

**HOUSING & PROPERTY SERVICES
HOUSING REVENUE ACCOUNT
ESTIMATES 2020/21**

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
HOUSING REVENUE ACCOUNT SUMMARY**

2018/19	2019/20			2020/21
Actual	Original	Probable		Original
£000's	Estimate	Outturn		Estimate
	£000's	£000's		£000's
			EXPENDITURE	
7,243	6,400	6,885	Supervision & Management General	7,023
3,334	3,522	3,561	Supervision & Management Special	3,665
532	505	509	Rents, Rates Taxes & Insurances	520
6,000	6,000	6,000	Contribution to Repairs Fund	6,000
-	43	-	Improvements / Service Enhancements	
17,109	16,470	16,955	MANAGEMENT & MAINTENANCE	17,208
8,544	8,078	8,078	Capital Charges	8,078
107	300	328	Major Repairs on Leasehold Properties	306
59	57	57	Treasury Management Expenses	57
64	68	68	Provision for Bad/Doubtful Debts	70
25,883	24,973	25,487		25,719
			INCOME	
(31,083)	(31,579)	(31,705)	Gross Rent of Dwellings	(31,997)
(865)	(898)	(823)	Non Dwellings Rent	(831)
(1,521)	(1,827)	(1,867)	Charges for Services & Facilities	(1,834)
(343)	(343)	(343)	Contribution from General Fund	(350)
(33,812)	(34,647)	(34,738)		(35,012)
(7,929)	(9,674)	(9,251)	NET COST OF SERVICES	(9,293)

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
HOUSING REVENUE ACCOUNT SUMMARY (2)**

2018/19	2019/20			2020/21
Actual	Original	Probable		Original
£000's	Estimate	Outturn		Estimate
	£000's	£000's		£000's
(7,929)	(9,674)	(9,251)	NET COST OF SERVICES	(9,293)
(384)	(378)	(378)	Interest on Receipts and Balances	(378)
5,575	5,668	5,668	Interest Payable on Loans	5,668
(160)	(65)	(65)	Reversal of Repairs Service depreciation	(66)
612	627	627	Pensions Interest Payable/Return on Assets	640
<u>(2,287)</u>	<u>(3,822)</u>	<u>(3,399)</u>	NET OPERATING INCOME	<u>(3,430)</u>
			APPROPRIATIONS	
3,650	4,430	4,430	Direct Revenue Contributions to Capital Expenditure	4,430
(1,341)	(1,137)	(1,137)	IAS 19 Adjustment	(1,160)
0	500	100	Transfer to Self Financing Reserve	130
(50)	0	0	Leave Accruals	0
<u>2,259</u>	<u>3,793</u>	<u>3,393</u>		<u>3,400</u>
<u>(28)</u>	<u>(29)</u>	<u>(6)</u>	(SURPLUS)/DEFICIT FOR YEAR	<u>(30)</u>
2,287	2,028	2,315	BALANCE BROUGHT FORWARD	2,321
(28)	(29)	(6)	(SURPLUS)/DEFICIT FOR YEAR	(30)
<u>2,315</u>	<u>2,057</u>	<u>2,321</u>	BALANCE CARRIED FORWARD	<u>2,351</u>

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
HOUSING REPAIR FUND SUMMARY**

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<i>2018/19</i>	<i>2019/20</i>			<i>2020/21</i>
<i>Actual</i>	<i>Original</i>	<i>Probable</i>		<i>Original</i>
<i>£000's</i>	<i>Estimate</i>	<i>Outturn</i>		<i>Estimate</i>
	<i>£000's</i>	<i>£000's</i>		<i>£000's</i>
			EXPENDITURE	
4,562	4,107	4,076	Responsive and Void Repairs	4,157
2,126	2,167	2,108	Planned & Cyclical Maintenance	2,189
(125)	(119)	(88)	Other items	(122)
6,563	6,156	6,095	TOTAL EXPENDITURE	6,224
				-
(6,000)	(6,000)	(6,000)	CONTRIBUTION FROM HRA	(6,000)
563	156	95	(SURPLUS)/DEFICIT FOR YEAR	224
1,255	1,162	692	BALANCE BROUGHT FORWARD	597
563	156	95	(SURPLUS)/DEFICIT FOR YEAR	224
692	1,006	597	BALANCE CARRIED FORWARD	373

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**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
MAJOR REPAIRS RESERVE SUMMARY**

