

HOUSING SERVICES

ANNUAL ESTIMATES 2024/25

Actual 2022/23 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2023/24 £	Estimate 2024/25 £
	<u>INCOME</u>		
15,844,458	Dwelling rents	16,984,380	18,819,424
285,035	Non-dwelling rents	285,000	361,500
1,023,444	Other charges for services and facilities	1,099,370	1,141,800
52,200	Contributions from general fund	52,200	52,200
374,026	Capital Grants & Contributions	0	0
17,579,163	TOTAL INCOME	18,420,950	20,374,924
	<u>EXPENDITURE</u>		
3,932,578	Repairs and maintenance	4,354,690	5,241,480
4,609,707	General management *	5,079,562	5,346,100
1,800,534	Special management *	1,901,625	1,917,605
33,609	Rents, rates & taxes	21,750	21,750
74,701	Increase provision for bad or doubtful debts	250,000	268,000
	<u>Capital Financing Costs</u>		
9,120,676	Depreciation charges	3,084,000	3,198,000
1,719,091	Exceptional Item Impairment	0	0
25,600	Debt management expenses	22,950	26,000
21,316,497	TOTAL EXPENDITURE	14,714,577	16,018,935
3,737,334	NET COST OF SERVICES	-3,706,372	-4,355,989
-452,382	(Gain)/Loss on Sale of HRA fixed Assets	0	0
1,525,628	Loan charges - Interest	1,907,000	1,761,000
	<u>Investment Income</u>		
-11,169	Interest on notional cash balances	-311,000	-277,000
149,885	Pensions Interest Cost and Expected Return on Assets	100,000	684,000
4,949,296	NET OPERATING INCOME	-2,010,372	-2,187,989
-7,351,409	Any other item of income & expenditure	0	0
452,382	Gain/(Loss) on Sale of HRA fixed Assets	0	0
4,960,700	Revenue Contribution to Capital Expenditure	4,358,150	3,602,000
50,917	Pensions Interest costs	-195,000	-484,000
3,061,886	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	2,152,778	930,011
10,062,944	Balance as at 1st April	7,001,059	4,848,281
7,001,059	Balance as at 31st March	4,848,281	3,918,270

* General Management - relates to costs for the whole of the housing stock or all tenants such as EKH Management Fee and support costs.

* Special Management - relates to only some of the tenants such as cleaning communal areas of flats and maintenance of open spaces.