

HOUSING SERVICES
ANNUAL ESTIMATES 2021/22

Actual 2019/20 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2020/21 £	Estimate 2021/22 £
	<u>INCOME</u>		
14,854,286	Dwelling rents	14,954,140	14,415,747
318,503	Non-dwelling rents	342,380	342,380
978,838	Other charges for services and facilities	1,009,840	1,012,840
52,200	Contributions from general fund	52,200	52,200
16,203,827	TOTAL INCOME	16,358,560	15,823,167
	<u>EXPENDITURE</u>		
3,487,250	Repairs and maintenance	3,786,920	4,070,920
3,576,449	General management *	4,081,900	4,853,203
1,193,329	Special management *	1,036,280	1,036,280
19,316	Rents, rates & taxes	21,750	21,750
140,313	Increase provision for bad or doubtful debts	150,000	200,000
	<u>Capital Financing Costs</u>		
5,510,903	Depreciation charges	2,564,670	2,643,000
827,860	Exceptional Item Impairment	0	0
21,920	Debt management expenses	0	0
14,777,339	TOTAL EXPENDITURE	11,641,520	12,825,153
(1,426,487)	NET COST OF SERVICES	(4,717,040)	(2,998,014)
1,569,205	Loan charges - Interest	1,546,680	1,573,000
	<u>Investment Income</u>		
(78,215)	Interest on notional cash balances	(75,000)	(50,000)
0	Premiums & discounts	0	0
64,504	NET OPERATING INCOME	(3,245,360)	(1,475,014)
(3,750,219)	Any other item of income & expenditure	0	0
1,387,326	Revenue Contribution to Capital Expenditure	6,804,820	6,620,019
(13,000)	Pensions Interest costs	(195,000)	(195,000)
(2,311,389)	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	3,364,460	4,950,005
10,163,309	Balance as at 1st April	12,474,698	9,110,238
12,474,698	Balance as at 31st March	9,110,238	4,160,233

* 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.