

Appendix 3

Housing Revenue Account Budget Sheets 2015/16 to 2020/21

Based on 1.0% rent decrease. Figures rounded to nearest £'000 (- equals income)

Description	2015/16 Outturn	2016/17 Forecast	2017/18 Draft Budget	2018/19 Draft Budget	2019/20 Draft Budget	2020/21 Draft Budget
	£,000	£,000	£,000	£,000	£,000	£,000
EXPENDITURE						
GENERAL MANAGEMENT						
Employees	9,744	10,004	10,517	10,780	11,049	11,326
Premises	0	0	269	275	282	289
Transport	0	0	27	28	29	29
Supplies and Services	0	0	605	620	636	652
Agency and Contract Services	0	0	26	27	28	28
Income	0	0	-2	-2	-2	-2
Admin. Buildings/Support Service Charges	3,508	2,995	2,919	2,992	3,067	3,144
Front Line Services	61	61	62	63	65	66
Legal Expenses	60	54	69	70	72	74
Insurances	63	62	63	65	67	68
Home Loss and Disturbance	25	42	46	47	49	50
Other General Expenses	355	328	300	300	855	877
Total General Management	13,816	13,546	14,901	15,266	16,196	16,601
SPECIAL MANAGEMENT						
Communal Heating	1,007	1,019	1,305	1,345	1,385	1,426
Communal Heating (Dwellings)	0	0	0	0	0	0
Communal Lighting	108	116	116	119	123	127
Lifts	0	0	0	0	0	0
Estate Service Officers	856	771	1,111	1,139	1,167	1,197
Sheltered housing	2,490	2,547	2,718	2,786	2,855	2,927
Community Warden	445	520	449	460	471	483
John Pounds Centre	24	0	0	0	0	0
Out of Hours	346	379	413	423	434	445
New Tenancy	342	342	390	399	409	420
Money Advice	0	0	0	0	0	0
Anti Social Behaviour	285	340	339	348	357	366
Resident Participation	374	509	543	557	570	585
Play Services	866	943	970	994	1,019	1,044
Youth Clubs	429	489	522	535	548	562
Hillside & Wymering Centre	4	90	92	94	96	99
Cleaning	3,196	3,493	3,728	3,821	3,917	4,015
Pest Eradication	85	82	86	88	90	93
Grounds Maintenance & Open Spaces	1,533	1,659	1,604	1,645	1,686	1,728
Positive Family Futures	-50	50	0	0	0	0
Changing Mindsets Project	2	0	0	0	0	0
Bulk Waste	13	32	0	0	0	0
TV Relay	2	4	2	2	3	3
Insurance of Flats	151	180	180	185	189	194
Centralised Communication	65	68	72	74	76	78
Landport Community Garden (HRA)	33	2	0	0	0	0
Total Special Management	12,604	13,635	14,640	15,013	15,396	15,788
OTHER EXPENDITURE						
Repairs & maintenance	25,546	24,135	24,350	24,500	24,500	24,990
Rent, Rates, Taxes and Other Charges	600	411	604	619	634	650
Rent Rebates Limitation	0	45	0	0	0	0
Bad Debt provisions	-21	732	732	732	732	732
Recovery of Overpaid Housing Benefit	0	0	0	0	0	0
Supporting People Benefit	273	419	459	459	459	459
Healthcare Properties	34	44	0	0	0	0
Supported living properties	125	99	130	134	137	140
Non-HRA Dwelling Expenditure	88	17	78	80	82	84
Debt Management Costs	53	115	118	121	125	128
RTB Cost of Admin & Repairs	0	0	0	0	0	0
Revenue transfer to capital reserve	0	0	0	0	0	0

