

Housing Revenue Account Budget 2020/21 to 2024/25

Based on 4.1% rent increase. Figures rounded to nearest £'000 (- equals income)

Appendix 3

Description	2020/21	2021/22	2022/23	2023/24	2024/25
	Outturn	Forecast Outturn	Proposed Budget	Forecast Budget	Forecast Budget
	£,000	£,000	£,000	£,000	£,000
EXPENDITURE					
GENERAL MANAGEMENT					
Housing Management	12,204	11,477	12,418	12,657	12,913
Admin. Buildings/Support Service Charges	3,988	3,794	4,067	4,169	4,273
Front Line Services	66	70	70	72	74
Legal Expenses	145	119	67	69	70
Insurances	476	301	400	410	420
Home Loss and Disturbance	1	45	0	0	0
Other General Expenses	253	399	263	268	274
Total General Management	17,134	16,205	17,285	17,645	18,024
SPECIAL MANAGEMENT					
Communal Heating	888	1,521	1,394	1,435	1,478
Communal Lighting	211	206	229	237	244
Estate Service Officers	925	1,017	1,022	1,043	1,063
Sheltered housing	2,927	2,872	3,170	3,250	3,331
Community Warden	769	738	760	779	799
Hub Café	74	67	66	68	69
Out of Hours	476	508	481	493	505
New Tenancy	81	45	39	40	41
Anti Social Behaviour	378	376	389	399	408
Resident Participation	333	372	460	471	483
Play Services	930	1,065	1,174	1,203	1,233
Youth Clubs	566	627	655	671	688
Community centres	309	248	211	216	221
Cleaning	5,111	5,487	5,711	5,854	5,999
Pest Eradication	94	90	90	92	95
Grounds Maintenance & Open Spaces	1,231	1,291	1,262	1,294	1,326
TV Relay	4	6	6	6	6
Insurance of Flats	0	100	0	0	0
Centralised Communication	80	48	74	75	77
Landport Community Garden (HRA)	40	46	45	46	47
Total Special Management	15,427	16,730	17,238	17,672	18,113
OTHER EXPENDITURE					
Repairs & maintenance	19,945	24,500	24,500	24,500	24,500
Rent, Rates, Taxes and Other Charges	855	580	695	713	731
Bad Debt provisions	1,000	560	730	730	730
Supporting People Benefit	426	477	479	491	503
Supported living properties	258	219	207	212	217
Non-HRA Dwelling Expenditure	23	68	18	19	19
Debt Management Costs	43	72	62	64	65
Depreciation	23,258	23,764	24,885	25,833	26,720
Contingency Provision	5	83	50	50	50
City Government	190	195	200	205	210
Interest Payable	5,898	6,661	6,111	6,279	6,451
Premium on Loans	0	205	85	85	85
Repayment of debt	0	0	0	0	0
Year end pension adjustment	-2,769	-1,234	-1,294	-1,307	-1,320
Total Other Expenditure	49,131	56,150	56,727	57,874	58,961
SUMMARY OF EXPENDITURE					
General Management	17,134	16,205	17,285	17,645	18,024
Special Management	15,427	16,730	17,238	17,672	18,113
Other Expenditure	49,131	56,150	56,727	57,874	58,961
TOTAL EXPENDITURE	81,692	89,085	91,250	93,191	95,098

