

Appendix 1

<b>HRA WORKING BALANCE 2017-18</b>	
	<b>£'000</b>
Working Balance 1st April 2017	10,656
Projected Surplus /(Deficit) 2017/18	0
Working Balance 1st April 2018	10,656
Projected Surplus /(Deficit) 2018/19	0
Working Balance 31st March 2019	10,656

APPENDIX 2 – RENTAL INCOME ANALYSIS

<b>RENTAL INCOME ANALYSIS</b>				
	<b>2017-18 £000</b>	<b>2018-19 £000</b>	<b>Change £000</b>	<b>% Change</b>
Rents of Dwelling	(89,270)	(86,186)	3,084	(0)
Tenants Service Charges (excl. Communal heating and water)	(6,175)	(6,410)	(235)	0
<b>Total Income</b>	<b>(95,445)</b>	<b>(92,596)</b>	<b>2,849</b>	<b>(0)</b>

### APPENDIX 3 – AVERAGE RENT ANALYSIS

AVERAGE RENT ANALYSIS			
	2017-18 per week £.pp	2018-19 per week £.pp	Change per week £.pp
Average Rent	95.09	94.14	(0.95)
Tenants Service Charges * (excl. heating and water)	32.86	33.98	0.00

The Tenant Service charge average is not reflective of the charge to all tenants as each receives a varying range of services.

Current Charge	2017-18 per week £.pp	2018-19 per week £.pp	Change per week £.pp
Grounds	2.93	2.93	-
Estate Lighting	1.87	2.31	0.44
Caretaking	7.65	7.65	-
Cleaning	3.68	3.68	-
Safer Neigh	0.50	0.50	-
CCTV	6.17	6.17	-
Concierge	10.06	10.06	-
TV Aerials	-	0.68	0.68
	32.86	33.98	1.12

## APPENDIX 4 – RENT DEBTOR ANALYSIS

<b>RENTAL INCOME DEBTOR ACCOUNT</b>			
	<b>Current Tenant Debtors £000</b>	<b>Former Tenant Debtors £000</b>	<b>Total Rent Debtors £000</b>
<b>Debtor Balance - 1st April 2017</b>	4,155	2,342	6,497
Projected Change in 2017/18	241	211	452
<b>Debtor Balance - 31st March 2018 estimate</b>	4,396	2,553	6,949
Projected Increase in 2018/19	255	230	484
<b>Debtor Balance - 31st March 2019 estimate</b>	4,651	2,783	7,433
Annual Increase in Arrears	5.79%	9.00%	6.97%
Proportion of Annual HRA Income	4.35%	2.61%	6.96%
Bad debt top up provision			5,309

## APPENDIX 5 – BUDGET ASSUMPTIONS

<b>BUDGET ASSUMPTIONS</b>						
<b><u>Rent</u></b>						
Average Rent Decrease						-1.00%
Average Rent Decrease Houses						-1.00%
Average Rent Decrease Flats						-1.00%
Voids (Percentage of Gross Rent)						1.50%
<b><u>Rent Policy</u></b>						
In Accordance with Government policy						-1.00%
<b><u>Stock Assumptions</u></b>						
Right to Buy Sales in year						220
<b><u>Tenants Service Charges</u></b>						
	<b>2017-18</b>		<b>2018-19</b>		<b>change</b>	
	<b>£ p.w</b>		<b>£ p.w</b>		<b>£ p.w</b>	
Grounds Maintenance	2.93		2.93		-	
Estate Lighting	1.87		2.31		0.44	
Caretaking	7.65		7.65		-	
Cleaning	3.68		3.68		-	
Safer Neighbourhood	0.50		0.50		-	
CCTV	6.17		6.17		-	
Concierge	10.06		10.06		-	
TV Aerials	-		0.68		0.68	
	<b>32.86</b>		<b>33.98</b>		<b>1.12</b>	
<b><u>Energy</u></b>						
CPI Sept 2015						2.6%
<b><u>Interest</u></b>						
Debt Interest						3.52%

