

A	B	C	D	E	F	G	H	I	J	K	L	M	N						
														2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
1	2	3	4	5	6	7	8	9	10	11	12	13	14						
Description	Jan-14	Jan-14	Jan-14	Difference	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference						
	5.9%	7.4%	7.4%	1.5%	3.5%	2.2%	1.3%	1.0%	3.0%	0.5%	4.0%	3.0%	0.5%						
2 Rent % increase																			
3 Average rent	£79.44	£95.14	£95.34		£93.34	£97.28		£91.67	£98.93		£95.35	£99.29							
4	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000						
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TOTAL EXPENDITURE	77,319	86,116	85,740	-376	86,953	82,240	-4,713	89,882	88,149	-1,733	92,917	84,916	-8,002	94,238	91,878	-2,360	527,425	510,241	-17,184

Housing Revenue Account Budget Sheets 2013/14 to 2018/19

1	2	2013/14				2015/16			2016/17			2017/18			2018/19			TOTAL CHANGE 2013/14 TO 2018/19			
		Jan-14	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference	Jan-14	Jan-15	Difference	
3	Rent % increase	5.9%	7.4%	7.4%	1.5%	3.5%	2.2%	1.5%	4.0%	3.0%	0.5%	4.0%	3.0%	0.5%	4.0%	3.0%	0.5%				
4	Average rent	£79.44	£85.34	£85.34	<0.91	£88.34	£87.20	<0.91	£91.87	£89.82	£5.58	£95.55	£92.51	£3.29	£99.38	£95.29	£4.35				
5	6	INCOME																			
7	Government Grants																				
8	9	Supporting People Tenancy Support grant	-370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-370	-370	0	
10	11	Supporting People Sheltered Housing Grant	-667	-668	-668	0	-601	-269	332	-601	-269	332	-601	-269	332	-601	-269	332	-3,738	-2,409	1,328
12	13	14	Rents																		
15	16	Dwellings - Rent less void	-64,012	-66,930	-66,204	727	-69,598	-67,909	1,689	-72,470	-69,780	2,690	-75,191	-71,749	3,442	-78,014	-73,774	4,240	-426,215	-413,428	12,787
17	18	Garages, Parking sites	-1,488	-1,404	-1,404	0	-1,447	-1,619	-173	-1,497	-1,660	-163	-1,550	-1,701	-152	-1,604	-1,744	-140	-8,969	-9,597	-627
19	20	Mobile Home sites	-197	-198	-198	0	-204	0	204	-213	0	213	-221	0	221	-230	0	230	-1,263	-395	868
21	22	Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	24	Shops	-623	-726	-699	27	-748	-738	10	-774	-757	17	-801	-776	26	-829	-795	34	-4,501	-4,387	114
25	26	Land Rents	-148	-156	-156	0	-160	-158	2	-166	-162	4	-172	-166	6	-178	-170	8	-979	-960	19
27	Fees and Charges																				
28	29	General Charge	-5,504	-5,370	-5,309	61	-6,405	-5,810	595	-6,606	-6,307	299	-6,854	-6,806	48	-7,111	-7,010	101	-37,849	-36,746	1,103
30	31	Heating Charges	-685	-703	-703	0	-773	-703	70	-850	-773	77	-935	-850	85	-1,029	-935	94	-4,974	-4,648	326
32	33	Sheltered Housing Service Charge	-949	-1,035	-1,035	0	-1,083	-2,341	-1,258	-1,131	-2,400	-1,268	-1,171	-2,460	-1,289	-1,212	-2,521	-1,309	-6,581	-11,705	-5,124
34	35	Supporting People Service Charge	-1,648	-1,867	-1,867	0	-1,953	0	1,953	-2,040	0	2,040	-2,111	0	2,111	-2,185	0	2,185	-11,803	-3,514	8,288
36	37	Collection of Council Tax Income	-101	-131	-131	0	-135	-134	1	-140	-137	3	-145	-140	5	-150	-144	6	-803	-787	16
38	39	Sale of Electricity	-240	-264	-165	99	-272	-269	3	-282	-275	7	-292	-282	10	-302	-289	13	-1,652	-1,521	131
40	41	Healthcare properties income	-17	-101	-101	0	-104	-103	1	-109	-106	3	-113	-109	4	-117	-113	4	-561	-549	12
42	43	L/H Charges for Services & Facilities	-1,755	-1,292	-1,292	0	-1,353	-1,349	4	-1,417	-1,409	8	-1,483	-1,472	11	-1,553	-1,537	16	-8,853	-8,814	39
44	45	Other Charges for Services & Facilities	-508	-445	-445	0	-458	-452	6	-474	-464	10	-491	-475	16	-508	-487	21	-2,894	-2,831	63
46	47	Supported living properties income	-57	-32	-32	0	-33	-33	0	-33	-33	0	-34	-34	0	-34	-34	0	-224	-224	0
48	49	Investment Properties Re-valuation	-130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50	51	Recharges to other services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	53	SS Wardens Welfare & Sheltered Costs	-215	-226	-226	0	-232	-162	71	-241	-166	75	-249	-170	79	-258	-174	84	-1,420	-1,111	308
54	55	Contribution fr HGF - Shared Amenities	-219	-236	-318	-81	-244	-318	-74	-252	-326	-74	-261	-334	-73	-270	-342	-72	-1,482	-1,857	-374
56	57	Interest	-326	-156	-156	0	-58	-300	-242	-45	-94	-48	-39	-78	-39	-51	-90	-39	-676	-1,044	-368
58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	
80	81	TOTAL INCOME	-79,838	-81,939	-81,107	832	-85,863	-82,667	3,196	-89,339	-85,116	4,223	-92,712	-87,871	4,841	-96,235	-90,428	5,807	-525,797	-506,897	18,899
82	SUMMARY OF HRA																				
83	84	Total Expenditure	77,319	86,116	85,740	-376	86,953	82,240	-4,713	89,882	88,149	-1,733	92,917	84,916	-8,002	94,238	91,878	-2,360	527,425	510,241	-17,184
85	86	Total Income	-79,838	-81,939	-81,107	832	-85,863	-82,667	3,196	-89,339	-85,116	4,223	-92,712	-87,871	4,841	-96,235	-90,428	5,807	-525,797	-506,897	18,899
87	88	Deficit (Surplus) for the year	-2,519	4,177	4,633	456	1,090	-427	-1,517	543	3,032	2,490	205	-2,955	-3,160	-1,997	1,450	3,447	1,628	3,344	1,716
89	BALANCE OF HRA																				
90	91	General Balance																			
92	93	Balance at 31st April	-8,493	-11,012	-11,012	0	-6,835	-6,379	456	-5,745	-6,806	-1,061	-5,203	-3,774	1,429	-4,998	-6,729	-1,731			
94	95	Less Deficit or Add (Surplus)	-2,519	4,177	4,633	456	1,090	-427	-1,517	543	3,032	2,490	205	-2,955	-3,160	-1,997	1,450	3,447			
96	97	Balance at 31st March - General	-11,012	-6,835	-6,379	456	-5,745	-6,806	-1,061	-5,203	-3,774	1,429	-4,998	-6,729	-1,731	-6,994	-5,279	1,716			