Description	2020/21 Outturn	2021/22 Forecast Outturn	2022/23 Proposed Budget	2023/24 Forecast Budget	2024/25 Forecast Budget
INCOME					
Government Grants					
Supporting People Sheltered Housing Grant	-250	-250	-250	-250	-250
Rents					
Dwellings - Rent less void	-65,050	-66,865	-69,512	-71,624	-73,768
Garages, Parking sites	-1,872	-1,984	-2,035	-2,085	-2,138
Shops	-922	-1,126	-987	-1,017	-1,047
Land Rents	-108	-111	-110	-113	-115
Fees and Charges					
General Charge	-9,125	-9,667	-10,041	-10,291	-10,549
Heating Charges	-532	-526	-868	-894	-920
Sheltered Housing Service Charge	-2,120	-2,287	-2,343	-2,401	-2,461
Supporting People Service Charge	-554	-615	-643	-659	-675
Collection of Council Tax Income	-54	-94	-86	-91	-95
Sale of Electricity	-212	-211	-185	-190	-194
Other Commercial Property income	-19	-27	-19	-20	-20
L/H Charges for Services & Facilities	-1,892	-1,939	-1,978	-1,998	-2,018
Other Charges for Services & Facilities	-287	-529	-396	-406	-416
Supported Living (PO Box) income	-144	-202	-166	-170	-174
Supported living properties income	-654	-636	-988	-1,013	-1,038
Recharges to other services					
SS Wardens Welfare & Sheltered Costs	-162	-163	-167	-171	-175
Contribution fr HGF - Shared Amenities	-399	-410	-410	-420	-430
Interest	-632	-370	-476	-328	-402
TOTAL INCOME	-84,988	-88,012	-91,660	-94,141	-96,885
SUMMARY OF HRA					
Total Expenditure	81,692	89,085	91,250	93,191	95,098
Total Income	-84,988	-88,012	-91,660	-94,141	-96,885
Deficit (Surplus) for the year	-3,296	1,073	-410	-950	-1,787
BALANCE OF HRA					
General Balance					
Balance at 1st April	-20,093	-23,389	-22,316	-22,726	-23,676
Less Deficit or Add (Surplus)	-3,296	1,073	-410	-950	-1,787
Balance at 31st March - General	-23,389	-22,316	-22,726	-23,676	-25,463

Average Rents 2022/23

Appendix 4

Existing HRA dwelling stock									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Total
Bedsit / Studio	391	4							395
Bungalow	1	189	13	14					217
Flat		4,043	3,410	591	23	2			8,069
House		1	1,174	2,529	327	31	2	1	4,065
Maisonette		6	551	1,349	26	4			1,936
Supported Living	47	152							199
Grand Total	439	4,395	5,148	4,483	376	37	2	1	14,881

Average rents (£) in 2022/23 when increased by 4.1%									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Overall Average
Bedsit / Studio	71.65	74.40							71.67
Bungalow	80.30	88.22	99.82	107.54					90.13
Flat		81.11	91.15	103.62	108.54	106.90			87.09
House		87.88	96.42	105.98	118.54	131.21	185.03	183.92	104.48
Maisonette		102.77	90.22	99.27	122.88	110.22			97.05
Supported living	96.07	111.18							107.62
Average	74.28	82.48	92.28	103.66	118.23	127.63	185.03	183.92	93.04

Rent increases (£) in 2022/23 when increased by 4.1%									
Property type	Number of bedrooms								
	0	1	2	3	4	5	6	7	Overall Average
Bedsit / Studio	2.79	2.93							2.79
Bungalow	3.16	3.38	3.93	4.23					3.46
Flat		3.06	3.31	3.65	3.87	4.21			3.21
House		3.46	3.80	4.00	4.35	4.52	2.54	7.24	3.98
Maisonette		1.06	3.39	3.72	3.66	4.34			3.62
Supported living	0.49	0.00							0.12
Average	2.54	2.97	3.43	3.87	4.28	4.48	2.54	7.24	3.42

General Service Charges 2022/23

General Service Charges

Charge description	21/22 weekly charge £	22/23 weekly charge £	Change £	Change %
Lower Service Charge :	6.58	6.72	0.14	2.1%
Higher Service Charge :	16.10	16.80	0.70	4.3%

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 2022/23

Weekly Sheltered Housing Service Charge	2022/23 Charges					2021/22 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 2021/22									
Category 1	12.46	4.62	(7.41)	9.67	17.08	9.38	16.52	0.29	0.56
Category 2	41.02	14.14	(4.60)	50.56	55.16	49.04	53.06	1.52	2.10
Category 2.5	78.54	17.92	(27.39)	69.07	96.46	66.99	93.10	2.07	3.36

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.