Description			2017/18 Draft	2018/19 Draft	2019/20 Draft	2020/21 Draft
	2015/16 Outturn	2016/17 Forecast	Budget	Budget	Budget	Budget
Major Repairs Allowance/ Depreciation	7,423	15,073	15,894	15,894	15,894	15,894
RCCO Capital spending HRA Dwellings	3,294	3,293	471	420	215	1,251
Unwinding of finance lease	9	0	0	0	0	0
Contingency Provision	0	133	100	100	100	100
City Government	387	404	404	414	424	435
Interest Payable	7,703	7,774	7,489	7,797	7,674	7,625
Premium on Loans	125	102	101	100	99	98
Repayment of debt	2,954	2,954	2,954	2,954	2,954	2,954
Depreciation on other HRA assets	1,914	2,049	2,049	2,101	2,153	2,207
Impairment	229	0	227	233	238	244
Year end pension adjustment	-1,122	-1,004	-1,208	-1,220	-1,233	-1,245
Investment properties revaluation	-589	0	0	0	0	0
Accumulated absences	58	-309	0	0	0	0
Total Other Expenditure	49,081	56,483	54,952	55,436	55,188	56,747
TOTAL EXPENDITURE	75,501	83,664	84,494	85,716	86,780	89,136

Description	2017/18 Draft Budget					
	2015/16 Outturn	2016/17 Forecast	2017/18 Draft Budget	2018/19 Draft Budget	2019/20 Draft Budget	2020/21 Draft Budget
INCOME						
Government Grants						
Supporting People Sheltered Housing Grant	-251	-285	-150	-250	-250	-250
Rents						
Dwellings - Rent less void	-67,046	-66,446	-65,638	-64,372	-63,469	-65,096
Garages, Parking sites	-1,334	-1,968	-1,872	-1,919	-1,967	-2,016
Shops	-905	-1,064	-892	-914	-937	-960
Land Rents	-139	-140	-139	-143	-146	-150
Fees and Charges						
General Charge	-5,727	-8,037	-8,445	-8,614	-8,786	-8,962
Heating Charges	-651	-633	-634	-653	-672	-692
Sheltered Housing Service Charge	-1,781	-1,850	-2,024	-2,075	-2,127	-2,180
Supporting People Service Charge	-304	-478	-574	-589	-603	-619
Collection of Council Tax Income	-78	-84	-84	-86	-88	-91
Sale of Electricity	-148	-291	-194	-198	-203	-208
Other Commercial Property income	-5	0	-9	0	0	0
Healthcare properties income	-97	-93	-100	-99	-98	-101
L/H Charges for Services & Facilities	-1,910	-1,725	-1,770	-1,788	-1,806	-1,824
Other Charges for Services & Facilities	-377	-512	-250	-256	-263	-269
Supported Living (PO Box) income	-115	-94	-115	-117	-120	-123
Supported living properties income	-13	-21	-23	-23	-24	-24
Ebay sales of unclaimed items from tenants	-2	-6	-5	0	0	0
Recharges to other services						
SS Wardens Welfare & Sheltered Costs	-162	-163	-163	-167	-171	-176
Contribution fr HGF - Shared Amenities	-322	-361	-355	-364	-373	-382
Interest	-301	-200	-390	30	40	46
TOTAL INCOME	-81,667	-84,452	-83,827	-82,598	-82,065	-84,078
SUMMARY OF HRA						
Total Expenditure	75,501	83,664	84,494	85,716	86,780	89,136
Total Income	-81,667	-84,452	-83,827	-82,598	-82,065	-84,078
Deficit (Surplus) for the year	-6,166	-788	667	3,117	4,714	5,058
BALANCE OF HRA						
General Balance						
Balance at 1st April	-7,743	-13,909	-14,697	-14,030	-10,913	-6,199
Less Deficit or Add (Surplus)	-6,166	-788	667	3,117	4,714	5,058
Balance at 31st March - General	-13,909	-14,697	-14,030	-10,913	-6,199	-1,140

Average Rents 2017/18**Appendix 4**

Existing HRA dwelling stock									
Property type	Number of bedrooms								Total
	0	1	2	3	4	5	6	7	
Bedsit / Studio	380	5							385
Bungalow	1	188	13	14					216
Flat	3	4,025	3,348	681	20	3			8,080
House		1	1,236	2,582	326	30	1	1	4,177
Maisonette		2	552	1,340	23	4			1,921
Total	384	4,221	5,149	4,617	369	37	1	1	14,779

