

Housing Revenue Account Budget 2015/2016

Description	Annual Budget OE	Projected Outturn	Annual Budget OE	Annual Budget OE	Annual Budget OE	Annual Budget OE
	2014/15 £000	2014/15 £000	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000
Expenditure						
Management and Maintenance						
Insurances	993	981	855	872	890	907
General Management	6,233	6,244	3,094	3,156	3,519	3,589
Special Services	391	355	317	323	330	336
Management Fee	26,273	26,325	26,873	26,873	26,873	27,173
Welfare Reform Fund	1,000	608	600	612	624	637
Debt Management Expenses	21	21	28	29	29	30
Rent, Rates, Taxes & Other Charges	431	425	402	345	352	359
Capital Charges						
Depreciation on Council Dwellings	19,951	20,100	20,751	21,421	22,111	22,823
Depreciation on non dwellings	630	630	630	630	630	630
Provision For Bad or Doubtful Debts	1,000	600	750	900	1,000	1,000
Total Expenditure	56,923	56,289	54,300	55,161	56,357	57,484
Income						
Rent Income						
Dwelling Rents	-72,442	-72,646	-74,152	-76,005	-77,905	-79,853
Non-dwelling Rents	-862	-830	-805	-825	-846	-867
Charges For Services and Facilities	-218	-203	-165	-169	-173	-178
Contributions Towards Expenditure	-113	-146	-140	-144	-147	-151
Miscellaneous Income	0	0	0	0	0	0
Total Income	-73,635	-73,825	-75,262	-77,143	-79,071	-81,049
Net Cost of Services	-16,712	-17,536	-20,962	-21,982	-22,714	-23,565
Capital Charges						
Loan Charges - Interest	11,946	11,617	11,993	12,352	12,687	12,715
Interest Receivable	-160	-145	-57	-23	-23	-23
Net Operating Expenditure	-4,926	-6,064	-9,026	-9,653	-10,050	-10,873
Appropriations						
Revenue Contribution To Capital Outlay	6,602	5,935	12,084	9,653	10,050	10,873
Transfer to / from Reserves	-1,676	129	-3,058	0	0	0
Surplus (-) / Deficit for Year	0	0	0	0	0	0
HRA A/C BALANCE BF	4,676	5,929	6,058	3,000	3,000	3,000
HRA A/C BALANCE CF	3,000	6,058	3,000	3,000	3,000	3,000

SLHD Management Fee

	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's
Management fee brought forward	26,273	26,873	26,873	26,873
Increases already agreed by Cabinet	270			
Growth items				
Electrical testing	225			
Additional post - choice based lettings	23			
Shower head in voids	32			
TUPE adjustment	50			
Pension - actuarial adjustments				
Other increases				
Pay award	192	163	200	200
Increments	282	50		
General inflation	100	100	100	100
Savings/Efficiencies funded by SLHD	-574	-313	-300	
Total Management Fee	26,873	26,873	26,873	27,173

An increase to the SLHD fee of £270k was agreed by Cabinet on 18 June 2014, this increase was to pay for rent on general fund office premises and the costs of refurbishing Concorde House.

Details of the growth bids are;

Electrical testing - revised regulations now recommend that periodic electrical testing is carried out every 5 years instead of every 10 for domestic properties. SLHD require an additional 5 electricians to complete these checks on over 20,000 every 5 years. The costs include associated on costs including vehicles.

Additional post - choice based lettings - A number of local lettings policies have been agreed and this number will continue to rise as more new build properties are completed, the administration of local lettings policies requires additional resources.

Shower heads in voids - following a review of the legionella guidance it is recommended that all shower heads are changed in void properties, the estimated cost is £32k per year.

TUPE adjustment - insufficient resources were transferred to SLHD to deliver the asset management services, the general management budget has been adjusted by the contra entry for this expenditure.

From 2017/18 onwards inflationary increases are included within the SLHD management fee and an estimate for the next actuarial adjustment in the pension fund has also been included.