Laundry Charges 2022/23

Current laundry charges

<i>Year</i>	Charge for wash	Charge for dry
2020/21	£2.00	£1.50

Proposed Laundry Charges for Full Cost Recovery

<i>Year</i>	Charge for wash	Charge for dry	£ Increase Wash	£ Increase dry
2021/22	£2.00	£1.50	£0.00	£0.00

Heating Charges 2022/23
WEEKLY HEATING CHARGES

Electric Heating

EDGBASTON HOUSE
TIPTON HOUSE

1 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
9.55	9.55	0.00	0.0%
9.55	9.55	0.00	0.0%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
13.24	13.24	0.00	0.0%
13.24	13.24	0.00	0.0%

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	%
2020/21 £	2021/22 £	£	%
6.62	7.61	0.99	15.0%
6.01	6.91	0.90	15.0%

1 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
9.09	10.45	1.36	15.0%
8.16	9.38	1.22	15.0%
8.16	9.38	1.22	15.0%
6.93	7.97	1.04	15.0%
9.39	10.80	1.41	15.0%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
10.47	12.04	1.57	15.0%
10.32	11.87	1.55	15.0%
9.09	10.45	1.36	15.0%
9.86	11.34	1.48	15.0%
18.33	21.08	2.75	15.0%

3 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
15.55	17.89	2.34	15.0%
10.32	11.87	1.55	15.0%

*This property will be receiving individual meters.

Combined Heat & Power

PICKWICK/COPPERFIELD
WELLER & CHEERYBLE
BLACKWOOD/BRISBANE
NICKLEBY/BARKIS HSE

BEDSITS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	%
7.55	8.68	1.13	15.0%

1 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
8.32	9.57	1.25	15.0%
8.32	9.57	1.25	15.0%
8.32	9.57	1.25	15.0%

2 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
10.78	12.40	1.62	15.0%
10.78	12.40	1.62	15.0%
10.78	12.40	1.62	15.0%
10.78	12.40	1.62	15.0%

3 BED DWELLINGS

Current weekly charge	Proposed weekly charge	Increase / Decrease	%
2020/21 £	2021/22 £	£	
12.63	14.52	1.89	15.0%
12.63	14.52	1.89	15.0%

Proposed weekly rents for garages and parking sites	2021/22 weekly rent	2022/23 weekly rent	£ Change	% Change
Proposed weekly garage rents	£ p	£ p	£ p	%
Buckland				
Local Tenant / Leaseholder	14.91	15.37	0.46	3.1%
Other Locals (including VAT)	17.89	18.44	0.55	3.1%
Non-Local Tenant / Leaseholder (including VAT)	22.30	22.99	0.69	3.1%
Other Non-Locals (including VAT)	22.30	22.99	0.69	3.1%
Landport				
Local Tenant / Leaseholder	15.16	15.63	0.47	3.1%
Other Locals (including VAT)	18.20	18.77	0.57	3.1%
Non-Local Tenant / Leaseholder (including VAT)	24.26	25.02	0.76	3.1%
Other Non-Locals (including VAT)	24.26	25.02	0.76	3.1%
Leigh Park				
Local Tenant / Leaseholder	11.66	12.02	0.36	3.1%
Other Locals (including VAT)	13.99	14.42	0.43	3.1%
Non-Local Tenant / Leaseholder (including VAT)	13.99	14.42	0.43	3.1%
Other Non-Locals (including VAT)	13.99	14.42	0.43	3.1%
Paulsgrove				
Local Tenant / Leaseholder	11.66	12.02	0.36	3.1%
Other Locals (including VAT)	13.99	14.42	0.43	3.1%
Non-Local Tenant / Leaseholder (including VAT)	15.97	16.46	0.49	3.1%
Other Non-Locals (including VAT)	15.97	16.46	0.49	3.1%
City South				
Local Tenant / Leaseholder	15.69	16.18	0.49	3.1%
Other Locals (including VAT)	18.83	19.42	0.59	3.1%
Non-Local Tenant / Leaseholder	25.54	26.33	0.79	3.1%
Other Non-Locals (including VAT)	25.54	26.33	0.79	3.1%
Portsea				
Local Tenant / Leaseholder	16.22	16.72	0.50	3.1%
Other Locals (including VAT)	19.45	20.05	0.60	3.1%
Non-Local Tenant / Leaseholder (including VAT)	28.92	29.82	0.90	3.1%
Other Non-Locals (including VAT)	28.92	29.82	0.90	3.1%
Leasehold & Commercial				
Local Tenant / Leaseholder	15.69	16.18	0.49	3.1%
Other Locals (including VAT)	18.83	19.42	0.59	3.1%
Non-Local Tenant / Leaseholder (including VAT)	23.34	24.06	0.72	3.1%
Other Non-Locals (including VAT)	23.34	24.06	0.72	3.1%