Existing HRA dwelling stock								
Property type	Number of bedrooms							Total
	0	1	2	3	4	5	6	
Bedsit / Studio	517	18						535
Bungalow	1	190	14	13				217
Flat		4,004	3,398	702	19	3		8,126
House		1	1,257	2,642	342	33	2	4,277
Maisonette		2	563	1,357	24	4		1,950
Total	518	4,215	5,232	4,714	385	40	2	15,105

Average rents in 2015/16 when increased by 2.2%								
Property type	Number of bedrooms							Average
	0	1	2	3	4	5	6	
Bedsit / Studio	69.19	70.94						67.70
Bungalow	77.26	83.53	95.10	103.59				85.44
Flat		76.30	85.02	94.66	97.48	98.01		81.58
House		84.56	92.65	100.09	109.67	116.53	136.78	98.81
Maisonette		77.41	85.03	92.94	100.62	105.88		90.76
Average	69.20	76.64	86.88	97.24	108.50	114.07	136.78	87.28

Rent increases (£) 2015/16 when average increased by 2.2%								
Property type	Number of bedrooms							Average
	0	1	2	3	4	5	6	
Bedsit / Studio	1.46	1.53						1.46
Bungalow	1.66	1.80	2.05	2.23				1.84
Flat		1.64	1.83	2.04	2.10	2.11		1.76
House		1.82	1.99	2.15	2.36	2.51	2.94	2.13
Maisonette		1.67	1.83	2.00	2.17	2.28		1.95
Average	1.46	1.65	1.87	2.09	2.34	2.46	2.94	1.88

COUNCIL HOUSING (HOUSING REVENUE ACCOUNT) BUDGET FOR 2015/16

General Service Charges

Charge description	14/15 weekly charge £	15/16 weekly charge £	Change £	Change %
Lower Service Charge :	2.61	3.08	0.47	18.0%
Higher Service Charge :	9.26	9.94	0.68	7.3%

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)

