

## Appendix 1 – Overview of HRA Revenue Budget

	2013/14 Budget	2014/15 Proposed Budget
	£	£
<b>Expenditure</b>		
Management ( staff, overheads and service charge costs)	11,929,600	11,907,100
Repairs (incl. staff costs)	10,021,100	10,145,900
Rent, Rates and Taxes	75,000	76,000
Debt Management fees and Debt Rescheduling Premium	189,300	60,000
<b>Gross Expenditure</b>	<b>22,215,000</b>	<b>22,189,000</b>
<b>Income</b>		
Rents	(41,537,700)	(43,031,200)
Voids and Bad debt	1,478,300	1,871,400
Service Charges	(3,767,500)	(4,099,000)
Other Income (garages, commercial property, Homeline)	(3,858,600)	(3,294,700)
<b>Gross Income</b>	<b>(47,685,500)</b>	<b>(48,553,500)</b>
<b>Net Cost of Services</b>	<b>(25,470,500)</b>	<b>(26,364,500)</b>
Net Interest costs ( after interest receivable has been deducted)	4,725,300	4,561,700
<b>Projected (surplus) / deficit for the year</b>	<b>(20,745,200)</b>	<b>(21,802,800)</b>
<b>Use of operating Surplus with £5m Loan Repayment</b>		
Contribution to capital expenditure and loan repayment	5,000,000	5,000,000
Depreciation Charges = transfer to Major Repairs Reserve to fund capital	11,142,300	14,400,000
Revenue Surplus used in Capital Programme (RCCO)	4,602,900	2,402,800
<b>Use of Operating Surplus</b>	<b>20,745,200</b>	<b>21,802,800</b>

## **Appendix 2 – Service charges for 2014/15**

	<b>Current Charge 2013/14 £</b>	<b>Proposed Charge 2014/15 £</b>
<b><u>Flats (Communal entrance)</u></b>		
Service Charge - Staircase Lighting	0.83	0.64
Multi Storey service charge	13.92	14.35
Neighbourhood Wardens Low & medium rise blocks service charge	1.95	1.99
Neighbourhood Wardens General stock service charge	1.16	1.17
<b><u>Sheltered Housing</u></b>		
Sheltered service charge	22.46	24.87
Heating charge - private use	11.30	11.44
Heating charge - communal use	3.74	3.76
Water charge	3.46	3.61
Guest room charge	13.00	13.00
Guest flat charge	15.00	15.00
<b><u>Other</u></b>		
Cable TV charge	1.97	2.00
Communal TV aerials	1.06	1.10
Home contents insurance (per £100 of cover)	0.11	0.11
Grass Cutting	1.22	1.27
Hedge	1.22	1.27
<b><u>Support Charges</u></b>		
Sheltered housing support charge	6.19	3.10
Sheltered transitional protection	-1.67	-1.67
Homeline Charge	4.15	4.15
Homeline transitional protection	-0.30	-0.30
Homeline Charge - private tenants	5.57	5.57
Homeline Plus level 1	12.85	12.85
Homeline Plus level 2	14.30	14.30
Homeline Plus level 3	16.22	16.22

<b>Current Charge 2013/14 £</b>	<b>Proposed Charge 2014/15 £</b>
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### **Garage / Parking Charges**

Garage rent	7.51	7.51
Account Garage + VAT	8.30	8.30
Parking space	2.54	2.54
Cross over - existing tenants	2.13	2.21
Cross over - new tenants	4.17	4.32
Cross over - new build properties (2 spaces)	8.33	8.64
Account parking space + VAT	2.83	2.83
Premium Garage + VAT	9.60	9.96
Premium parking space + VAT	6.00	6.22

### **Supported Housing**

Service Charge	36.25	37.59
Heating charge - private use	9.73	10.90
Heating charge - communal use	3.42	3.83
Water charge	5.42	5.80
Electricity	6.27	6.75