Proposed weekly rents for garages and parking sites	2021/22 weekly rent	2022/23 weekly rent	£ Change	% Change
<u>Proposed weekly parking site rents</u>				
<u>Buckland</u>				
Underground for local tenants / leaseholders	5.32	5.48	0.16	3.1%
Underground for other locals (including VAT)	6.38	6.58	0.20	3.1%
Underground for non-local tenants / leaseholders (including VAT)	17.96	18.52	0.56	3.1%
Underground for other non-locals (including VAT)	17.96	18.52	0.56	3.1%
Above ground for local tenants / leaseholders	4.02	4.14	0.12	3.1%
Above ground for other locals (including VAT)	4.82	4.97	0.15	3.1%
Above ground for non-local tenants / leaseholders (including VAT)	12.20	12.59	0.39	3.1%
Above ground for other non-locals (including VAT)	12.20	12.59	0.39	3.1%
<u>City South</u>				
Underground for local tenants / leaseholders	5.66	5.84	0.18	3.1%
Underground for other locals (including VAT)	6.80	7.02	0.22	3.1%
Underground for non-local tenants / leaseholders (including VAT)	18.27	18.83	0.56	3.1%
Underground for other non-locals (including VAT)	18.27	18.83	0.56	3.1%
Open air spaces for local tenants / leaseholders	4.08	4.21	0.13	3.1%
Open air spaces other locals (including VAT)	4.90	5.05	0.15	3.1%
Open air spaces for non-local tenants / leaseholders (including VAT)	12.41	12.79	0.38	3.1%
Open air spaces other non-locals (including VAT)	12.41	12.79	0.38	3.1%
<u>Landport</u>				
Above ground for local tenants / leaseholders	4.08	4.21	0.13	3.1%
Above ground for other locals (including VAT)	4.90	5.05	0.15	3.1%
Above ground for non-local tenants / leaseholders (including VAT)	13.29	13.69	0.40	3.1%
Above ground for other non-locals (including VAT)	13.29	13.69	0.40	3.1%
<u>Leigh Park</u>				
Above ground for local tenants / leaseholders	2.14	2.21	0.07	3.1%
Above ground for other locals (including VAT)	2.57	2.65	0.08	3.1%
Above ground for non-local tenants / leaseholders (including VAT)	5.08	5.23	0.15	3.1%
Above ground for other non-locals (including VAT)	5.08	5.23	0.15	3.1%
<u>Paulsgrove</u>				
Above ground for local tenants / leaseholders	2.14	2.21	0.07	3.1%
Above ground for other locals (including VAT)	2.57	2.65	0.08	3.1%
Above ground for non-local tenants / leaseholders (including VAT)	5.53	5.70	0.17	3.1%
Above ground for other non-locals (including VAT)	5.53	5.70	0.17	3.1%
<u>Portsea</u>				
Underground for local tenants / leaseholders	5.99	6.18	0.19	3.1%
Underground for other locals (including VAT)	7.19	7.42	0.23	3.1%
Underground for non-local tenants / leaseholders (including VAT)	19.56	20.17	0.61	3.1%
Underground for other non-locals (including VAT)	19.56	20.17	0.61	3.1%
Above ground for local tenants / leaseholders	4.34	4.47	0.13	3.1%
Above ground for other locals (including VAT)	5.22	5.38	0.16	3.1%
Above ground for non-local tenants / leaseholders (including VAT)	13.29	13.69	0.40	3.1%
Above ground for other non-locals (including VAT)	13.29	13.69	0.40	3.1%