Average rents in 2016/17 when decreased by 17/18									
Property type	Number of bedrooms								Average
	0	1	2	3	4	5	6	7	
Bedsit / Studio	67.35	69.75							67.39
Bungalow	75.88	82.50	94.30	101.59					84.42
Flat	70.42	75.41	83.24	91.45	95.92	102.20			80.07
House		83.16	91.07	98.31	107.76	114.68	121.66	173.46	97.04
Maisonette		76.09	83.56	91.46	98.81	104.02			89.29
Average	67.40	75.72	85.18	95.32	106.56	112.51	121.66	173.46	85.80

Rent decreases (£) 2016/17 when average decreased by 17/18									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	
Bedsit / Studio	-0.57	-0.64							-0.57
Bungalow	-0.70	-0.75	-0.85	-0.98					-0.77
Flat	-0.65	-0.70	-0.77	-0.84	-0.88	-0.93			-0.74
House		-0.70	-0.83	-0.94	-1.00	-1.11	-1.12	-1.68	-0.91
Maisonette		-0.70	-0.77	-0.84	-0.97	-0.98			-0.82
Average	-0.57	-0.70	-0.78	-0.89	-0.99	-1.08	-1.12	-1.68	-0.87

General Service Charges 2017/18

General Service Charges				
Charge description	16/17 weekly charge £	17/18 weekly charge £	Change £	Change %
Lower Service Charge :	5.04	5.88	0.84	16.7%
Higher Service Charge :	13.58	14.14	0.56	4.1%

NOTES

General Service charges cover the following costs :

Lower Service Charge (mainly houses) :

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services

Higher Service Charge (most flats) :

- Anti-social Behaviour Team
- Resident Participation Service
- Money Advice Service
- Estate Services Officers
- Out of Hours Service
- Youth and Play Services
- Electricity for Communal Areas
- Cleaning and Bulk Refuse
- Grounds Maintenance

(Leaseholder contributions are taken into account when calculating resident General Service Charges)

Sheltered Housing Charges 2017/18

Weekly Sheltered Housing Service Charge	2017/18 Charges					2016/17 Charges		Increase year on year	
	Sheltered Housing Service Charge	Supporting People Charges	Sheltered Housing Discount	Total protected charges (see note 1)	Total unprotected charges	Protected	Not Protected	Protected	Not Protected
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p

Proposed Charges for 2016/17									
Category 1	11.34	3.64	(6.31)	8.67	14.98	8.67	14.46	0.00	0.52
Category 2	32.90	12.46	N/A	N/A	45.36	N/A	40.04	N/A	5.32
Category 2.5	65.24	15.82	(19.09)	61.97	81.06	61.97	77.92	0.00	3.14

NOTES

- 1 Tenants who don't qualify for Housing Benefit but were in their tenancy at 1st March 2003 should pay no more in total for both the Supporting People & Sheltered Housing Service Charge than the amount they pay now plus an allowance for inflation. They will therefore have a credit posted to their accounts that reduces the full SP charge down to the protected level. No protection is required for Category 2 schemes as the full charge is less than the original 2003 charge plus inflation.

APPENDIX 7

Laundry Charges 2017/18

Current laundry charges

<i>Year</i>	Charge for wash	Charge for dry
2016/17	£1.00	£1.50

Proposed Laundry Charges for Full Cost Recovery

<i>Year</i>	Charge for wash	Charge for dry	£ Increase Wash	£ Increase dry	Deficit
2017/18	£1.50	£1.50	£0.50	£0.00	£0

Heating Charges 2017/18**WEEKLY HEATING CHARGES****Electric Heating**EDGBASTON HOUSE
TIPTON HOUSE**1 BED DWELLINGS**