### **Small Housing Schemes**

Service charge - Moredon Road	34.26	34.62
Service charge - William Robins Court - LD clients	26.09	27.02
Service charge - William Robins Court - General needs	14.12	11.25
Service charge - Baileys Farm Gardens - General needs	13.42	13.92
Service charge - Baileys Farm Gardens - General needs water	3.30	3.82
Service charge - Marlowe Avenue	23.17	24.03
Service charge - Twyford Close	8.62	8.63
Service charge - Evelyn House	20.96	21.74
Service charge - Tyndale Gardens	26.10	27.07
Service charge - Kimmerfield Court	22.21	23.03
Service charge - Kimmerfield Court - Private heating charge	8.00	8.40
Service charge - Kimmerfield Court - Communal heating charge	2.00	2.10

## **Appendix 3 - Leaseholder Charges**

	<b>Current Charge 2013/14 £</b>	<b>Proposed Charge 2014/15 £</b>
Ground Rent - Annual Charge	10.00	10.00
Leaseholder management charge - all properties	143.68	149.00
Leaseholder management charge - properties with communal areas	172.06	178.43
Service Charge - Staircase Lighting adjusted to actual charge during annual review	40.31	43.55
Multi Storey service charge	599.59	627.24
Administration charge for dealing with the re-sale of leasehold interest		150.00

In addition leaseholder 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 2014/15**

Item		2013/14 Budget £	2014/15 Proposed Budget £
	<b><u>EXPENDITURE</u></b>		
1	S&M General	6,418,500	6,116,800
2	S&M Special	5,511,100	5,790,300
3	Repairs Administration	1,921,300	2,016,400
4	Contribution to Repairs Account	8,099,800	8,129,500
5	Rent, Rates & Taxes	75,000	76,000
	<b><u>Capital Financing</u></b>		
6	Capital Charges - depreciation council dwellings	11,142,300	14,400,000
7	Capital Charges - debt rescheduling premium	40,900	0
8	Revenue Contribution to Capital Outlay (RCCO) - Charged	4,602,900	2,402,800
9	Debt Management	148,400	60,000
10	Provision for Bad Debts	830,000	1,230,000
<b>11</b>	<b><u>TOTAL EXPENDITURE</u></b>	<b>38,790,200</b>	<b>40,221,800</b>
	<b><u>INCOME</u></b>		
	<b><u>Rent income</u></b>		
12	Dwellings	(41,537,700)	(43,031,200)
13	Less voids	648,300	641,400
14	Garages	(1,056,300)	(1,056,300)
15	Shops / Commercial	(172,300)	(172,300)
16	Support charges - Sheltered	(434,400)	(216,000)
17	Sheltered Housing Service Charges	(1,875,100)	(2,426,900)
18	Homeless Hostel Service Charge	(474,800)	(468,200)
		<b>(44,902,300)</b>	<b>(46,729,500)</b>
19	Miscellaneous Properties Rent	(911,000)	(95,000)
20	Service Charges - Flats	(78,400)	(78,400)
21	Sheltered Housing Heating Charges	(904,800)	(909,500)
22	Homeline	(717,100)	(861,300)
23	Other Service Charges / Other income	(1,001,900)	(1,109,800)
		<b>(3,613,200)</b>	<b>(3,054,000)</b>
<b>24</b>	<b><u>TOTAL INCOME</u></b>	<b>(48,515,500)</b>	<b>(49,783,500)</b>
<b>25</b>	<b><u>NET COST OF SERVICES</u></b>	<b>(9,725,300)</b>	<b>(9,561,700)</b>
26	Loan Charges - Interest	4,829,300	4,665,700
27	Interest on balances (interest receivable)	(104,000)	(104,000)
28	Right to buy mortgage interest (interest receivable)		
<b>29</b>	<b><u>NET OPERATING EXPENDITURE</u></b>	<b>(5,000,000)</b>	<b>(5,000,000)</b>
30	Loan repayments	5,000,000	5,000,000
<b>31</b>	<b><u>PROJECTED (SURPLUS) / DEFECIT FOR THE YEAR</u></b>	<b>0</b>	<b>0</b>

