

## HOUSING SERVICES

## ANNUAL ESTIMATES 2018/19

Actual 2016/17 £	<b><u>HOUSING REVENUE ACCOUNT</u></b>	Original 2017/18 £	Estimate 2018/19 £
	<b><u>INCOME</u></b>		
14,820,687	Dwelling rents	14,648,980	<b>14,436,600</b>
352,605	Non-dwelling rents	351,920	<b>357,160</b>
946,430	Other charges for services and facilities	978,980	<b>983,170</b>
50,300	Contributions from general fund	52,200	<b>52,200</b>
<b>16,170,022</b>	<b>TOTAL INCOME</b>	<b>16,032,080</b>	<b>15,829,130</b>
	<b><u>EXPENDITURE</u></b>		
2,840,513	Repairs and maintenance	3,279,450	<b>3,332,530</b>
3,018,933	General management *	3,110,460	<b>3,118,610</b>
999,885	Special management *	1,020,370	<b>1,044,910</b>
22,238	Rents, rates & taxes	22,750	<b>21,750</b>
43,680	Increase provision for bad or doubtful debts	140,000	<b>140,000</b>
	<b><u>Capital Financing Costs</u></b>		
3,909,530	Depreciation charges	3,884,870	<b>3,540,700</b>
24,612	Debt management expenses	22,030	<b>20,940</b>
<b>10,859,391</b>	<b>TOTAL EXPENDITURE</b>	<b>11,479,930</b>	<b>11,219,440</b>
<b>-5,310,630</b>	<b>NET COST OF SERVICES</b>	<b>-4,552,150</b>	<b>-4,609,690</b>
	<b><u>Investment Income</u></b>		
1,737,740	Loan charges - Interest	1,676,500	<b>1,597,000</b>
-100,107	Interest on notional cash balances	-85,490	<b>-83,490</b>
-26,451	Premiums & discounts	-22,270	<b>-14,740</b>
<b>-3,699,449</b>	<b>NET OPERATING INCOME</b>	<b>-2,983,410</b>	<b>-3,110,920</b>
2,169,037	Revenue Contribution to Capital Expenditure	3,762,110	<b>3,566,720</b>
0	Transfer to/from(-) Major Repairs Reserve	0	<b>0</b>
15,000	Pensions Interest costs	0	<b>0</b>
<b>-1,515,412</b>	<b>TOTAL DEFICIT/SURPLUS(-) FOR YEAR</b>	<b>778,700</b>	<b>455,800</b>
5,864,734	Balance as at 1st April	7,380,146	<b>6,601,446</b>
7,380,146	Balance as at 31st March	6,601,446	<b>6,145,646</b>

\* 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.