

## HOUSING SERVICES

APPENDIX 1  
ANNUAL ESTIMATES 2023/24

Actual 2021/22 £	<b><u>HOUSING REVENUE ACCOUNT</u></b>	Original 2022/23 £	Estimate 2023/24 £
	<b><u>INCOME</u></b>		
15,230,322	Dwelling rents	15,817,040	<b>16,984,378</b>
280,228	Non-dwelling rents	342,380	<b>285,000</b>
1,016,680	Other charges for services and facilities	1,047,020	<b>1,099,371</b>
1,989,000	Capital Grants and Contributions	0	<b>0</b>
52,200	Contributions from general fund	52,200	<b>52,200</b>
<b>18,568,430</b>	<b>TOTAL INCOME</b>	<b>17,258,640</b>	<b>18,420,949</b>
	<b><u>EXPENDITURE</u></b>		
3,958,821	Repairs and maintenance	4,091,260	<b>4,354,690</b>
5,422,810	General management *	4,907,080	<b>5,079,562</b>
1,634,529	Special management *	1,692,330	<b>1,901,625</b>
20,085	Rents, rates & taxes	21,750	<b>21,750</b>
-36,549	Increase provision for bad or doubtful debts	100,000	<b>250,000</b>
	<b><u>Capital Financing Costs</u></b>		
10,667,835	Depreciation charges	2,398,700	<b>3,084,000</b>
-1,468,846	Exceptional Item Impairment	0	<b>0</b>
24,110	Debt management expenses	22,950	<b>22,950</b>
<b>20,222,795</b>	<b>TOTAL EXPENDITURE</b>	<b>13,234,070</b>	<b>14,714,577</b>
<b>1,654,365</b>	<b>NET COST OF SERVICES</b>	<b>-4,024,570</b>	<b>-3,706,372</b>
-761,712	(Gain)/Loss on Sale of HRA Fixed Assets	0	<b>0</b>
1,519,711	Loan charges - Interest	1,633,000	<b>1,907,000</b>
	<b><u>Investment Income</u></b>		
-13,394	Interest on notional cash balances	-11,310	<b>-311,000</b>
255,000	Pensions Interest Cost and Expected Return on Assets	0	<b>100,000</b>
<b>2,653,970</b>	<b>NET OPERATING INCOME</b>	<b>-2,402,880</b>	<b>-2,010,372</b>
-4,794,182	Any other item of income & expenditure	0	<b>0</b>
761,712	Gain/(Loss) on Sale of HRA Fixed Assets		
4,286,732	Revenue Contribution to Capital Expenditure	6,658,597	<b>3,632,650</b>
-800,000	Pensions Interest costs	-195,000	<b>-195,000</b>
<b>2,108,232</b>	<b>TOTAL DEFICIT/SURPLUS(-) FOR YEAR</b>	<b>4,060,717</b>	<b>1,427,278</b>
12,036,896	Balance as at 1st April	9,927,944	<b>5,867,227</b>
9,927,944	Balance as at 31st March	5,867,227	<b>4,439,949</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.