

HOUSING SERVICES

ANNUAL ESTIMATES 2020/21

Actual 2018/19 £	HOUSING REVENUE ACCOUNT	Original 2019/20 £	Estimate 2020/21 £
	<u>INCOME</u>		
14,669,358	Dwelling rents	14,843,000	14,960,840
279,179	Non-dwelling rents	355,020	342,380
895,450	Other charges for services and facilities	985,430	1,009,840
52,200	Contributions from general fund	52,200	52,200
15,896,187	TOTAL INCOME	16,235,650	16,365,260
	<u>EXPENDITURE</u>		
2,963,126	Repairs and maintenance	3,548,480	3,786,920
3,012,538	General management *	3,307,630	3,979,810
1,284,640	Special management *	1,054,940	1,036,280
36,331	Rents, rates & taxes	21,750	21,750
100,868	Increase provision for bad or doubtful debts	90,000	150,000
	<u>Capital Financing Costs</u>		
5,088,503	Depreciation charges	2,526,850	2,564,670
3,286,020	Exceptional Item Impairment	0	0
21,500	Debt management expenses	21,920	0
15,793,526	TOTAL EXPENDITURE	10,571,570	11,539,430
-102,661	NET COST OF SERVICES	-5,664,080	-4,825,830
-1,120,015	(Gains)/loss on sale of HRA fixed assets	0	0
1,596,808	Loan charges - Interest	1,569,000	1,546,680
	<u>Investment Income</u>		
-88,535	Interest on notional cash balances	-75,000	-75,000
101,000	Pensions Interest Cost and Expected Return on Assets	0	0
0	Premiums & discounts	0	0
386,596	NET OPERATING INCOME	-4,170,080	-3,354,150
-5,810,259	Any other item of income & expenditure	0	0
-12,648	Amounts charged to income & exp For premiums & discounts	0	0
1,120,015	Gain/(Loss) on Sale of HRA fixed assets	0	0
2,330,310	Revenue Contribution to Capital Expenditure	3,861,833	6,804,817
-130,000	Pensions Interest costs	0	-195,000
-2,115,986	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	-308,247	3,255,667
8,047,323	Balance as at 1st April	10,163,309	10,471,556
10,163,309	Balance as at 31st March	10,471,556	7,215,889

* 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.