

HRA WORKING BALANCE 2016-17	
	£000
Working Balance 1st April 2015	8,736
Projected Surplus /(Deficit) 2015/16	0
Working Balance 1st April 2016	8,736
Projected Surplus /(Deficit) 2016/17	0
Working Balance 31st March 2017	<u>8,736</u>

RENTAL INCOME ANALYSIS				
	2015-16 £000	2016-17 £000	Change £000	% Change
Rents of dwelling	(90,512)	(90,538)	(26)	0.03%
Tenants Service Charges (excl. Communal heating & water)	(5,179)	(6,312)	(1,133)	21.88%
TOTAL INCOME	(95,691)	(96,850)	(1,159)	1.21%

AVERAGE RENT ANALYSIS

	2015-16 per week £.pp	2016-17 per week £.pp	Change per week £.pp
Average Rent	95.81	94.85	(0.96)
Tenants Service Charges * (excl. heating and water)	35.06	37.90	2.84
Average Rent	130.87	132.75	1.88

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

RENTAL INCOME DEBTOR ACCOUNT			
	Current Debtors £000	Former Tenant Debtors £000	Total Debtors £000
Debtor Balance - 1st April 2015	3,608	1,302	4,908
Projected Change in 2015/16	108	65	173
Debtor Balance - 31st March 2016	3,714	1,357	5,081
Projected Increase in 2016/17	111	65	180
Debtor Balance - 31st March 2017	3,828	1,435	5,261
Annual Increase in Arrears	3%	5%	3.54%
Proportion of Annual Rent & Service Charges Debit	3.45%	1.29%	4.74%

BUDGET ASSUMPTIONS**Rent**

Average Rent Decrease	1.0%
Average Rent Decrease Houses	1.0%
Average Rent Decrease Flats	1.0%
Voids (Percentage of Gross Rent)	1.5%

Stock Assumptions

Right to Buy Sales 2016/17	220
----------------------------	-----

<u>Tenants Service Charges</u>	2015-16 Charge £ p.w	2016-17 Charge £ p.w	Change £ p.w
Amenity Green / Grounds Maint	2.37	2.93	0.56
Estate Lighting	1.87	1.87	0.00
Caretaking	6.87	7.65	0.78
Cleaning	2.68	3.68	1.00
Safer Neighbourhood	0.00	0.50	0.50
SAMS	6.17	6.17	0.00
Concierge	15.10	15.10	0.00
	35.06	37.90	2.84

Energy

CPI Sept 2015	0%
---------------	----

Interest

Debt Interest	3.52%
---------------	-------

HOUSING REVENUE ACCOUNT - SUMMARY FORMAT				
	2015-16	2016-17	Change	%
	£000	£000	£000	Change
INCOME				
Rents of dwelling	(90,512)	(90,538)	(26)	0.03%
Non Dwelling rents	(737)	(807)	(70)	9.50%
Charges for services and facilities	(16,921)	(19,285)	(2,364)	13.97%
Interest and investment income	(336)	(336)	0	0.00%
	(108,506)	(110,966)	(2,460)	2.27%
EXPENDITURE				
Repairs and maintenance	17,205	17,093	(112)	-0.65%
Supervision and management	39,752	43,257	3,505	8.82%
Rent, rates, taxes and other charges	700	700	0	0.00%
Provision for bad debts	2,659	2,772	113	4.26%
Interest charges payable	10,059	10,059	0	0.00%
TOTAL EXPENDITURE	70,375	73,881	3,506	4.98%
Pension Contribution	1,000	0	(1,000)	-100.00%
Revenue Investment in capital	37,131	37,085	(46)	-0.12%

Appendix 7

HRA Capital Programme

Scheme Name	2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget
	£000	£000	£000	£000	£000
<u>Investment In Stock</u>					
Aids And Adaptations	860	800	800	0	0
Asbestos Removal	650	650	725	0	0
Central Heating	1,600	1,600	1,000	0	0
Decent Homes Central	8,000	5,500	8,000	0	0
Decent Homes (Blocks)	76	0	0	0	0
Decent Homes (Sheltered)	33	0	1,500	0	0
Decent Homes Support - Liaison Team / Surveys	328	328	328	0	0
Conversions	300	300	300	0	0
Fire Safety Improvements	15	3,000	0	0	0
Energy Efficiency	500	500	500	0	0
Voids	3,000	2,500	475	0	0
Roof Replacements	0	0	2,000	0	0
Window Replacements	0	0	2,000	0	0
Estate Roads & Environment	800	800	400	0	0
Garages	300	300	50	0	0
Communal Repairs & Upgrades	1,500	1,500	1,800	0	0
External Fabric - Blocks Phase 1	5,973	6,000	4,000	0	0
Decent Homes North	7,000	7,500	8,000	0	0
Decent Homes South	6,590	7,500	8,000	0	0
Fire Safety Works	1,227	2,225	1,500	0	0
Street Purchases	1,000	0	0	0	0
To be allocated	0	0	0	33,060	30,000
Total	39,753	41,003	41,378	33,060	30,000

Scheme Name					
Scheme Name	2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget
<u>Estate Renewal</u>					
Estate Renewal	4,335	4,335	6,000	6,000	6,000
Total	4,335	4,335	6,000	6,000	6,000
<u>New Build schemes</u>					
Leys Phase 1	4,166	232	0	0	0
Leys Phase 2	12,400	500	0	0	0
Marks Gate	339	0	0	0	0
Bungalows	112	0	0	0	0
Ilchester Road	2,988	0	0	0	0
North St	3,055	0	0	0	0
Burford Close	1,100	0	0	0	0
To Be Allocated	9,061	10,000	15,750	18,900	20,000
Total	33,221	10,732	15,750	18,900	20,000
<u>Housing Transformation</u>					
Housing Transformation Programme	1,750	0	0	0	0
Total	1,750	0	0	0	0
HRA Total	79,059	56,070	63,128	57,960	56,000