## APPENDIX 6 – HRA BUDGET SUMMARY

	2017-18 £000	2018-19 £000	Change £000	% Increase
<b>INCOME</b>				
Rents of dwelling	(89,270)	(86,186)	3,084	-3.45%
Non Dwelling rents	(807)	(712)	95	-11.77%
Charges for services and facilities	(19,624)	(20,015)	(391)	1.99%
Interest and investment income	(400)	(300)	100	-25.00%
	<b>(110,101)</b>	<b>(107,213)</b>	<b>2,888</b>	<b>-2.62%</b>
<b>EXPENDITURE</b>				
Repairs and maintenance	16,481	15,178	(1,303)	-7.91%
Supervision and management	42,523	44,648	2,125	5.00%
Rent, rates, taxes and other charges	350	350	0	0.00%
Provision for bad debts	1,046	5,309	4,263	407.55%
Interest charges payable	10,059	10,059	0	0.00%
<b>TOTAL EXPENDITURE</b>	<b>70,459</b>	<b>75,544</b>	<b>5,085</b>	<b>7.22%</b>
<b>Revenue Investment in capital</b>	<b>(39,642)</b>	<b>(31,669)</b>	<b>7,973</b>	<b>-20.11%</b>

## APPENDIX 7 – CAPITAL PROGRAMME

Scheme Name	2018/19 Budget	2019/20 Budget	2020/21 Budget	2021/22 Budget	2022/23 Budget	Total Budget
	£'000	£'000	£'000	£'000	£'000	£'000
Environment Improvement	1,000	6,950	8,250	8,250	0	24,450
External Fabric inc EWI - Blocks	4,818	9,000	9,000	9,000	0	31,818
Communal Roof Replacements	900	1,500	1,500	1,500	0	5,400
Conversions	815	700	700	700	0	2,915
Window and Door Replacements	470	500	500	500	0	1,970
Energy Efficiency (inc Green St)	500	500	500	500	0	2,000
Estate Roads - Re-surfacing	400	0	0	0	0	400
Electrical Lateral Replacement	1,571	1,430	1,180	1,180	0	5,361
Decent Homes (North) 2016/19 Prog.	9,450	0	0	0	0	9,450
Decent Homes (South) 2016/19 Prog.	9,550	0	0	0	0	9,550
Decent Homes (Central) 2017/19 Prog.	6,250	0	0	0	0	6,250
Fire Safety Improvement Works	3,142	1,500	0	0	0	4,642
Lift Replacement Programme	750	1,000	1,000	1,000	0	3,750
Disabled Adaptations - HRA	1,100	1,100	1,100	1,100	0	4,400
Voids	1,000	1,500	1,180	1,180	0	4,860
Fire Safety	2,500	5,000	5,000	0	0	12,500
Decent Homes 2016/22 Programme	0	2,000	2,000	2,000	0	6,000
Compliance (Asbestos, Tanks, Re-wires)	900	900	900	900	0	3,600
Communal Heating Replacement	1,300	700	700	700	0	3,400
Domestic Heating Replacement	900	900	900	900	0	3,600
Box-Bathroom Refurbs (Apprenticeships)	1,200	1,300	0	0	0	2,500
Door Entry Systems	50	50	50	50	0	200
Minor works and replacements	150	150	150	150	0	600
ESCO	1,000	1,000	1,000	0		3,000

Green Street	1,000	0	0	0	0	1,000
TBA					30,000	30,000
<b>Investment In Stock</b>	<b>50,716</b>	<b>37,680</b>	<b>35,610</b>	<b>29,610</b>	<b>30,000</b>	<b>183,616</b>
Estate Renewal	13,250	6,000	6,000	6,000	6,000	37,250
<b>Estate Renewal</b>	<b>13,250</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>	<b>37,250</b>
		0	0	0	0	
		0	0	0	0	
Leys New Build Dev (HRA)	226	0	0	0	0	226
Leys Phase II	3,879	0	0	0	0	3,879
Modular Programme	4,499	0	0	0	0	4,499
Infill Sites	13,700	0	0	0	0	13,700
TBC		20,000	20,000	20,000	20,000	80,000
<b>New Build</b>	<b>22,304</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>102,304</b>
Housing IT system	450	0	0	0	0	450
<b>Hsg Trans</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>450</b>
<b>HRA Total</b>	<b>86,720</b>	<b>63,680</b>	<b>61,610</b>	<b>55,610</b>	<b>56,000</b>	<b>323,620</b>