

Assumptions

- All rents to decrease by 1%, the final average rent figure to be finalised
- Twenty properties sold during 19/20
- Average of 12 void properties for 17/18, an average of 15 void properties for the first six months of 18/19
- Affordable rents to decrease by 1%, with the number of properties assumed at 46
- Garage rents to remain under review, will be finalised at final budget setting
- Occupancy in HRA retail units to remain at current levels
- Base pay increase of 2% , however with the revised pay structure, pay at lower SCPs can increase from anything from 2% to 7%, this in addition to an increase in FTEs in Tenancy from a recent restructure
- Cost of Goods and Services has reduced due to a lower contribution being made to the Housing Maintenance Fund, this in addition to a rationalisation of the works budgets for 19/20 has reduced the requirements on some larger areas within the works programme
- HRA cash balances will be reviewed once the treasury strategy for 19/20 has been established, this will form part of the final budget setting
- PWLB debt repayments, based on the nature of the borrowing, is £2.645m, however the make-up for 19/20 shows interest payments of £1.069m a reduction of £46k on 18/19. We will pay to the General Fund £48k of interest on internal borrowing
- £1.450m contribution to the Housing Maintenance Fund to be made.

6000 CAPITAL CHARGES	<u>£000</u>
MRP for capital financing (Well Park)	77
Depreciation	2,000
Depreciation Reversal	(2,000)
PWLB MRP	916
	<u>993</u>

SHO34 HRA Transfer to/from EMR	
Surplus amount	1,450
Renewable energy surplus	119
Loan Premium Deficit	659
	<u>2,228</u>

PWLB LOAN	
Principal repaid	1,575
Principal accounted for	(916)
Loan Premium deficit	659
	<u>659</u>