

DRAFT Housing Revenue Account Budget Summary 2020-2024

Description	Note	Budget 2020/21	Budget 2021/22	Budget 2022/23	Budget 2023/24
INCOME					
		£	£	£	£
Rents - Dwellings Only	(1)	(50,126,700)	(51,851,700)	(53,618,300)	(55,266,100)
Rents - Non Dwellings Only		(967,100)	(920,300)	(878,100)	(840,100)
Service Charges		(2,583,080)	(2,619,120)	(2,666,120)	(2,716,120)
Other Income		(24,000)	(24,000)	(24,000)	(24,000)
Total Income		(53,700,880)	(55,415,120)	(57,186,520)	(58,846,320)
EXPENDITURE					
Repairs and Maintenance	(3)	13,855,415	14,149,346	14,358,484	14,568,249
General Management	(3)	8,814,172	9,161,167	9,212,676	9,285,477
Special Services	(3)	4,607,699	4,717,098	4,782,133	4,848,127
Rents, Rates, Taxes & Other Charges		289,300	289,300	289,300	289,300
Increase in Bad Debt Provision		600,000	600,000	600,000	600,000
Total Expenditure		28,166,586	28,916,912	29,242,593	29,591,153
Continuation Budget		(25,534,294)	(26,498,208)	(27,943,927)	(29,255,167)
Net Recharges from the General Fund		2,650,000	2,650,000	2,650,000	2,650,000
Interest & Financing Costs					
- Interest on balances		(63,702)	(55,453)	(56,648)	(58,813)
- Internal Borrowing (Under funded CFR)		45,914	54,659	109,319	109,319
- Interest Fixed Rate		6,529,686	7,202,328	7,934,849	8,658,183
Revenue Contributions to Capital		6,288,929	3,731,459	3,416,353	3,758,774
Depreciation		12,000,036	12,289,430	12,633,339	12,984,244
Contribution to / (from) Reserves		(1,916,568)	625,784	1,256,716	1,153,460
Remaining Deficit / (Surplus)		0	0	0	0

Notes

(1) CPI (1.7%) plus 1% increase from 2020/21

(2) Expenditure budgets above are proposed to be split between NBC and NPH as per the table below.

(3) Medium Term Planning Pressures could affect NPH Fee in future years

Description	£'000
Repairs and Maintenance	14,160
General Management	8,803
Special Services	4,601
Less NBC Retained Budgets	(887)
NPH Budget as per Appendix 4	26,678

	2020-21	2021-22	2022-23	2023-24	Total
	£	£	£	£	£
External Improvements	9,300,000	11,650,000	12,450,000	12,450,000	45,850,000
Internal Works	4,600,000	3,050,000	2,250,000	2,250,000	12,150,000
Structural Works and Compliance	600,000	450,000	450,000	450,000	1,950,000
Disabled Adaptations	1,300,000	1,300,000	1,300,000	1,300,000	5,200,000
Environmental Improvements	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
IT Development	250,000	250,000	250,000	250,000	1,000,000
New Build Development Pool	20,250,000	20,250,000	20,250,000	20,250,000	81,000,000
Buybacks and Spot Purchases	500,000	500,000	500,000	500,000	2,000,000
Total	39,800,000	40,450,000	40,450,000	40,450,000	161,150,000

SPLIT:					
Improvements to Homes	15,800,000	16,450,000	16,450,000	16,450,000	65,150,000
Improvements to Environment	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
IT Development	250,000	250,000	250,000	250,000	1,000,000
New Build Programme/Major Projects	20,250,000	20,250,000	20,250,000	20,250,000	81,000,000
Total NPH	39,300,000	39,950,000	39,950,000	39,950,000	159,150,000
NBC Retained - Buy Backs	500,000	500,000	500,000	500,000	2,000,000
Total Capital Programme	39,800,000	40,450,000	40,450,000	40,450,000	161,150,000

FINANCING:					
Major Repairs Reserve/Depreciation	12,000,036	12,289,430	12,633,339	12,984,244	49,907,050
Capital Receipts - RTB (excl 1-4-1)	2,845,400	2,921,100	2,998,800	3,078,500	11,843,800
Capital Receipts - RTB 1-4-1 Receipts	4,697,599	5,192,599	5,192,599	6,225,000	21,307,796
Revenue/Earmarked Reserve	6,288,929	3,731,459	3,416,353	3,758,774	17,195,514
Borrowing / CFR	13,968,037	16,315,412	16,208,909	14,403,482	60,895,840
Total Financing - HRA	39,800,000	40,450,000	40,450,000	40,450,000	161,150,000

