

HOUSING SERVICES

ANNUAL ESTIMATES 2023/24

Actual 2021/22 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2022/23 £	Estimate 2023/24 £
	<u>INCOME</u>		
15,230,322	Dwelling rents	15,817,040	16,984,378
280,228	Non-dwelling rents	342,380	285,000
1,016,680	Other charges for services and facilities	1,047,020	1,099,371
1,989,000	Capital Grants and Contributions	0	0
52,200	Contributions from general fund	52,200	52,200
18,568,430	TOTAL INCOME	17,258,640	18,420,949
	<u>EXPENDITURE</u>		
3,958,821	Repairs and maintenance	4,091,260	4,354,690
5,422,810	General management *	4,907,080	5,079,562
1,634,529	Special management *	1,692,330	1,901,625
20,085	Rents, rates & taxes	21,750	21,750
-36,549	Increase provision for bad or doubtful debts	100,000	250,000
	<u>Capital Financing Costs</u>		
10,667,835	Depreciation charges	2,398,700	3,084,000
-1,468,846	Exceptional Item Impairment	0	0
24,110	Debt management expenses	22,950	22,950
20,222,795	TOTAL EXPENDITURE	13,234,070	14,714,577
1,654,365	NET COST OF SERVICES	-4,024,570	-3,706,372
-761,712	(Gain)/Loss on Sale of HRA Fixed Assets	0	0
1,519,711	Loan charges - Interest	1,633,000	1,907,000
	<u>Investment Income</u>		
-13,394	Interest on notional cash balances	-11,310	-311,000
255,000	Pensions Interest Cost and Expected Return on Assets	0	100,000
2,653,970	NET OPERATING INCOME	-2,402,880	-2,010,372
-4,794,182	Any other item of income & expenditure	0	0
761,712	Gain/(Loss) on Sale of HRA Fixed Assets	0	0
4,286,732	Revenue Contribution to Capital Expenditure	6,658,597	4,358,150
-800,000	Pensions Interest costs	-195,000	-195,000
2,108,232	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	4,060,717	2,152,778
12,036,896	Balance as at 1st April	9,927,944	5,867,227
9,927,944	Balance as at 31st March	5,867,227	3,714,449

* 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.