

HRA WORKING BALANCE 2013-14	APPENDIX 1
	2013-14 £000
Working Balance 1st April 2012	8,268
Projected Surplus /(Deficit) 2012/13	0
Working Balance 1st April 2013	8,268
Projected Surplus /(Deficit) 2013/14	0
Working Balance 31st March 2014	<u>8,268</u>

RENTAL INCOME ANALYSIS		APPENDIX 2		
	2012-13	2013-14	Change	%
	£000	£000	£000	Change
INCOME				
Rents of dwelling*	(84,616)	(86,627)	(2,011)	2.38
Tenants Service Charges (exc heating and water)*	(6,382)	(5,679)	703	(11.02)
TOTAL INCOME	(90,998)	(92,306)	(1,308)	1.44
AVERAGE RENT ANALYSIS		APPENDIX 3		
	2012-13	2013-14	Change	%
	£per week	£per week	£per week	Change
Average Rent	84.89	89.10	4.21	4.96
Tenants Service Charges (exc heating and water)	27.74	27.08	(0.66)	(2.38)
AVERAGE RENT	112.63	116.18	3.55	3.15
Average Stock(number of properties)	18,735	18,382	(353)	(1.88)

* reflects loss of dwellings due to Estate Renewal Programme

RENTAL INCOME DEBTOR ACCOUNT**APPENDIX 4**

	Current Debtors £000	Former Tenant Debtors £000	Total Debtors £000
Debtor Balance - 1st April 2012	3,514	2,069	5,583
Projected Change in 2012/13	105	103	209
Debtor Balance - 31st March 2013	3,619	2,172	5,792
Projected Increase in 2013/14	2,105	61	2,166
Debtor Balance - 31st March 2014	5,725	2,233	7,958
Annual Increase in Arrears	58.2%	2.8%	37.4%
Proportion of Annual Rent & Service Charges Debit	5.4%	2.1%	7.6%
Increased provision for bad debts		2,166	2,166

Rent

Average Rent Increase	4.96%
Average Rent Increase Houses	5.46%
Average Rent Increase Flats	4.36%
Voids (1.5% of Gross Rent)	1.50%
Garage Increase	as per strategy

Stock Assumptions

Decants In year	303
Right to Buy Sales in year	50

Tenants Service Charges

	2012-13 Charge £ pw	2013-14 Charge £ pw	Change £ pw	Increase %
Amenity Greens				
Grounds maintenance	1.59	1.53	(0.06)	(3.77)
Landlord lighting	1.79	1.79	0.00	0.00
Cleaning	4.37	3.83	(0.54)	(12.36)
Total Amenity Green*	7.75	7.15	(0.60)	(7.74)
Caretaking	6.65	6.59	(0.06)	(0.90)
Safer Neighbourhood	1.01	1.01	0.00	0.00
TV Aerials	0.58	0.58	0.00	0.00
Concierge	11.75	11.75	0.00	0.00
	27.74	27.08	(0.66)	(2.38)

*This appears as one charge in the rent letter

Supervision & Management

Inflation - staffing	0.00%
Inflation - energy	7.00%
Inflation- other	0.00%

Interest

Debt Interest	3.52%
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HRA ESTIMATE 2013-14 (STATUTORY FORMAT)

APPENDIX 6

	2012-13 £000	2013-14 £000	Change £000	% Increase
INCOME				
Rents of dwelling	(84,616)	(86,627)	(2,011)	2.4
Non Dwelling rents	(2,574)	(2,502)	72	(2.8)
Charges for services and facilities	(17,153)	(17,529)	(376)	2.2
Capitalisation of revenue repairs	(1,000)	(1,000)	0	0.0
	(105,343)	(107,658)	(2,315)	2.2
EXPENDITURE				
Repairs and maintenance	20,522	20,000	(522)	(2.5)
Supervision and management	36,204	37,847	1,643	4.5
Rent, rates, taxes and other charges	893	700	(193)	(21.6)
Depreciation of fixed assets*	14,875	9,500	(5,375)	(36.1)
Provision for bad debts	992	3,158	2,166	218.3
Interest charges	9,684	9,759	75	0.8
TOTAL EXPENDITURE	83,170	80,964	(2,206)	(2.7)
NET INCOME - HRA SERVICES	(22,173)	(26,694)	(4,521)	20.4
Corporate and Democratic Core	811	811	0	0.0
Revenue Contribution towards Capital	21,455	26,219	4,764	22.2
NET COST OF HRA SERVICES	93	336	243	261.3
Interest and investment income	(93)	(336)	(243)	261.3
DEFICIT / (SURPLUS) FOR THE YEAR	0	0	0	0.0

*This is a presentational change only. Historically, the depreciation charge has been linked to the Major Repairs Allowance and would have included the depreciation charge plus a capital contribution. Changes in self financing accounting requirements mean the charge is now reported as depreciation only, with the balance included in the Revenue Contribution to Capital.