

**DRAFT Housing Revenue Account Budget Summary 2020-2024**

Description	Note	Budget 2020/21	Budget 2021/22	Budget 2022/23	Budget 2023/24
<b>INCOME</b>					
		£	£	£	£
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)
<b>Total Income</b>		<b>(53,700,880)</b>	<b>(55,415,120)</b>	<b>(57,186,520)</b>	<b>(58,846,320)</b>
<b>EXPENDITURE</b>					
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
<b>Total Expenditure</b>		<b>28,166,586</b>	<b>28,916,912</b>	<b>29,242,593</b>	<b>29,591,153</b>
<b>Continuation Budget</b>		<b>(25,534,294)</b>	<b>(26,498,208)</b>	<b>(27,943,927)</b>	<b>(29,255,167)</b>
Net Recharges from the General Fund		2,650,000	2,650,000	2,650,000	2,650,000
Interest & Financing Costs					
- Interest on balances		(61,672)	(51,233)	(51,194)	(51,193)
- Internal Borrowing (Under funded CFR)		45,914	54,659	109,319	109,319
- Interest Fixed Rate		6,438,902	7,063,021	7,866,476	8,558,299
Revenue Contributions to Capital		6,891,164	3,964,421	3,864,487	4,262,501
Depreciation		12,000,036	12,300,413	12,656,359	13,019,603
Contribution to / (from) Reserves		(2,430,050)	516,926	848,479	706,639
<b>Remaining Deficit / (Surplus)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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	13,855
General Management	8,814
Special Services	4,608
Less NBC Retained Budgets	(887)
<b>NPH Budget as per Appendix 4</b>	<b>26,391</b>

	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	650,000	650,000	650,000	650,000	2,600,000
Environmental Improvements	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
IT Development	300,000	250,000	250,000	250,000	1,050,000
New Build Programme/Major Projects	20,900,000	20,900,000	20,900,000	20,900,000	83,600,000
Buybacks and Spot Purchases	500,000	500,000	500,000	500,000	2,000,000
<b>Total</b>	<b>39,850,000</b>	<b>40,450,000</b>	<b>40,450,000</b>	<b>40,450,000</b>	<b>161,200,000</b>

<b>SPLIT:</b>					
Improvements to Homes	15,150,000	15,800,000	15,800,000	15,800,000	62,550,000
Improvements to Environment	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
IT Development	300,000	250,000	250,000	250,000	1,050,000
New Build Programme/Major Projects	20,900,000	20,900,000	20,900,000	20,900,000	83,600,000
<b>Total NPH</b>	<b>39,350,000</b>	<b>39,950,000</b>	<b>39,950,000</b>	<b>39,950,000</b>	<b>159,200,000</b>
NBC Retained - Buy Backs	500,000	500,000	500,000	500,000	2,000,000
<b>Total Capital Programme</b>	<b>39,850,000</b>	<b>40,450,000</b>	<b>40,450,000</b>	<b>40,450,000</b>	<b>161,200,000</b>

<b>FINANCING:</b>					
Major Repairs Reserve/Depreciation	12,000,000	12,300,400	12,656,400	13,019,600	49,976,400
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	4,892,600	5,387,600	5,387,600	6,420,000	22,087,800
Revenue/Earmarked Reserve	6,891,200	3,964,400	3,864,500	4,262,500	18,982,600
Borrowing / CFR	13,220,800	15,876,500	15,542,700	13,669,400	58,309,400
<b>Total Financing - HRA</b>	<b>39,850,000</b>	<b>40,450,000</b>	<b>40,450,000</b>	<b>40,450,000</b>	<b>161,200,000</b>

**SCHEDULE OF SERVICE CHARGES 2020/21**

<b><u>SERVICE CHARGES</u></b>		<b>PRESENT</b>	<b>PROPOSED</b>
		<b>£</b>	<b>£</b>
<b>Garages</b> (+VAT in some cases)		9.45	9.61
<b>Commuter Surcharge on Garages</b> (+VAT in some cases)		15.02	15.28
<b>Communal Heating</b>		10.56	10.74
<b>Sheltered Charges</b> - Level 1 Low		6.32	6.42
<b>Brookside Meadows New Build - Service Charges</b>			
- Tarmac and Block Paving		3.95	4.02
- Electric Gates		1.10	1.12
<b>Centenary House New Build - Service Charges</b>			
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
<b>Little Cross Terrace New Build - Service Charges</b>			
Communal Area Cleaning		1.83	1.86
Grounds Maintenance		1.21	1.23
TV Aerials		0.31	0.32
<b>Eleanor Lodge - Service Charges</b>			
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
<b>CCTV</b>		3.89	3.95
<b>Grounds Maintenance</b>		2.12	2.16
<b><u>Non- Standard Service Charges</u></b>			
<b>Electricity Communal</b>	<b>Low</b>	0.12	0.12
	<b>High</b>	7.12	7.24
<b>Estate Services - Cleaning and Caretaking</b>			
	- 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

Housing Management & Maintenance(HRA)		NPH			
		2020/21 Estimate	2021/22 Estimate	2022/23 Estimate	2023/24 Estimate
		£	£	£	£
<b>Total</b>	<b>Repairs &amp; Maintenance</b>	12,218,960	12,434,416	12,621,911	12,811,085
<b>Total</b>	<b>General Management</b>	7,053,071	7,331,167	7,376,446	7,441,024
<b>Total</b>	<b>Special Services</b>	4,001,754	4,083,860	4,142,228	4,201,808
<b>Total</b>	<b>Recharges</b>	3,117,000	3,289,270	3,321,359	3,354,090
<b>TOTAL HRA</b>		<b>26,390,786</b>	<b>27,138,712</b>	<b>27,461,945</b>	<b>27,808,008</b>
<b>Housing General Fund</b>					
<b>Total</b>	<b>Travellers Site</b>	210,972	211,752	212,546	213,357
<b>Total</b>	<b>Temporary Accommodation R&amp;M</b>	0	0	0	0
<b>Total</b>	<b>Home Choice &amp; Resettlement</b>	80,000	80,000	80,000	80,000
<b>TOTAL GF HOUSING</b>		<b>290,973</b>	<b>291,752</b>	<b>292,546</b>	<b>293,357</b>
<b>TOTAL REVENUE</b>		<b>26,681,758</b>	<b>27,430,464</b>	<b>27,754,491</b>	<b>28,101,365</b>
<b>HRA Capital Programme</b>		39,350,000	39,950,000	39,950,000	39,950,000
<b>GRAND TOTAL</b>		<b>66,031,758</b>	<b>67,380,464</b>	<b>67,704,491</b>	<b>68,051,365</b>
<b>Analysed by Funding Pots</b>					
Management - HRA (including Special Services)		14,171,826	14,704,297	14,840,034	14,996,922
Management - GF Housing		290,973	291,752	292,546	293,357
Maintenance - Managed Budget Responsive		9,408,599	9,574,500	9,718,871	9,864,536
Maintenance - Managed Budget Cyclical		2,810,361	2,859,916	2,903,040	2,946,550
Capital - Managed Budget Improvement to Homes		36,050,000	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
Capital - Managed Budget ICT		300,000	250,000	250,000	250,000
<b>Total</b>		<b>66,031,758</b>	<b>67,380,464</b>	<b>67,704,491</b>	<b>68,051,365</b>

**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