COUNCIL HOUSING (HOUSING REVENUE ACCOUNT) BUDGET FOR 2015/16

Weekly Sheltered Housing Service Charge	2015/16 Charges					2014/15 Charges		Increase year on year	
	Sheltered Housing Service Charge	Supporting People Charges	Supporting People 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 2015/16									
Category 1	11.22	2.49	(5.04)	8.67	13.71	8.29	15.49	0.38	-1.78
Category 2	24.42	7.68	N/A	N/A	32.10	N/A	41.16	N/A	-9.06
Category 2.5	63.57	9.02	(10.62)	61.97	72.59	59.22	87.45	2.75	-14.86

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.
- 2 Assumes On Site Service and a 5% grant cut from Supporting People

APPENDIX 8

COUNCIL HOUSING (HOUSING REVENUE ACCOUNT) BUDGET 2015/16

Current laundry charges

Year	Charge for wash	Charge for dry
2014/15	£1.00	£0.50

Proposed Laundry Charges for Full Cost Recovery

Year	Charge for wash	Charge for dry	£ Increase Wash	£ Increase dry	Deficit
2015/16	£1.00	£2.00	£0.00	£1.50	£0

COUNCIL HOUSING (HOUSING REVENUE ACCOUNT) - BUDGET FOR 2015/16

WEEKLY HEATING CHARGES

Electric Heating

1 BED DWELLINGS

2 BED DWELLINGS

EDGBASTON HOUSE
TIPTON HOUSE

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
8.58	8.58	0.00	0.00%
8.58	8.58	0.00	0.00%

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
11.88	11.88	0.00	0.00%
11.88	11.88	0.00	0.00%

Gas Heating

BEDSITS

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

Sheltered Housing	Current weekly charge 2014/15 £	Proposed weekly charge 2015/16 £	Increase / Decrease £	%
ARTHUR DANN COURT				
HALE COURT*	5.91	5.91	0.00	0.00%
IAN GIBSON COURT	5.87	5.87	0.00	0.00%
JOHN MARSHALL COURT	5.36	5.36	0.00	0.00%
NICHOLSON GARDENS				

Current weekly charge 2014/15 £	Proposed weekly charge 2015/16 £	Increase / Decrease £	%
8.26	8.26	0.00	0.00%
7.39	7.39	0.00	0.00%
7.05	7.05	0.00	0.00%
6.18	6.18	0.00	0.00%
8.46	8.46	0.00	0.00%

Current weekly charge 2014/15 £	Proposed weekly charge 2015/16 £	Increase / Decrease £	%
9.52	9.52	0.00	0.00%
9.29	9.29	0.00	0.00%
7.75	7.75	0.00	0.00%
11.38	11.38	0.00	0.00%
16.65	16.65	0.00	0.00%

Current weekly charge 2014/15 £	Proposed weekly charge 2015/16 £	Increase / Decrease £	%
14.08	14.08	0.00	0.00%
9.29	9.29	0.00	0.00%
7.75	7.75	0.00	0.00%

*This property will be receiving individual meters.

Non-sheltered high rise

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

HORATIA / LEAMINGTON

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
8.95	8.95	0.00	0.00%

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
11.73	11.73	0.00	0.00%

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
13.10	13.10	0.00	0.00%

Combined Heat & Power

BEDSITS

1 BED DWELLINGS

2 BED DWELLINGS

3 BED DWELLINGS

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

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
6.79	6.79	0.00	0.00%

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
7.53	7.53	0.00	0.00%
7.53	7.53	0.00	0.00%
7.53	7.53	0.00	0.00%

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
9.72	9.72	0.00	0.00%
9.72	9.72	0.00	0.00%
9.72	9.72	0.00	0.00%

CURRENT CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE (DECREASE) £	%
11.48	11.48	0.00	0.00%
11.48	11.48	0.00	0.00%

