

## Appendix 1

Code	Best Value Unit	PY Outturn	CY YTD Actuals	CY FY Budget	Movement	Proposed Budget 2016/17
SHO01	Dwelling Rents Inc	(12,422,053)	(6,669,460)	(12,810,600)	216,840	(12,593,760)
SHO04	Non Dwelling Rents Inc	(530,534)	(295,883)	(519,780)	(34,290)	(554,070)
SHO06	Tenant'S Ch For Services	(316,974)	(28,433)	(30,980)	(11,380)	(42,360)
SHO07	Leaseholders' Ch For Serv	(24,782)	(23,535)	(19,840)	(3,700)	(23,540)
SHO08	Contributions Towards Exp	(85,375)	(27,747)	(34,970)	1,250	(33,720)
SHO09	Alarm Income - Non Tenants	(157,529)	(109,345)	(138,170)	(56,490)	(194,660)
SHO10	H.R.A. Investment Income	(48,161)	0	(40,000)	0	(40,000)
SHO11	Miscellaneous Income	(1,644,562)	(32,861)	(19,000)	0	(19,000)
SHO13A	Repairs & Maintenance	3,090,671	1,406,623	3,274,710	(59,930)	3,214,780
SHO17A	Housing & Tenancy Services	1,199,119	565,249	1,358,850	(4,100)	1,354,750
SHO22	Alarms & L.D. Wardens	313,539	77,575	178,700	(26,500)	152,200
SHO29	Bad Debt Provision	(10,522)	0	25,000	0	25,000
SHO30	Share Of Corp And Dem	196,516	94,637	202,890	(25,490)	177,400
SHO32	H.R.A. Interest Payable	1,330,017	0	1,323,820	(55,790)	1,268,030
SHO34	H.R.A. Transfers between earmarked reserves	2,117,183	0	2,589,500	(133,760)	2,455,740
SHO36	H.R.A. R.C.C.O.	979,106	0	139,000	(115,000)	24,000
SHO37	Capital Receipts Res Adj	(13,000)	0	(15,600)	(5,200)	(20,800)
SHO38	Major Repairs Allowance	2,495,887	0	1,986,590	813,410	2,800,000
SHO40	Pension Reserve Adj	20,191	0	0	0	0
SHO44	Capital Grant Unapp Cr Hra	1,633,634	0	0	0	0
SHO45	Renewable Energy Transactions	(152,296)	(11,533)	(150,000)	20,000	(130,000)
	<b>TOTAL</b>	<b>(2,029,924)</b>	<b>(5,054,713)</b>	<b>(2,699,880)</b>	<b>519,870</b>	<b>(2,180,010)</b>

5000 RECHARGES  
6000 CAPITAL CHARGES

1,223,440	24,230	1,247,670
1,476,440	(544,100)	932,340
<b>0</b>	<b>0</b>	<b>0</b>

### 6000 CAPITAL CHARGES

Finance lease depreciation	16,030
Capital financing for finance lease	(16,030)
Capital financing for finance lease	16,030
Depreciation	2,000,000
Depreciation reversal	(2,000,000)
PWLB loan MRP	916,310
	<b>932,340</b>

### Assumptions

All rents to decrease by 1%, moving the actual average rent to £79.85 per week (over 52 weeks)  
Twenty four properties sold during 2015/16  
Sixteen properties sold during 2016/17

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Average of fifteen properties void at any one time

Eight properties are excluded from rent setting as they are not available for re-let

Affordable Rents to decrease by 1%, moving the actual average rent to £112.39 per week (over 52 weeks)

Garage rents to be frozen at £11.00 per week

Occupancy in HRA retail units to remain at current levels

Community alarm customer numbers to remain at current levels

HRA cash balances to remain high in the short term

Debt repayments of £2,645k to PWLB

Debt interest payments of £1,212k to PWLB and £54k to GF

£1,767k contribution to the Housing Maintenance Fund to be made

Recharges to grow slightly

## How the rent decrease works out in relation to Formula Rent

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We propose to decrease each property's rent by 1%, irrespective of whether that property's rent lags behind Formula Rent or not. This follows advice from the Department of Communities and Local Government (DCLG).

The following table shows how this decrease would leave our tenant population in relation to their Formula Rent.

Increase	Number of properties affected	Gap to Formula Rent (average, per week)
Zero gap	2,942	£0.00
Small gap	69	£1.13
Medium gap	9	£4.15
Large gap	4	£11.19
TOTAL	3,024	

This will take our average rent to £79.85.

**HO130 Planned & Cyclical Maintenance (extract)**

Cost centre	Account	Account Description	Proposed Budget 2016/17
HO130	4205	Insulation	10,000
HO130	4213	Planned Asbestos Work	150,000
HO130	4215	External Contr - Legionella	3,500
HO130	4216	External Contr - Electrical	100,000
HO130	4230	External Contr -Gas Servicing	368,150
HO130	4231	External Contr -Lift Maint	500
HO130	4232	External Contr - Paint & Reps	440,000
HO130	4236	Air Source Heat Pump Servicing	25,000
HO130	4239	Carbon Monoxide Detectors	32,000
HO130	4522	Solid Fuel Repairs	12,500
HO130	4524	Garage Repairs	30,000
HO130	4526	Cyclical Testing	70,000
HO130	4602	Door Entry Systems	5,000
		<b>TOTAL</b>	<b>1,246,650</b>

Please note, this table shows an extract from the Planned Maintenance budget and the figures above form part of the £3,214,780 Repairs & Maintenance budget.

## HRA: Proposed Fees and Charges 2016/17

	<u>2015/16</u>	<u>Increase</u>	<u>Increase %</u>	<u>2016/17</u>
<u>Community Alarm Charges per week per property</u> (48 week basis)				
Sheltered & Bronze Scheme Alarm Charge	£2.50	£0.50	20.0%	£3.00
Lifeline Base Unit	£3.76	£0.00	0.0%	£3.76

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>	£11.00	£0.00	0.0%	£11.00
Garage ground rents (Annual charge)	£200	£25	12.5%	£225

<u>N.B.</u>				
MDDC Formula Rent on average (52 weeks)	2015/16: <b>£80.71</b>	2016/17: <b>£79.90</b>		