## **Appendix 5 - Proposed HRA Capital Budget 2014/15**

<b><u>Item</u></b>		<b>2013/14 Budget £</b>	<b>2014/15 Proposed Budget £</b>
	<b><u>HRA Capital Schemes</u></b>		
1	Capital Projects and Planned Maintenance Programme Slippage from 2012/13 Programme	15,992,000 3,807,625	16,802,800
2	Regeneration and Acquisition Programme	11,960,839	1,000,000
3	Non-Core Works:	1,050,000	0
4	<b>Total Capital Programme</b>	<b>32,810,464</b>	<b>17,802,800</b>
	<b><u>HRA Capital Funding</u></b>		
5	Depreciation - transfer to MRR to fund capital	11,142,300	14,400,000
6	S106 Funding	1,200,000	
7	Direct Revenue Financing	4,602,900	2,402,800
8	In year resources available	16,945,200	16,802,800
	<b><u>HRA Capital Reserves</u></b>		
9	Usable Capital Receipts		
10	Prudential Borrowing		
11	HRA Capital Reserves - Unallocated	1,881,374	881,374
	HRA Capital Reserves - Allocated to existing Programmes	15,865,264	16,865,264
		17,746,638	17,746,638
12	<b>Total HRA Capital Funding</b>	<b>34,691,838</b>	<b>34,549,438</b>
13	<b>Surplus (Deficit) in Funding</b>	<b>1,881,374</b>	<b>16,746,638</b>
14	<b><u>Revenue</u></b>		
15	<b>Repairs Budget</b>	<b>10,021,100</b>	<b>10,145,900</b>
<b>15</b>	<b>Total Revenue and Capital Repairs</b>	<b>30,870,725</b>	<b>26,948,700</b>

## **Appendix 6 - Proposed 3 year Capital Programme**

		<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>
	<b>Element</b>	£ 000's	£ 000's	£ 000's	£ 000's
1	Planned maintenance	2,200	2,200	2,200	2,200
2	Roofs	1,287	1,285	1,285	1,285
3	Windows	445	625	625	625
4	External / entrance doors	580	780	680	680
5	Central heating	2,635	2,335	2,335	2,335
6	Electrics	1,483	1,260	760	760
7	Kitchens	2,692	3,273	3,273	3,248
8	Bathrooms	589	740	740	740
9	External walls	90	90	90	90
10	Environmental & communal areas	184	190	190	190
11	related assets	265	285	285	285
12	Preliminaries	64	0	0	0
13	Contingent major repairs	1,525	1,075	1,075	1,075
14	Exceptional extensive	880	1,290	1,890	1,915
15	Improvements	513	515	515	515
16	Major aids & adaptations	500	800	800	800
17	Environmental improvements	60	60	60	60
	<b>TOTAL:</b>	15,992	16,803	16,803	16,803

All budgets are shown in 2014/15 prices.

## **Appendix 7 - Proposed HGF Rents & Service Charges** **2014/15**

	<b>Current Charge 2013/14 £</b>	<b>Proposed Charge 2014/15 £</b>
<b><u>Hay Lane Caravan Site</u></b>		
Caravan Site Pitch Rent	47.00	48.74
Caravan Site Workpen Rent Size 1	4.00	4.15
Caravan Site Workpen Rent Size 2	8.00	8.30
Caravan Site Workpen Rent Size 3	10.00	10.37
Caravan Site Workpen Rent Size 4	12.00	12.44
<b><u>Christopher House, Marlowe Avenue</u></b>		
Service Charge	18.66	19.35
<b><u>David Murray John Building</u></b>		
Heating charge - 1 bed property	11.17	11.17
Heating charge - 2 bed property	13.14	13.14
Service charge - 1 bed property	26.13	26.13
Service charge - 2 bed property	30.74	30.74
<b><u>PSL rents</u></b>		
1 Bed	148.28	148.28
2 Bed	169.04	169.04
3 Bed	195.00	195.00
4 Bed	200.00	200.00

These charges are subject to any changes to Local Housing Allowances made by Government