

## HOUSING REVENUE ACCOUNT

## Appendix 3

	Revised Outturn 2017/18 £	Original Budget 2018/19 £	Forecast 2019/20 £	Forecast 2020/21 £	Forecast 2021/22 £
<b>Expenditure</b>					
Repairs and Maintenance	4,655,274	4,949,712	5,143,358	5,226,693	5,362,854
Supervision and Management	5,005,814	5,188,992	5,225,068	5,208,873	5,288,124
Special Services	556,278	587,280	603,780	616,880	629,813
Supporting People - Wardens	592,905	611,401	625,614	631,142	636,238
Supporting People - Central Control	240,058	241,076	244,706	245,971	247,237
Tenants Participation	67,422	84,679	69,208	70,558	89,042
Increase in Bad Debts Provision	150,000	150,000	150,000	150,000	150,000
Cost of Capital - Interest	3,401,649	3,443,652	3,391,173	3,345,101	3,240,192
<b>Debt Management Expenses</b>	7,625	8,578	9,650	10,856	12,213
<b>Total Expenditure</b>	<b>14,677,025</b>	<b>15,265,370</b>	<b>15,462,557</b>	<b>15,506,074</b>	<b>15,655,713</b>
<b>Income</b>					
Income	(20,521,331)	(20,461,098)	(20,251,416)	(21,044,915)	(21,875,587)
Repairs and Maintenance	(22,345)	(10,345)	(10,345)	(10,345)	(10,345)
Supervision and Management	(605)	(380)	(380)	(380)	(380)
Special Services	(186,181)	(191,643)	(197,269)	(203,064)	(209,033)
Supporting People - Wardens	(454,750)	(459,993)	(185,393)	(190,955)	(196,683)
Supporting People - Central Control	(234,973)	(242,022)	(249,282)	(256,761)	(264,464)
Tenants Participation	(4,087)	0	0	0	0
Leased Flats	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)
Leased Shops	(7,980)	(7,980)	(7,980)	(7,980)	(7,980)
<b>Total Income</b>	<b>(21,448,252)</b>	<b>(21,389,461)</b>	<b>(20,918,065)</b>	<b>(21,730,400)</b>	<b>(22,580,472)</b>
<b>Appropriations</b>					
Depreciation	3,264,385	3,264,385	3,264,385	3,264,385	3,264,385
Major Repairs Reserve	2,111,884	1,653,184	1,003,184	1,403,184	1,603,184
Debt Repayment	1,067,708	1,000,000	1,000,000	1,500,000	2,000,000
	<b>6,443,977</b>	<b>5,917,569</b>	<b>5,267,569</b>	<b>6,167,569</b>	<b>6,867,569</b>
Contribution to Insurance Reserve	50,000	50,000	50,000	50,000	50,000
Contribution to Development Reserve	100,000	50,000	0	0	0
Cont to Vehicle Replacement Reserve	180,000	80,000	100,000	0	0
Use of Reserves	(40,000)	0	0	0	0
	<b>290,000</b>	<b>180,000</b>	<b>150,000</b>	<b>50,000</b>	<b>50,000</b>
<b>Net Operating (Surplus) / Deficit</b>	<b>(37,250)</b>	<b>(26,522)</b>	<b>(37,939)</b>	<b>(6,757)</b>	<b>(7,190)</b>
Working Balance at Beginning of Year	<b>(1,904,719)</b>	<b>(1,941,969)</b>	<b>(1,968,491)</b>	<b>(2,006,430)</b>	<b>(2,013,187)</b>
<b>Contribution to/(from) Balances</b>	<b>(37,250)</b>	<b>(26,522)</b>	<b>(37,939)</b>	<b>(6,757)</b>	<b>(7,190)</b>
<b>Working Balance at End of Year</b>	<b>(1,941,969)</b>	<b>(1,968,491)</b>	<b>(2,006,430)</b>	<b>(2,013,187)</b>	<b>(2,020,377)</b>