Proposed weekly rents for mobile homes, garages and parking sites	14/15 weekly rent	15/16 weekly rent	£ Change	% Change
Proposed weekly mobile home rents	£ p	£ p	£ p	%
Single Small	29.27	30.08	0.81	2.78%
Single Large	33.13	34.05	0.92	2.78%
Double	36.85	37.87	1.02	2.78%
<i>Based on averaged RPLY for 12 months to September 2014: 2.78%</i>				
Proposed weekly garage rents				
Buckland & Landport				
Council tenants and Leaseholders	12.50			
Everyone else (including VAT)	16.00			
Local Tenant / Leaseholder		13.00		
Other Locals (including VAT)		15.60		
Non-Local Tenant / Leaseholder		14.00		
Other Non-Locals (including VAT)		16.80		
Leigh Park				
Council tenants and Leaseholders	9.75			
Everyone else (including VAT)	11.70			
Local Tenant / Leaseholder		10.00		
Other Locals (including VAT)		12.00		
Non-Local Tenant / Leaseholder		10.00		
Other Non-Locals (including VAT)		12.00		
Paulsgrove				
Council tenants and Leaseholders	10.25			
Everyone else (including VAT)	12.30			
Local Tenant / Leaseholder		10.50		
Other Locals (including VAT)		12.60		
Non-Local Tenant / Leaseholder		11.00		
Other Non-Locals (including VAT)		13.20		
City South				
Council tenants and Leaseholders	12.75			
Everyone else (including VAT)	17.50			
Local Tenant / Leaseholder		13.50		
Other Locals (including VAT)		16.20		
Non-Local Tenant / Leaseholder		16.00		
Other Non-Locals (including VAT)		19.20		
Portsea				
Council tenants and Leaseholders	13.00			
Everyone else (including VAT)	17.50			
Local Tenant / Leaseholder		14.00		
Other Locals (including VAT)		16.80		
Non-Local Tenant / Leaseholder		17.00		
Other Non-Locals (including VAT)		20.40		
Leasehold & Commercial				
Local Tenant / Leaseholder		13.50		
Other Locals (including VAT)		16.20		
Non-Local Tenant / Leaseholder		15.00		
Other Non-Locals (including VAT)		18.00		

COUNCIL HOUSING (HOUSING REVENUE ACCOUNT) BUDGET 2015/16

Proposed weekly rents for mobile homes, garages and parking sites	14/15 weekly rent	15/16 weekly rent	£ Change	% Change
<u>Proposed weekly parking site rents</u>				
<u>Buckland</u>				
Underground for local tenants / leaseholders	3.50	5.00	1.50	42.9%
Underground for other locals (including VAT)	4.20	6.00	1.80	42.9%
Underground for non-local tenants / leaseholders	7.00	10.00	3.00	42.9%
Underground for other non-locals (including VAT)	8.40	12.00	3.60	42.9%
Above ground for local tenants / leaseholders	2.25	3.50	1.25	55.6%
Above ground for other locals (including VAT)	2.70	4.20	1.50	55.6%
Above ground for non-local tenants / leaseholders	4.50	7.00	2.50	55.6%
Above ground for other non-locals (including VAT)	5.40	8.40	3.00	55.6%
<u>City South</u>				
Underground for local tenants / leaseholders	3.50	5.00	1.50	42.9%
Underground for other locals (including VAT)	4.20	6.00	1.80	42.9%
Underground for non-local tenants / leaseholders	7.00	10.00	3.00	42.9%
Underground for other non-locals (including VAT)	8.40	12.00	3.60	42.9%
Open air spaces for local tenants / leaseholders	2.50	3.50	1.00	40.0%
Open air spaces other locals (including VAT)	3.00	4.20	1.20	40.0%
Open air spaces for non-local tenants / leaseholders	5.00	7.00	2.00	40.0%
Open air spaces other non-locals (including VAT)	6.00	8.40	2.40	40.0%
<u>Landport</u>				
Above ground for local tenants / leaseholders	2.25	3.50	1.25	55.6%
Above ground for other locals (including VAT)	2.70	4.20	1.50	55.6%
Above ground for non-local tenants / leaseholders	4.50	7.00	2.50	55.6%
Above ground for other non-locals (including VAT)	5.40	8.40	3.00	55.6%
<u>Leigh Park</u>				
Above ground for local tenants / leaseholders	1.50	1.75	0.25	16.7%
Above ground for other locals (including VAT)	1.80	2.10	0.30	16.7%
Above ground for non-local tenants / leaseholders	3.00	3.50	0.50	16.7%
Above ground for other non-locals (including VAT)	3.60	4.20	0.60	16.7%
<u>Paulsgrove</u>				
Above ground for local tenants / leaseholders	1.50	1.75	0.25	16.7%
Above ground for other locals (including VAT)	1.80	2.10	0.30	16.7%
Above ground for non-local tenants / leaseholders	3.00	3.50	0.50	16.7%
Above ground for other non-locals (including VAT)	3.60	4.20	0.60	16.7%
<u>Portsea</u>				
Underground for local tenants / leaseholders	3.50	5.00	1.50	42.9%
Underground for other locals (including VAT)	4.20	6.00	1.80	42.9%
Underground for non-local tenants / leaseholders	7.00	10.00	3.00	42.9%
Underground for other non-locals (including VAT)	8.40	12.00	3.60	42.9%
Above ground for local tenants / leaseholders	2.50	3.50	1.00	40.0%
Above ground for other locals (including VAT)	3.00	4.20	1.20	40.0%
Above ground for non-local tenants / leaseholders	5.00	7.00	2.00	40.0%
Above ground for other non-locals (including VAT)	6.00	8.40	2.40	40.0%

* = Includes VAT