<i>2018/19</i>	<i>2019/20</i>			<i>2020/21</i>
<i>Actual</i>	<i>Original</i>	<i>Probable</i>		<i>Original</i>
<i>£000's</i>	<i>Estimate</i>	<i>Outturn</i>		<i>Estimate</i>
	<i>£000's</i>	<i>£000's</i>		<i>£000's</i>
10,982	10,341	10,341	EXPENDITURE	
10,982	10,341	10,341	CAPITAL EXPENDITURE	10,548
(8,414)	(8,051)	(8,051)	TOTAL EXPENDITURE	10,548
2,568	2,290	2,290	DEPRECIATION	(8,051)
11,693	8,402	9,125	(SURPLUS)/DEFICIT FOR YEAR	2,497
2,568	2,290	2,290	BALANCE BROUGHT FORWARD	6,835
9,125	6,112	6,835	(SURPLUS)/DEFICIT FOR YEAR	2,497
			BALANCE CARRIED FORWARD	4,338

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
SUPERVISION AND MAINTENANCE GENERAL**

	2018/19	2019/20		2020/21		
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000	£000	£000	£000	£000	£000
Capital Monitoring	68	83	83	85	0	85
Comp.Costs New Hsg.System	9	25	10	10	0	10
Contribution To General Fund	731	538	929	948	0	948
Hsg. Man. Support Servs.	200	201	201	205	0	205
Managing Tenancies	765	673	783	798	0	798
New House Builds	237	210	213	217	0	217
Policy & Management	74	62	62	63	0	63
Rent Accounting & Collection	580	611	611	623	0	623
Repairs Management	886	978	978	998	0	998
Sale Of Council Houses	(0)	9	6	9	(4)	6
Tenant Participation	7	13	13	13	0	13
Waiting Lists & Allocations	360	406	406	414	0	414
Hra Support Services	3,326	2,590	2,590	2,642	0	2,642
Total Supervision & Management General	7,243	6,400	6,885	7,026	(4)	7,023

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
SUPERVISION AND MAINTENANCE SPECIAL**

	2018/19	2019/20		2020/21		
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000	£000	£000	£000	£000	£000
Aged Person Management	579	632	625	712	-	712
Aged Person Support	331	329	329	336	-	336
Homeless - Management	292	343	343	368	-	368
Homelessness Support	23	26	26	26	-	26
Special Items	2,108	2,193	2,238	2,224	-	2,224
Total Supervision & Management Special	3,334	3,522	3,561	3,665	-	3,665

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
RENT, RATES AND OTHER EXPENDITURE**

	2018/19	2019/20		2020/21		
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000	£000	£000	£000	£000	£000
Direct Revenue Contributions to Capital Expenditure	3,650	4,430	4,430	4,430	-	4,430
Treasury Management	59	57	57	57	-	57
Increase Bad & Doubtful Debts	64	68	68	70	-	70
Rents/ Rates/Taxes/Insurance	532	505	509	520	-	520
Total	4,305	5,060	5,064	5,077	-	5,077

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
CAPITAL CHARGES AND INTEREST PAYABLE ON LOANS**

	2018/19	2019/20		2020/21		
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000	£000	£000	£000	£000	£000
Depreciation	8,498	8,051	8,051	8,051	-	8,051
Amortisation	32	27	27	27	-	27
Total Capital Charges	8,530	8,078	8,078	8,078	-	8,078
Self Financing Interest	5,621	5,668	5,668	5,668	-	5,668
Total Self Financing Interest	5,621	5,668	5,668	5,668	-	5,668

HOUSING AND PROPERTY SERVICES
ESTIMATES 2020-21
PROPERTY RELATED INCOME AND INTEREST RECEIVABLE ON BALANCES

	2018/19	2019/20		2020/21		
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000	£000	£000	£000	£000	£000
Gross Rent of Dwellings	(31,083)	(31,579)	(31,705)	-	(31,997)	(31,997)
Charges Services & Facilities	(1,521)	(1,827)	(1,867)	-	(1,834)	(1,834)
Contribution From General Fund	(343)	(343)	(343)	-	(350)	(350)
Garages	(806)	(856)	(780)	-	(788)	(788)
Ground Rents	(11)	(10)	(11)	-	(11)	(11)
Other Miscellaneous Rents	(48)	(32)	(32)	-	(32)	(32)
Total Property Related Income	(33,812)	(34,647)	(34,738)	-	(35,012)	(35,012)

Interest On Capital Balances	(230)	(236)	(236)	-	(236)	(236)
Interest On Revenue Balances	(154)	(142)	(142)	-	(142)	(142)
Total Interest on Receipts & Balances	(384)	(378)	(378)	-	(378)	(378)