

Appendix 5

Code	Service Unit	Previous Year Outturn	Current Year Budget	Movement	Proposed Budget 2020/21
Income					
SHO01	Dwelling Rents Inc	(12,181,633)	(11,977,170)	(389,580)	(12,366,750)
SHO04	Non Dwelling Rents Inc	(565,736)	(564,870)	(30,850)	(595,720)
SHO07	Leaseholders' Ch For Serv	(26,633)	(21,640)	0	(21,640)
SHO08	Contributions Towards Exp	(116,226)	(27,720)	(1,500)	(29,220)
SHO10	H.R.A. Investment Income	(99,169)	(83,000)	30,000	(53,000)
SHO11	Misc. Income	(189,583)	(7,350)	0	(7,350)
Services					
SHO13A	Repairs & Maintenance	3,152,591	3,174,000	419,980	3,593,980
SHO17A	Housing & Tenancy Services	1,229,082	1,732,360	(246,740)	1,485,620
Accounting entries below the line					
SHO29	Bad Debt Provision	28,083	53,000	0	53,000
SHO30	Share Of Corp And Dem	294,567	199,100	(36,460)	162,640
SHO32	H.R.A. Interest Payable	1,165,119	1,178,580	(63,400)	1,115,180
SHO34	H.R.A. Trf To/From Emr	3,046,802	1,713,350	359,060	2,072,410
SHO37	Capital Receipts Res Adj	(16,900)	(26,000)	0	(26,000)
SHO38	Major Repairs Allowance	2,080,581	2,285,000	(25,000)	2,260,000
SHO45	Renewable Energy Transactions	(142,709)	(139,000)	50,000	(89,000)
NET DIRECT TOTAL		(2,341,763)	(2,511,360)	65,510	(2,445,850)

Subjective Analysis

Code	Service Unit	Current Year Budget	Movement	Proposed 20/21 Budget
1000	Employees	2,621,550	270,040	2,891,590
2000	Premises	194,770	2,550	197,320
3000	Transport	266,510	(10,450)	256,060
4000	Cost Of Goods And Services	7,395,180	137,780	7,532,960
7000	Income	(12,989,370)	(334,410)	(13,323,780)
NET DIRECT TOTAL		(2,511,360)	65,510	(2,445,850)
5000	Recharges	1,534,110	(52,480)	1,481,630
6000	Capital Charges	977,250	(13,030)	964,220
TOTAL		0	0	0

HRA Rent Budget 2020/21

Description	Average rent (52 week basis) £	Average properties 2020/21	Annual rent total £	Void level	Annual rent total (less voids)	Budget (rounded)
Social rent (in use)	79.44	2,907	12,008,468	0.69%	11,925,610	11,925,610
Affordable rent properties	113.59	81	478,441	0.69%	475,140	475,140
Rent written off					(35,000)	(35,000)
Write-offs recovered					1,000	1,000
HO700 budget					12,366,750	12,366,750
Affordable rent surplus					87,163	87,160
TOTAL		2,988				

Formula Rent	79.55
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HRA: Proposed Fees and Charges 2020/21

	<u>2019/20</u>	<u>Increase</u>	<u>Increase %</u>	<u>2020/21</u>
Garage rents per week (48 week basis) <i>It should be noted that council tenants receive a discount of £2.00 per week on any garage rent</i> (note rents for 20/21 will be charged on a 52 week basis)	£11.10	£0.50	4.50%	£11.60
Garage ground rents (Annual charge)	£250	£25	10.00%	£275
<u>N.B</u> MDDC Formula Rent on average (52 weeks)	£77.46			£79.55

Assumptions**Appendix 5c**

- All rents to increase up to a maximum of 2.7% subject to rent caps
- Twenty properties sold during 20/21
- Average of 19 void properties
- Affordable rents to increase subject to the market rent cap (to an average of £113.59 per week (over 52 weeks)
- Garage rents to increase by 50p per week, to £11.60 (based on a 48 week year)
- Garage ground rents proposal to increase from £250 to £275 per annum
- Income generated from HRA retail units expected to remain at current levels
- Base pay increase of 2% also planned salary increase to cover future projects work circa £173k
- Cost of Goods and Services has increased due to an increased contribution being made to the Housing Maintenance Fund
- Returns on external invested cash balances forecast to be lower on 20/21 (£33k)
- PWLB debt repayments, based on the nature of the borrowing, is £2.645m, however the make-up for 20/21 shows interest payments of £0.975m a reduction of £94k on 19/20. We have budgeted to fund a capital project from borrowing, estimate of interest in 20/21 £89k. We will pay to the General Fund £46k of interest on internal borrowing
- £1.190m contribution to the Housing Maintenance Fund to be made.
- Recharges (in) to decrease by £82k

Assumptions**6000 CAPITAL CHARGES**

	£000
MRP for Leases and Wells Park	47
Depreciation	2,000
Depreciation Reversal	(2,000)
PWLB loan MRP	916
	<u>963</u>

SHO34 HRA Transfer to/from EMR

Surplus amount	1,190
Renewable energy surplus	89
Affordable Rent surplus	87
Loan Premium Deficit	706
	<u>2,072</u>

PWLB LOAN

Principal repaid	1,622
Principal accounted for	916
Loan Premium deficit	<u>706</u>