

APPENDIX 1

HRA WORKING BALANCE	
	£'000
Working Balance 1st April 2018	48.40
Projected Surplus /(Deficit) 2018/19	(30.25)
Working Balance 1st April 2019	18.16
Projected Surplus /(Deficit) 2019/20	(12.45)
Working Balance 31st March 2020	5.71

AVERAGE RENT ANALYSIS

	2018-19	2019-20	Change
	per week £.pp	per week £.pp	per week £.pp
Average Rent	94.47	93.52	0.95
Tenants Service Charges * (excl. heating and water)	33.98	41.38	7.84

The Tenant Service charge average is not reflective of the charge to all tenants as each receives a varying range of services. 10,000 tenants pay no service charges at all.

Current Charge	2018-19 per week £.pp	2019-20 per week £.pp	Change per week £.pp
Grounds	2.93	2.93	0
Estate Lighting	2.31	3.85	1.54
Caretaking	7.65	7.65	0
Cleaning	3.68	3.68	0
Safer Neigh	0.50	0.50	0
CCTV	6.17	6.17	0
Concierge	10.06	10.06	0
TV aerials	0.68	0.60	-0.08
Total	33.98	35.44	1.46

RENTAL INCOME DEBTOR ACCOUNT

	Current Tenant Debtors £000	Former Tenant Debtors £000	Total Rent Debtors £000
Debtor Balance - 1st April 2018	3,279	2,652	5,931
Projected Change in 2018/19	400	-272	128
Debtor Balance - 31st March 2019 estimate	3,679	2,380	6,059
Projected Increase in 2019/20	150	150	300
Debtor Balance - 31st March 2020 estimate	3,829	2,530	6,539
Annual Increase in Arrears	4.08%	6.3%	4.95%
Proportion of Annual HRA Income	4.35%	2.61%	6.95%
Bad debt top up provision			3,309

BUDGET ASSUMPTIONS

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<u>Rent</u>						
Average Rent Decrease						-1.00%
Average Rent Decrease Houses						-1.00%
Average Rent Decrease Flats						-1.00%
Voids (Percentage of Gross Rent)						1.00%
<u>Rent Policy</u>						
In Accordance with Government policy						-1.00%
<u>Stock Assumptions</u>						
Right to Buy Sales in year						220
<u>Tenants Service Charges</u>						
	2018-19		2019-20		change	
	£ p.w		£ p.w		£ p.w	
Grounds Maintenance	2.93		2.93		0	
Estate Lighting	2.31		3.85		1.54	
Caretaking	7.65		7.65		0	
Cleaning	3.68		3.68		0	
Safer Neighbourhood	0.50		0.50		0	
CCTV	6.17		6.17		0	
Concierge	10.06		10.06		0	
TV Aerials	0.68				-0.08	
<u>Energy</u>						
CPI Sept 2018						2.2%
<u>Interest</u>						
Debt Interest						3.52%

HRA BUDGET SUMMARY 2019/20

	2018-19	2019/20	Change	%
	£000	£000	£000	Change
INCOME				
Rents of dwelling	-86,186	-83,339	2,847	-3.30%
Non-Dwelling rents	-712	-750	-38	5.34%
Charges for services and facilities	-19,588	-20,470	-882	4.50%
Interest and investment income	-300	-350	-50	16.67%
TOTAL INCOME	-106,786	-104,909	1,877	-1.76%
EXPENDITURE				
Repairs and maintenance	15,178	14,104	-1,074	-7.08%
Supervision and management	43,963	44,844	881	2.00%
Rent, rates, taxes and other charges	350	350	0	0%
Provision for bad debts	5,309	3,309	-2,000	-
Interest charges payable	10,059	9,692	-367	37.67%
Corporate and Democratic core	685	685	0	-3.65%
TOTAL EXPENDITURE	75,544	72,984	-2,560	-3.39%
Revenue Investment in capital	-31,242	-31,925	-683	2.19%