SCHEDULE OF SERVICE CHARGES 2020/21

<u>SERVICE CHARGES</u>		PRESENT	PROPOSED
		£	£
Garages (+VAT in some cases)		9.45	9.61
Commuter Surcharge on Garages (+VAT in some cases)		15.02	15.28
Communal Heating		10.56	10.74
Sheltered Charges - Level 1 Low		6.32	6.42
Brookside Meadows New Build - Service Charges			
- Tarmac and Block Paving		3.95	4.02
- Electric Gates		1.10	1.12
Centenary House New Build - Service Charges			
Communal Area Maintenance		1.76	1.79
Communal Area Cleaning		3.45	3.51
Grounds Maintenance		1.15	1.17
Electric		3.42	3.48
Little Cross Terrace New Build - Service Charges			
Communal Area Cleaning		1.83	1.86
Grounds Maintenance		1.21	1.23
TV Aerials		0.31	0.32
Eleanor Lodge - Service Charges			
Grounds Maintenance		0.98	1.00
Electric		4.79	4.87
Gas		3.25	3.31
Water		6.13	6.23
Furniture		4.82	4.90
Electric (Self-contained areas)		3.28	3.34
Gas (Self-contained areas)		2.23	2.27
CCTV		3.89	3.95
Grounds Maintenance		2.12	2.16
<u>Non- Standard Service Charges</u>			
Electricity Communal	Low	0.12	0.12
	High	7.12	7.24
Estate Services - Cleaning and Caretaking			
	- Service Level 1	0.40	0.40
	- Service Level 2	0.96	0.98
	- Service Level 3	1.20	1.22
	- Service Level 4	1.60	1.62
	- Service Level 5	2.40	2.44
	- Service Level 6	3.60	3.66
	- Service Level 7	4.79	4.87
	- Service Level 8	4.79	4.87

DRAFT Schedule 5 - NPH Management Fee

		NPH				
Housing Management & Maintenance(HRA)		2020/21 Estimate	2021/22 Estimate	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate
		£	£	£	£	£
Total	Repairs & Maintenance	12,218,960	12,434,416	12,621,911	12,811,085	12,811,085
Total	General Management	7,053,071	7,331,167	7,376,446	7,441,024	7,441,024
Total	Special Services	4,001,754	4,083,860	4,142,228	4,201,808	4,201,808
Total	Recharges	3,117,000	3,289,270	3,321,359	3,354,090	3,354,090
TOTAL HRA		26,390,786	27,138,712	27,461,945	27,808,008	27,808,008
Housing General Fund						
Total	Travellers Site	210,972	211,752	212,546	213,357	213,357
Total	Temporary Accommodation R&M	0	0	0	0	0
Total	Home Choice & Resettlement	80,000	80,000	80,000	80,000	80,000
TOTAL GF HOUSING		290,973	291,752	292,546	293,357	293,357
TOTAL REVENUE		26,681,758	27,430,464	27,754,491	28,101,365	28,101,365
HRA Capital Programme		39,300,000	39,950,000	39,950,000	39,950,000	39,950,000
GRAND TOTAL		65,981,758	67,380,464	67,704,491	68,051,365	68,051,365
Analysed by Funding Pots						
	Management - HRA (including Special Services)	14,171,826	14,704,297	14,840,034	14,996,922	14,996,922
	Management - GF Housing	290,973	291,752	292,546	293,357	293,357
	Maintenance - Managed Budget Responsive	9,408,599	9,574,500	9,718,871	9,864,536	9,864,536
	Maintenance - Managed Budget Cyclical	2,810,361	2,859,916	2,903,040	2,946,550	2,946,550
	Capital - Managed Budget Improvement to Homes	36,050,000	36,700,000	36,700,000	36,700,000	36,700,000
	Capital - Managed Budget Improvement to Environment	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	Capital - Managed Budget ICT	250,000	250,000	250,000	250,000	250,000
Total		65,981,758	67,380,464	67,704,491	68,051,365	68,051,365

Notes:

Recharges comprise approximately £1.4m from LGSS and £1.8m from the General Fund

All figures are subject to the annual approval, by Council, of the HRA and General Fund budgets in accordance with clause 10

Estimated figures for future years are shown in real terms including inflation on supplies and services.

Capital programme based upon figures provided in support of the revised Asset Management Strategy.

Indicative year 5 included to comply with management agreement (based on 2023/24 figures)

Medium Term Planning Pressures could affect NPH Fee in future years