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
8.68	8.68	0.00	0.00%
8.68	8.68	0.00	0.00%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
12.04	12.04	0.00	0.00%
12.04	12.04	0.00	0.00%

Gas Heating

Sheltered Housing

ARTHUR DANN COURT
HALE COURT*
IAN GIBSON COURT
JOHN MARSHALL COURT
NICHOLSON GARDENS**BEDSITS**

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	%
6.02	6.02	0.00	0.00%
5.46	5.46	0.00	0.00%

1 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
8.26	8.26	0.00	0.00%
7.42	7.42	0.00	0.00%
7.42	7.42	0.00	0.00%
6.30	6.30	0.00	0.00%
8.54	8.54	0.00	0.00%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
9.52	9.52	0.00	0.00%
9.38	9.38	0.00	0.00%
8.26	8.26	0.00	0.00%
11.48	8.96	-2.52	-21.95%
16.66	16.66	0.00	0.00%

3 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
14.14	14.14	0.00	0.00%
9.38	9.38	0.00	0.00%

*This property will be receiving individual meters.

Non-sheltered high rise

HORATIA / LEAMINGTON

1 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
8.96	7.84	-1.12	-12.50%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
11.76	10.22	-1.54	-13.10%

3 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
13.16	11.48	-1.68	-12.77%

Combined Heat & PowerPICKWICK/COPPERFIELD
WELLER & CHEERYBLE
BLACKWOOD/BRISBANE
NICKLEBY/BARKIS HSE**BEDSITS**

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	%
6.86	6.86	0.00	0.00%

1 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
7.56	7.56	0.00	0.00%
7.56	7.56	0.00	0.00%
7.56	7.56	0.00	0.00%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
9.80	9.80	0.00	0.00%
9.80	9.80	0.00	0.00%
9.80	9.80	0.00	0.00%
9.80	9.80	0.00	0.00%

3 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2016/17 £	2017/18 £	£	
11.48	11.48	0.00	0.00%
11.48	11.48	0.00	0.00%

Garages and Parking Sites Rents 2017/18**APPENDIX 9**

Proposed weekly rents for garages and parking sites	16/17 weekly rent	17/18 weekly rent	£ Change	% Change
<u>Proposed weekly garage rents</u>	£ p	£ p	£ p	%
Buckland & Landport				
Local Tenant / Leaseholder	14.00	14.15	0.15	1.1%
Other Locals (including VAT)	16.80	16.98	0.18	1.1%
Non-Local Tenant / Leaseholder (including VAT)	18.60	18.84	0.24	1.3%
Other Non-Locals (including VAT)	18.60	18.84	0.24	1.3%
Leigh Park				
Local Tenant / Leaseholder	10.75	10.90	0.15	1.4%
Other Locals (including VAT)	12.90	13.08	0.18	1.4%
Non-Local Tenant / Leaseholder (including VAT)	12.90	13.08	0.18	1.4%
Other Non-Locals (including VAT)	12.90	13.08	0.18	1.4%
Paulsgrove				
Local Tenant / Leaseholder	10.75	10.90	0.15	1.4%
Other Locals (including VAT)	12.90	13.08	0.18	1.4%
Non-Local Tenant / Leaseholder (including VAT)	13.50	13.68	0.18	1.3%
Other Non-Locals (including VAT)	13.50	13.68	0.18	1.3%
City South				
Local Tenant / Leaseholder	14.50	14.65	0.15	1.0%
Other Locals (including VAT)	17.40	17.58	0.18	1.0%
Non-Local Tenant / Leaseholder	21.00	21.24	0.24	1.1%
Other Non-Locals (including VAT)	21.00	21.24	0.24	1.1%
Portsea				
Local Tenant / Leaseholder	15.00	15.15	0.15	1.0%
Other Locals (including VAT)	18.00	18.18	0.18	1.0%
Non-Local Tenant / Leaseholder (including VAT)	22.20	22.44	0.24	1.1%
Other Non-Locals (including VAT)	22.20	22.44	0.24	1.1%
Leasehold & Commercial				
Local Tenant / Leaseholder	14.50	14.65	0.15	1.0%
Other Locals (including VAT)	17.40	17.58	0.18	1.0%
Non-Local Tenant / Leaseholder (including VAT)	19.80	20.04	0.24	1.2%
Other Non-Locals (including VAT)	19.80	20.04	0.24	1.2%

