	(47,656,200)
18	Miscellaneous Properties Rent	(95,000)	(70,000)
19	Service Charges - Flats	(92,800)	(92,800)
20	Sheltered Housing Heating Charges	(569,600)	(569,900)
21	Homeline	(1,068,600)	(1,129,800)
22	Other Service Charges / Other income	(1,237,300)	(1,282,000)
23	Contribution from General Reserves	0	0
		(3,063,300)	(3,144,500)
24	<i>TOTAL INCOME</i>	(49,786,600)	(50,800,700)
25	<i>NET COST OF SERVICES</i>	(8,310,900)	(8,282,300)
26	Loan Charges - Interest	3,453,300	3,287,300
27	Interest on balances (interest receivable)	(142,400)	(5,000)
28	Right to buy mortgage interest (interest receivable)	0	0
29	<i>NET OPERATING EXPENDITURE</i>	(5,000,000)	(5,000,000)
30	Loan repayments	5,000,000	5,000,000
31	<i>PROJECTED (SURPLUS) / DEFICIT FOR THE YEAR</i>	0	0

Appendix 5 - Proposed 5 year Capital Programme & Funding

Element	2021/22 Proposed £000's	2022/23 Indicative £000's	2023/24 Indicative £000's	2024/25 Indicative £000's	2025/26 Indicative £000's
Components #	9,327	9,737	10,296	12,349	12,358
Contingent Major Repairs	650	300	300	300	300
Cyclical Planned Maintenance	2,030	2,030	2,030	2,030	2,030
EWI Refurbishment	1,000	2,000	2,400	2,400	2,400
Improvements	1,230	900	900	900	900
Major Adaptations	1,500	1,500	1,500	1,500	1,500
Vehicle Replacement Programme	250	150	150	150	150
Total Planned Maintenance Programme	15,987	16,617	17,576	19,629	19,638
New Development Programme	10,090	12,430	11,350		
Acquisition Programme	8,000	2,000	2,000	2,000	2,000
Total Capital Investment	34,077	31,047	30,926	21,629	21,638
Financed by:					
Funding available for Capital Investment (Major Repairs Reserve)	15,987	16,617	17,576	19,629	19,638
Section 106 Funding	2,000				
RTB Funding Used	2,400	2,000	2,000	2,000	2,000
Homes England Funding		1,935	1,935		
Sales Income	1,971	1,971	1,971		
HRA Reserves	11,719	8,524	7,444	0	
Total Capital Funding	34,077	31,047	30,926	21,629	21,638

- Components typically cover the replacement of kitchens, bathrooms, roofs, windows, doors, boilers, central heating, rewiring etc

All budgets are shown at 2020/21 prices.

Any shortfall between the Capital Programme planned expenditure shown above and the funding available as indicated in the business plan at Appendix 8, will be addressed as part of budget setting at the start of each year.

Appendix 6 - Proposed HGF Rents & Service Charges **2021/22**

	Current Charge 2020/21	Proposed Charge 2021/22
<u>Christopher House, Marlowe Avenue</u>		
Service Charge	12.06	12.06
<u>David Murray John Building</u>		
Service charge - 1 bed property	18.09	18.09
Service charge - 2 bed property	21.28	21.28
<u>PSL rents</u>		
1 Bed	114.95	114.95
2 Bed	137.58	137.58
3 Bed	170.00	170.00
4 Bed	213.74	213.74

Appendix 7 - Comparison of Business Plans showing the impact of changes made as part of the budget setting for 2021/22 over the next 4 years

Current HRA Business Plan (as presented in the Medium Term Financial Plan)										
Income						Expenditure		Net Available for Investment		
Year	Rental Income	Voids & Bad Debts	Net Rental Income	Other income	Total Income	Total expenses	Debt Interest	Net Operating Expenditure	Debt Repayment	Available for Capex
	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000
1 2021.22	42,935	(1,025)	41,910	9,386	51,296	(26,231)	(3,384)	21,681	(5,000)	16,681
2 2022.23	44,027	(1,050)	42,977	9,609	52,586	(26,876)	(3,213)	22,497	(5,000)	17,497
3 2023.24	45,455	(1,075)	44,380	9,851	54,231	(27,534)	(3,042)	23,655	(5,000)	18,655
4 2024.25	47,822	(1,123)	46,699	10,162	56,861	(28,207)	(2,871)	25,783	(5,000)	20,783
Totals	180,239	(4,273)	175,966	39,008	214,974	(108,848)	(12,510)	93,616	(20,000)	73,616
Revised 21/22 HRA Business Plan										
Income						Expenditure		Net Available for Investment		
Year	Rental Income	Voids & Bad Debts	Net Rental Income	Other income	Total Income	Total expenses	Debt Interest	Net Operating Expenditure	Debt Repayment	Available for Capex
	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000
1 2021.22	42,236	(1,005)	41,231	9,521	50,752	(26,418)	(3,347)	20,987	(5,000)	15,987
2 2022.23	43,034	(1,019)	42,015	9,746	51,761	(26,931)	(3,213)	21,617	(5,000)	16,617
3 2023.24	44,219	(1,039)	43,180	10,025	53,205	(27,587)	(3,042)	22,576	(5,000)	17,576
4 2024.25	46,524	(1,085)	45,439	10,319	55,758	(28,258)	(2,871)	24,629	(5,000)	19,629
Totals	176,013	(4,148)	171,865	39,611	211,476	(109,194)	(12,473)	89,809	(20,000)	69,809
Business Plan Variations										
Income						Expenditure		Net Available for Investment		
Year	Rental Income	Voids & Bad Debts	Net Rental Income	Other income	Total Income	Total expenses	Debt Interest	Net Operating Expenditure	Debt Repayment	Available for Capex
	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000
1 2021.22	-699	20	(679)	135	(544)	(187)	37	(694)	0	(694)
2 2022.23	-993	31	(962)	137	(825)	(55)	0	(880)	0	(880)
3 2023.24	-1,236	36	(1,200)	174	(1,026)	(53)	0	(1,079)	0	(1,079)
4 2024.25	-1,298	38	(1,260)	157	(1,103)	(51)	0	(1,154)	0	(1,154)
Totals	(4,226)	125	(4,101)	603	(3,498)	(346)	37	(3,807)	0	(3,807)

The decrease in funding available for Capital Investment is linked directly to reduced rental income forecasts over the next four years due to reduced rates in the Consumer Price Index over that period.