

HOUSING SERVICES

ANNUAL ESTIMATES 2017/18

Actual 2015/16 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2016/17 £	Estimate 2017/18 £
	<u>INCOME</u>		
14,920,828	Dwelling rents	14,741,010	14,648,980
338,957	Non-dwelling rents	346,960	351,920
941,526	Other charges for services and facilities	974,030	978,980
50,300	Contributions from general fund	51,200	52,200
16,251,611	TOTAL INCOME	16,113,200	16,032,080
	<u>EXPENDITURE</u>		
2,935,066	Repairs and maintenance	3,108,090	3,279,450
3,226,553	General management *	3,428,620	3,110,460
1,009,679	Special management *	994,190	1,020,370
14,884	Rents, rates & taxes	20,200	22,750
66,858	Increase provision for bad or doubtful debts	149,000	140,000
	<u>Capital Financing Costs</u>		
3,900,413	Depreciation charges	3,989,140	3,884,870
29,587	Debt management expenses	31,870	22,030
11,183,038	TOTAL EXPENDITURE	11,721,110	11,479,930
-5,068,573	NET COST OF SERVICES	-4,392,090	-4,552,150
1,752,601	Loan charges - Interest	1,737,000	1,676,500
	<u>Investment Income</u>		
-92,632	Interest on notional cash balances	-114,660	-85,490
-28,927	Premiums & discounts	-25,070	-22,270
-3,437,531	NET OPERATING INCOME	-2,794,820	-2,983,410
0	Repayment of Debt	900,000	0
1,822,574	Revenue Contribution to Capital Expenditure	3,398,500	3,762,110
1,800	Pensions Interest costs	0	0
-1,613,157	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	1,503,680	778,700
4,251,577	Balance as at 1st April	5,864,734	4,361,054
5,864,734	Balance as at 31st March	4,361,054	3,582,354

* 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.