

## HOUSING SERVICES

## ANNUAL ESTIMATES 2021/22

Actual 2019/20 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2020/21 £	Estimate 2021/22 £	Change	Notes
	<b><u>INCOME</u></b>				
14,854,286	Dwelling rents	14,954,140	<b>14,415,750</b>	538,390	(£220k) Std CPI% + 1% increase, £758k estimated 5% loss of rental income due to Covid-19
318,503	Non-dwelling rents	342,380	<b>342,380</b>	0	Fees & charges increased but budget is at a sufficient level
978,838	Other charges for services and facilities	1,009,840	<b>1,020,200</b>	(10,360)	Supported People service charges increased, budget increased
52,200	Contributions from general fund	52,200	<b>52,200</b>	0	
<b>16,203,827</b>	<b>TOTAL INCOME</b>	<b>16,358,560</b>	<b>15,830,530</b>	<b>528,030</b>	
	<b><u>EXPENDITURE</u></b>				
3,487,250	Repairs and maintenance	3,786,920	<b>4,070,920</b>	284,000	£105k increased Void repairs, £85k increased costs of asbestos removal, £62k additional cost of heating contract, £32k increased cost of lift servicing & repairs
3,576,449	General management *	4,081,900	<b>3,767,570</b>	(314,330)	(£309k) net change in service costs following removal of EKH Management fee and addition of new housing structure costs, (£250k) removal of EKH transition budget, £145k additional budget for Stock Condition Surveys, £100k for ICT licences & additional staff resources for Northgate implementation
1,193,329	Special management *	1,036,280	<b>2,252,240</b>	1,215,960	£1,126k net change in service costs following addition of new housing structure and £90k increased cleaning contract costs for enhanced cleaning at sheltered schemes
19,316	Rents, rates & taxes	21,750	<b>21,750</b>	0	
140,313	Increase provision for bad or doubtful debts	150,000	<b>200,000</b>	50,000	
	<u>Capital Financing Costs</u>				
5,510,903	Depreciation charges	2,564,670	<b>2,643,000</b>	78,330	
827,860	Exceptional Item Impairment	0	<b>0</b>	0	
21,920	Debt management expenses	0	<b>21,310</b>	21,310	
<b>14,777,339</b>	<b>TOTAL EXPENDITURE</b>	<b>11,641,520</b>	<b>12,976,790</b>	<b>1,335,270</b>	
<b>-1,426,487</b>	<b>NET COST OF SERVICES</b>	<b>-4,717,040</b>	<b>-2,853,740</b>	<b>1,863,300</b>	
1,569,205	Loan charges - Interest	1,546,680	<b>1,573,000</b>	26,320	
	<u>Investment Income</u>				
-78,215	Interest on notional cash balances	-75,000	<b>-50,000</b>	25,000	
0	Premiums & discounts	0	<b>0</b>	0	
<b>64,504</b>	<b>NET OPERATING INCOME</b>	<b>-3,245,360</b>	<b>-1,330,740</b>	<b>1,914,620</b>	
-3,750,219	Any other item of income & expenditure	0	<b>0</b>	0	
1,387,326	Revenue Contribution to Capital Expenditure	6,804,820	<b>6,623,883</b>	(180,937)	
-13,000	Pensions Interest costs	-195,000	<b>-195,000</b>	0	
<b>-2,311,389</b>	<b>TOTAL DEFICIT/SURPLUS(-) FOR YEAR</b>	<b>3,364,460</b>	<b>5,098,143</b>	<b>1,733,683</b>	
10,163,309	Balance as at 1st April	12,474,698	<b>9,110,238</b>	(3,364,460)	
12,474,698	Balance as at 31st March	9,110,238	<b>4,012,095</b>	(5,098,143)	

\* General Management - relates to costs for the whole of the housing stock or all tenants such as EKH Management Fee and support costs.

\* Special Management - relates to only some of the tenants such as cleaning communal areas of flats and maintenance of open spaces.