

HOUSING REVENUE ACCOUNT

APPENDIX 3

	Current Budget 2018/19 £	Original Budget 2019/20 £	Forecast 2020/21 £	Forecast 2021/22 £	Forecast 2022/23 £
Expenditure					
Repairs and Maintenance	4,384,689	4,897,470	4,985,893	5,103,851	5,236,607
Supervision and Management	5,249,542	5,357,138	5,371,319	5,444,459	5,539,644
Special Services	485,398	549,994	549,743	554,255	564,880
Supporting People - Wardens	552,480	606,571	621,467	634,399	646,401
Supporting People - Central Control	228,379	224,968	228,246	231,164	234,143
Tenants Participation	89,563	66,247	67,673	89,947	70,246
Revenue Contribution to Capital	500,000	500,000	500,000	500,000	500,000
Increase in Bad Debts Provision	150,000	150,000	150,000	150,000	150,000
Cost of Capital - Interest	3,577,169	3,513,950	3,472,479	3,386,257	3,296,637
Debt Management Expenses	7,886	8,120	8,200	8,300	8,400
Total Expenditure	15,225,106	15,874,458	15,955,020	16,102,632	16,246,958
Income					
Dwelling Rents	(20,007,812)	(20,025,070)	(20,969,076)	(21,729,486)	(22,515,766)
Garage Rents	(140,648)	(144,027)	(147,483)	(151,904)	(155,554)
Other Income	(28,990)	(23,060)	(23,435)	(23,810)	(24,185)
Repairs and Maintenance	(16,445)	(16,445)	(16,445)	(16,445)	(16,445)
Supervision and Management	(1,143)	(380)	(380)	(380)	(380)
Special Services	(134,231)	(138,135)	(142,156)	(146,298)	(150,564)
Supporting People - Wardens	(516,420)	(515,863)	(139,123)	(142,462)	(145,882)
Supporting People - Central Control	(239,768)	(245,522)	(251,415)	(257,449)	(263,628)
Tenants Participation	(5,490)	0	0	0	0
Leased Flats	(25,119)	(19,000)	(19,000)	(19,000)	(19,000)
Leased Shops	(7,980)	(7,980)	(7,980)	(7,980)	(7,980)
Total Income	(21,124,046)	(21,135,482)	(21,716,493)	(22,495,214)	(23,299,384)
Appropriations					
Depreciation	3,200,000	3,200,000	3,200,000	3,200,000	3,200,000
T/f to/(from) Major Repairs Reserve	1,717,569	908,249	808,249	808,249	1,508,249
Contribution to Insurance Reserve	50,000	50,000	50,000	50,000	50,000
Contribution to Development Reserve	1,000,000	1,000,000	1,500,000	1,900,000	0
Contribution to Debt Repayment Reserve	0	0	0	0	2,000,000
Contribution to Vehicle Replacement Reserve	0	80,000	180,000	420,000	285,000
Use of Reserves	(70,294)	0	0	0	0
	5,897,275	5,238,249	5,738,249	6,378,249	7,043,249
Net Operating (Surplus) / Deficit	(1,665)	(22,775)	(23,224)	(14,333)	(9,177)
Working Balance at Beginning of Year	(1,928,826)	(1,930,491)	(1,953,266)	(1,976,490)	(1,990,823)
Contribution (to)/from Balances	(1,665)	(22,775)	(23,224)	(14,333)	(9,177)
Working Balance at End of Year	(1,930,491)	(1,953,266)	(1,976,490)	(1,990,823)	(2,000,000)