

Appendix 1
HOUSING SERVICES

ANNUAL ESTIMATES 2019/20

Actual 2017/18 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2018/19 £	Estimate 2019/20 £
	<u>INCOME</u>		
14,715,576	Dwelling rents	14,436,600	14,843,000
418,443	Non-dwelling rents	357,160	355,020
955,220	Other charges for services and facilities	983,170	985,430
52,200	Contributions from general fund	52,200	52,200
16,141,440	TOTAL INCOME	15,829,130	16,235,650
	<u>EXPENDITURE</u>		
2,981,478	Repairs and maintenance	3,332,530	3,548,480
3,084,802	General management *	3,118,610	3,307,630
1,007,878	Special management *	1,044,910	1,054,940
24,655	Rents, rates & taxes	21,750	21,750
31,445	Increase provision for bad or doubtful debts	140,000	90,000
	<u>Capital Financing Costs</u>		
6,730,887	Depreciation charges	3,540,700	2,526,850
24,540	Debt management expenses	20,940	21,920
13,885,684	TOTAL EXPENDITURE	11,219,440	10,571,570
-2,255,755	NET COST OF SERVICES	-4,609,690	-5,664,080
1,677,431	Loan charges - Interest	1,597,000	1,569,000
	<u>Investment Income</u>		
-95,973	Interest on notional cash balances	-83,490	-75,000
-23,045	Premiums & discounts	-14,740	0
-697,342	NET OPERATING INCOME	-3,110,920	-4,170,080
-4,214,107	Any other item of income & expenditure	0	0
4,282,665	Revenue Contribution to Capital Expenditure	3,566,720	3,861,833
-39,000	Pensions Interest costs	0	0
-667,784	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	455,800	-308,247
7,380,146	Balance as at 1st April	8,047,930	7,592,130
8,047,930	Balance as at 31st March	7,592,130	7,900,377

* 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.