Garages and Parking Sites Rents 2017/18**APPENDIX 9**

Proposed weekly rents for garages and parking sites	16/17 weekly rent	17/18 weekly rent	£ Change	% Change
<u>Proposed weekly parking site rents</u>				
<u>Buckland</u>				
Underground for local tenants / leaseholders	5.00	5.05	0.05	1.0%
Underground for other locals (including VAT)	6.00	6.06	0.06	1.0%
Underground for non-local tenants / leaseholders (including VAT)	15.00	15.18	0.18	1.2%
Underground for other non-locals (including VAT)	15.00	15.18	0.18	1.2%
Above ground for local tenants / leaseholders	3.75	3.80	0.05	1.3%
Above ground for other locals (including VAT)	4.50	4.56	0.06	1.3%
Above ground for non-local tenants / leaseholders (including VAT)	10.20	10.32	0.12	1.2%
Above ground for other non-locals (including VAT)	10.20	10.32	0.12	1.2%
<u>City South</u>				
Underground for local tenants / leaseholders	5.25	5.30	0.05	1.0%
Underground for other locals (including VAT)	6.30	6.36	0.06	1.0%
Underground for non-local tenants / leaseholders (including VAT)	15.00	15.18	0.18	1.2%
Underground for other non-locals (including VAT)	15.00	15.18	0.18	1.2%
Open air spaces for local tenants / leaseholders	3.75	3.80	0.05	1.3%
Open air spaces other locals (including VAT)	4.50	4.56	0.06	1.3%
Open air spaces for non-local tenants / leaseholders (including VAT)	10.20	10.32	0.12	1.2%
Open air spaces other non-locals (including VAT)	10.20	10.32	0.12	1.2%
<u>Landport</u>				
Above ground for local tenants / leaseholders	3.75	3.80	0.05	1.3%
Above ground for other locals (including VAT)	4.50	4.56	0.06	1.3%
Above ground for non-local tenants / leaseholders (including VAT)	10.20	10.32	0.12	1.2%
Above ground for other non-locals (including VAT)	10.20	10.32	0.12	1.2%
<u>Leigh Park</u>				
Above ground for local tenants / leaseholders	1.95	2.00	0.05	2.6%
Above ground for other locals (including VAT)	2.34	2.40	0.06	2.6%
Above ground for non-local tenants / leaseholders (including VAT)	4.68	4.74	0.06	1.3%
Above ground for other non-locals (including VAT)	4.68	4.74	0.06	1.3%
<u>Paulsgrove</u>				
Above ground for local tenants / leaseholders	1.95	2.00	0.05	2.6%
Above ground for other locals (including VAT)	2.34	2.40	0.06	2.6%
Above ground for non-local tenants / leaseholders (including VAT)	4.68	4.74	0.06	1.3%
Above ground for other non-locals (including VAT)	4.68	4.74	0.06	1.3%
<u>Portsea</u>				
Underground for local tenants / leaseholders	5.50	5.60	0.10	1.8%
Underground for other locals (including VAT)	6.60	6.72	0.12	1.8%
Underground for non-local tenants / leaseholders (including VAT)	15.00	15.18	0.18	1.2%
Underground for other non-locals (including VAT)	15.00	15.18	0.18	1.2%
Above ground for local tenants / leaseholders	4.00	4.05	0.05	1.3%
Above ground for other locals (including VAT)	4.80	4.86	0.06	1.2%
Above ground for non-local tenants / leaseholders (including VAT)	10.20	10.32	0.12	1.2%
Above ground for other non-locals (including VAT)	10.20	10.32	0.12	1.2%