

Appendix 1

Analysis by service

Code	Service unit	Previous Year Outturn	Current Year Budget	Movement	Proposed Budget 2017/18
	Income				
SHO01	Dwelling Rents Inc	(12,779,940)	(12,593,760)	225,170	(12,368,590)
SHO04	Non Dwelling Rents Inc	(549,947)	(554,070)	(17,350)	(571,420)
SHO06	Tenant'S Ch For Services	(46,313)	(42,360)	42,010	(350)
SHO07	Leaseholders' Ch For Serv	(21,952)	(23,540)	1,900	(21,640)
SHO08	Contributions Towards Exp	(44,518)	(33,720)	(2,750)	(36,470)
SHO09	Alarm Income - Non Tenants	(194,509)	(194,660)	(14,860)	(209,520)
SHO10	H.R.A. Investment Income	(42,103)	(40,000)	0	(40,000)
SHO11	Misc. Income	(142,628)	(19,000)	0	(19,000)
	Services				
SHO13A	Repairs & Maintenance	2,892,640	3,214,780	(116,400)	3,098,380
SHO17A	Housing & Tenancy Services	1,243,870	1,354,750	(39,460)	1,315,290
SHO22	Alarms & L.D. Wardens	127,540	152,200	(30,500)	121,700
	Accounting entries 'below the line'				
SHO29	Bad Debt Provision	(3,034)	25,000	0	25,000
SHO30	Share Of Corp And Dem	222,429	177,400	(12,080)	165,320
SHO32	H.R.A. Interest Payable	1,300,619	1,268,030	(53,530)	1,214,500
SHO34	H.R.A. Trf To/From Emr	3,006,048	2,393,010	529,050	2,922,060
SHO36	H.R.A. R.C.C.O.	590,196	24,000	8,000	32,000
SHO37	Capital Receipts Res Adj	(24,700)	(20,800)	(5,200)	(26,000)
SHO38	Major Repairs Allowance	2,390,468	2,800,000	(525,000)	2,275,000
SHO45	Renewable Energy Transactions	(136,027)	(130,000)	0	(130,000)
	NET DIRECT TOTAL	(2,216,729)	(2,242,740)	(11,000)	(2,253,740)

Subjective analysis

Code	Service unit	Previous Year Outturn	Current Year Budget	Movement	Proposed Budget 2017/18
1000	Employees	2,434,055	2,350,280	(99,700)	2,250,580
2000	Premises	143,308	166,070	(1,040)	165,030
3000	Transport	213,234	348,560	59,400	407,960
4000	Cost Of Goods And Services	10,620,712	9,056,480	(200,930)	8,855,550
7000	Income	(15,628,038)	(14,164,130)	231,270	(13,932,860)
	NET DIRECT TOTAL	(2,216,729)	(2,242,740)	(11,000)	(2,253,740)
5000	RECHARGES		1,265,490	11,000	1,276,490
6000	CAPITAL CHARGES		977,250	0	977,250
	TOTAL		0	0	0

6000 CAPITAL CHARGES

MRP for capital financing (Wells Park)	60,940
Depreciation	2,000,000
Depreciation reversal	(2,000,000)
PWLB loan MRP	916,310
	977,250

Assumptions

All rents to decrease by 1%, moving the actual average rent to £79.05 per week (over 52 weeks)

Thirty properties sold during 2016/17

Twenty properties sold during 2017/18

Average of fifteen properties void at any one time

Six 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 £111.27 per week

Garage rents to be increased from £11.00 to £11.10 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 and so generate investment income of circa £40k

Debt repayments of £2,645k to PWLB

- including debt interest payments of £1,212k to PWLB and £54k to GF

£2,151k contribution to the Housing Maintenance Fund to be made

Recharges to grow by £11k

SHO34 H.R.A. Trf To/From Emr	£
Surplus amount	2,150,814
Renewable energy surplus	130,000
Affordable Rent surplus	72,330
Loan premium deficit	568,916 (see below)
Total	<u>2,922,060</u>

PWLB loan	£
Principal actually repaid	1,485,228
Principal accounted for	916,313
Loan premium deficit	<u>568,916</u>