

HOUSING REVENUE ACCOUNT

APPENDIX 3

	Revised Budget 2020/21	Original Budget 2021/22	Forecast 2022/23	Forecast 2023/24	Forecast 2024/25
	£	£	£	£	£
Expenditure					
Repairs and Maintenance	4,836,282	5,223,954	5,187,515	5,286,855	5,359,149
Rents Rates and Taxes	214,117	191,708	193,621	194,427	195,603
Supervision and Management	5,282,389	5,389,863	5,414,760	5,557,140	5,689,625
Special Services	442,725	458,212	469,955	488,965	509,438
Housing Related Support - Wardens	636,020	635,544	646,407	657,368	668,595
Housing Related Support - Central Control	259,708	272,954	277,732	281,248	284,878
Tenants Participation	66,041	71,850	83,423	71,752	73,112
New Build Schemes Evaluation	453,886	400,000	0	0	0
New Bolsover Project	27,842	5,000	0	0	0
Leased Flats	92,000	0	0	0	0
Debt Management Expenses	8,000	8,240	8,490	8,750	9,020
Total Expenditure	12,319,010	12,657,325	12,281,903	12,546,505	12,789,420
Income					
Dwelling Rents	(20,346,910)	(20,819,238)	(21,131,520)	(21,448,490)	(21,770,220)
Non-dwelling Rents	(138,638)	(140,709)	(142,811)	(144,941)	(147,099)
Leasehold Flats and Shops Income	(14,480)	(14,480)	(14,480)	(14,480)	(14,480)
Repairs and Maintenance	(59,597)	(12,500)	(12,500)	(12,500)	(12,500)
Supervision and Management	(1,795)	(562)	0	0	0
Special Services	(44,663)	(44,663)	(44,663)	(44,663)	(44,663)
Housing Related Support - Wardens	(409,168)	(294,387)	(132,969)	(134,912)	(136,885)
Housing Related Support - Central Control	(333,263)	(283,872)	(213,528)	(216,731)	(219,982)
New Bolsover Project	(27,842)	0	0	0	0
Total Income	(21,376,356)	(21,610,411)	(21,692,471)	(22,016,717)	(22,345,829)
Net Cost of Services	(9,057,346)	(8,953,086)	(9,410,568)	(9,470,212)	(9,556,409)
Appropriations					
Increase in Bad Debt Provision	180,000	180,000	180,000	180,000	180,000
Capital Interest Costs	3,495,466	3,190,231	3,075,685	2,978,368	2,751,144
Investment Interest Income	(1,435)	(1,435)	(1,435)	(1,435)	(1,435)
Depreciation	3,800,000	4,274,630	4,274,630	4,274,630	4,274,630
T/f to Major Repairs Reserve	1,432,452	1,112,070	1,112,070	1,112,070	1,112,070
Contribution to Insurance Reserve	40,000	50,000	50,000	50,000	50,000
Contribution to Development Reserve	400,000	400,000	450,000	550,000	900,000
Contribution to Vehicle Replacement Reserve	200,000	180,000	296,000	352,000	276,000
Use of Earmarked Reserves	(545,886)	(400,000)	0	0	0
Contribution from HRA Balance	(38,696)	(38,693)	(38,693)	(38,693)	0
Net Operating (Surplus) / Deficit	(95,445)	(6,283)	(12,311)	(13,272)	(14,000)

HRA - Fees and Charges 2021/22

TABLE 1

Weekly Charge over 48 Weeks unless otherwise specified
September 2020 Consumer Price Index was 0.5%

	Current	Proposed	Change	Change
	£	£	£	%
Garages (tenant)	12.86	13.05	0.19	1.5%
Garage - Direct Debit Payment	9.71	9.85	0.15	1.5%
Garage (in curtlodge)	4.85	4.93	0.07	1.5%
(Set at 50% of garage DD payment)				
Garage plots (billed annually)	207.97	211.09	3.12	1.5%
New Bolsover Service Charge	2.05	2.08	0.03	1.5%
(applies to new tenants only)				
Special Services Charge (See Note1)	16.83	17.08	0.25	1.5%
Reduced special service	11.22	11.39	0.17	1.5%
(Reduced special services for scheme other than Cat 2 who receive reduced service)				
Heating Service Charge (See Note 2)				
Bedsits	2.92	2.97	0.04	1.5%
1 bed flat	3.98	4.04	0.06	1.5%
2 bed flat	6.64	6.74	0.10	1.5%
3 bed flat	7.35	7.46	0.11	1.5%
1 bed bungalow	4.43	4.49	0.07	1.5%
2 bed bungalow	5.89	5.98	0.09	1.5%
Heating Charge (See Note 3)				
Bedsits	4.83	4.83	0.00	0.0%
1 bed flat	6.58	6.58	0.00	0.0%
2 bed flat	10.97	10.97	0.00	0.0%
3 bed flat	12.14	12.14	0.00	0.0%
1 bed bungalow	7.31	7.31	0.00	0.0%
2 bed bungalow	9.73	9.73	0.00	0.0%
Support Charges	14.35	14.57	0.22	1.5%
Mobile Warden	6.36	7.00	0.64	10.0%
(long term aim to reach cost, increase capped at 10% per year)				

Lifeline - bronze	4.97	5.05	0.07	1.5%
Lifeline - gold	7.65	7.76	0.11	1.5%
Lifeline - RSL	4.76	4.84	0.07	1.5%
Buggy Parking (including charging facilities)	4.05	4.11	0.06	1.5%
Choice Based Lettings Postage (suggested cost is twice the cost of a second class stamp)	1.22	1.32	0.10	8.2%

Note 1

Special Services Charge includes the heating, cleaning and furnishing of communal areas, provision of laundry and kitchen facilities and other costs. The charge is a contribution to the full cost of these services. This charge is added to the rent amount and is covered by housing benefit if appropriate.

The Heating Charge is split into two separate charges.

Note 2

Heating Service Charge is the cost for the provision and maintenance of a communal heating system. This includes an allowance for electricity to circulate heat within the system. This charge is added to the rent

Note 3

The Heating Charge reflects the cost of fuel only, this is not covered by housing benefit and is charged and monitored to a sub account on the main rent account.

This split is intended to make it easier to understand how we charge for heating.

