

HOUSING SERVICES

ANNUAL ESTIMATES 2021/22

Actual 2019/20 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2020/21 £	Estimate 2021/22 £	Change	Notes
	<u>INCOME</u>				
14,854,286	Dwelling rents	14,954,140	14,415,750	538,390	(£220k) Std CPI% + 1% increase, £758k estimated 5% loss of rental income due to Covid-19
318,503	Non-dwelling rents	342,380	342,380	0	Fees & charges increased but budget is at a sufficient level
978,838	Other charges for services and facilities	1,009,840	1,020,200	(10,360)	Supported People service charges increased, budget increased
52,200	Contributions from general fund	52,200	52,200	0	
16,203,827	TOTAL INCOME	16,358,560	15,830,530	528,030	
	<u>EXPENDITURE</u>				
3,487,250	Repairs and maintenance	3,786,920	4,070,920	284,000	£105k increased Void repairs, £85k increased costs of asbestos removal, £62k additional cost of heating contract, £32k increased cost of lift servicing & repairs
3,576,449	General management *	4,081,900	3,767,570	(314,330)	(£309k) net change in service costs following removal of EKH Management fee and addition of new housing structure costs, (£250k) removal of EKH transition budget, £145k additional budget for Stock Condition Surveys, £100k for ICT licences & additional staff resources for Northgate implementation
1,193,329	Special management *	1,036,280	2,252,240	1,215,960	£1,126k net change in service costs following addition of new housing structure and £90k increased cleaning contract costs for enhanced cleaning at sheltered schemes
19,316	Rents, rates & taxes	21,750	21,750	0	
140,313	Increase provision for bad or doubtful debts	150,000	200,000	50,000	
	<u>Capital Financing Costs</u>				
5,510,903	Depreciation charges	2,564,670	2,643,000	78,330	
827,860	Exceptional Item Impairment	0	0	0	
21,920	Debt management expenses	0	21,310	21,310	
14,777,339	TOTAL EXPENDITURE	11,641,520	12,976,790	1,335,270	
-1,426,487	NET COST OF SERVICES	-4,717,040	-2,853,740	1,863,300	
1,569,205	Loan charges - Interest	1,546,680	1,573,000	26,320	
	<u>Investment Income</u>				
-78,215	Interest on notional cash balances	-75,000	-50,000	25,000	
0	Premiums & discounts	0	0	0	
64,504	NET OPERATING INCOME	-3,245,360	-1,330,740	1,914,620	
-3,750,219	Any other item of income & expenditure	0	0	0	
1,387,326	Revenue Contribution to Capital Expenditure	6,804,820	6,623,883	(180,937)	
-13,000	Pensions Interest costs	-195,000	-195,000	0	
-2,311,389	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	3,364,460	5,098,143	1,733,683	
10,163,309	Balance as at 1st April	12,474,698	9,110,238	(3,364,460)	
12,474,698	Balance as at 31st March	9,110,238	4,012,095	(5,098,143)	

* 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.