

Appendix G1

## Draft - Housing Revenue Account Estimates

|  | 2018-19 ORIGINAL ESTIMATE |                     |                   | 2018-19 FULL YEAR FORECAST |                     |                   | 2019-20 ESTIMATE    |                     |                   |
|--|---------------------------|---------------------|-------------------|----------------------------|---------------------|-------------------|---------------------|---------------------|-------------------|
|  | HRA TOTAL                 | LB SUTTON           | SHP MANAGED       | HRA TOTAL                  | LB SUTTON           | SHP MANAGED       | HRA TOTAL           | LB SUTTON           | SHP MANAGED       |
| <b>INCOME</b>                              |                           |                     |                   |                            |                     |                   |                     |                     |                   |
| Dwelling Rents (Gross)                     | (32,331,000)              | (32,331,000)        | 0                 | (32,454,743)               | (32,454,743)        | 0                 | (33,158,300)        | (33,158,300)        | 0                 |
| Dwelling Rents (Void Loss)                 | 173,200                   | 173,200             | 0                 | 274,648                    | 274,648             | 0                 | 208,200             | 208,200             | 0                 |
| Dwelling Rents - Net                       | (32,157,800)              | (32,157,800)        | 0                 | (32,180,095)               | (32,180,095)        | 0                 | (32,950,100)        | (32,950,100)        | 0                 |
| Non Dwelling (Garage) Rents-Gross          | (496,000)                 | (496,000)           | 0                 | (488,607)                  | (488,607)           | 0                 | (496,000)           | (496,000)           | 0                 |
| Non Dwelling (Commercial) Rents-Gross      | (260,000)                 | (260,000)           | 0                 | (281,883)                  | (281,883)           | 0                 | (265,500)           | (265,500)           | 0                 |
| Total Rental Income                        | (32,913,800)              | (32,913,800)        | 0                 | (32,950,584)               | (32,950,584)        | 0                 | (33,711,600)        | (33,711,600)        | 0                 |
| Tenant Charges for Services                | (834,100)                 | (834,100)           | 0                 | (836,310)                  | (836,310)           | 0                 | (857,000)           | (857,000)           | 0                 |
| Older Person Housing Charges               | (392,400)                 | (392,400)           | 0                 | (392,919)                  | (392,919)           | 0                 | (392,400)           | (392,400)           | 0                 |
| Leaseholder Charges for Services           | (1,300,000)               | (1,300,000)         | 0                 | (1,540,629)                | (1,540,629)         | 0                 | (1,266,000)         | (1,266,000)         | 0                 |
| Tenants Water Account Income               | 0                         | 0                   | 0                 | 884                        | 884                 | 0                 | 0                   | 0                   | 0                 |
| Heating Account Income                     | (263,600)                 | (263,600)           | 0                 | (278,277)                  | (278,277)           | 0                 | (278,200)           | (278,200)           | 0                 |
| <b>TOTAL INCOME</b>                        | <b>(35,703,900)</b>       | <b>(35,703,900)</b> | <b>0</b>          | <b>(35,997,835)</b>        | <b>(35,997,835)</b> | <b>0</b>          | <b>(36,505,200)</b> | <b>(36,505,200)</b> | <b>0</b>          |
| <b>EXPENDITURE</b>                         |                           |                     |                   |                            |                     |                   |                     |                     |                   |
| Housing Repairs and Maintenance            |                           |                     |                   |                            |                     |                   |                     |                     |                   |
| Administration                             | 811,500                   | 0                   | 811,500           | 811,500                    | 0                   | 811,500           | 804,500             | 0                   | 804,500           |
| Planned & Cyclical Works                   | 2,434,500                 | 0                   | 2,434,500         | 2,434,500                  | 0                   | 2,434,500         | 2,413,400           | 0                   | 2,413,400         |
| Responsive Repairs                         | 4,091,400                 | (40,000)            | 4,131,400         | 4,075,583                  | (55,817)            | 4,131,400         | 3,754,100           | (41,400)            | 3,795,500         |
|  | <b>7,337,400</b>          | <b>(40,000)</b>     | <b>7,377,400</b>  | <b>7,321,583</b>           | <b>(55,817)</b>     | <b>7,377,400</b>  | <b>6,972,000</b>    | <b>(41,400)</b>     | <b>7,013,400</b>  |
| General Management                         | 6,785,400                 | 2,146,300           | 4,639,100         | 6,771,521                  | 2,132,421           | 4,639,100         | 6,888,300           | 2,260,300           | 4,628,000         |
| Special Services                           | 2,019,200                 | 0                   | 2,019,200         | 2,017,943                  | (1,257)             | 2,019,200         | 2,016,300           | 0                   | 2,016,300         |
| Older Persons Housing                      | 528,600                   | 146,000             | 382,600           | 551,689                    | 169,089             | 382,600           | 552,600             | 170,000             | 382,600           |
| Depreciation                               | 6,077,300                 | 6,077,300           | 0                 | 6,077,300                  | 6,077,300           | 0                 | 6,860,000           | 6,860,000           | 0                 |
| Increase in Provision for Bad Debts        | 350,900                   | 350,900             | 0                 | 350,900                    | 350,900             | 0                 | 348,000             | 348,000             | 0                 |
| Heating Account Expenses                   | 277,800                   | 277,800             | 0                 | 276,168                    | 276,168             | 0                 | 310,600             | 310,600             | 0                 |
| <b>TOTAL EXPENDITURE</b>                   | <b>23,376,600</b>         | <b>8,958,300</b>    | <b>14,418,300</b> | <b>23,367,104</b>          | <b>8,948,804</b>    | <b>14,418,300</b> | <b>23,947,800</b>   | <b>9,907,500</b>    | <b>14,040,300</b> |
| Net Cost of Services                       | (12,327,300)              | (26,745,600)        | 14,418,300        | (12,630,731)               | (27,049,031)        | 14,418,300        | (12,557,400)        | (26,597,700)        | 14,040,300        |
| Revenue Contribution to Capital            | 6,410,400                 | 6,410,400           | 0                 | 6,410,400                  | 6,410,400           | 0                 | 3,338,000           | 3,338,000           | 0                 |
| Supported Capital Debt Management Costs    | 6,411,800                 | 6,411,800           | 0                 | 6,411,800                  | 6,411,800           | 0                 | 6,443,000           | 6,443,000           | 0                 |
| Interest on Cash Balances                  | (4,000)                   | (4,000)             | 0                 | (4,000)                    | (4,000)             | 0                 | (4,000)             | (4,000)             | 0                 |
| Interest Receivable on Resident Debt       | (8,000)                   | (8,000)             | 0                 | (8,000)                    | (8,000)             | 0                 | (8,000)             | (8,000)             | 0                 |
| <b>Net Operating Expenditure</b>           | <b>482,900</b>            | <b>(13,935,400)</b> | <b>14,418,300</b> | <b>179,469</b>             | <b>(14,238,831)</b> | <b>14,418,300</b> | <b>(2,788,400)</b>  | <b>(16,828,700)</b> | <b>14,040,300</b> |
| <b>HRA Surplus b/f as at 1 April</b>       | <b>(2,638,968)</b>        |                     |                   | <b>(3,131,423)</b>         |                     |                   | <b>(2,951,954)</b>  | <b>(2,951,954)</b>  | <b>0</b>          |
| <i>of which:</i>                           |                           |                     |                   |                            |                     |                   |                     |                     |                   |
| <i>HRA Working balance</i>                 | <i>(2,125,343)</i>        |                     |                   | <i>(2,583,068)</i>         |                     |                   | <i>(2,401,489)</i>  |                     |                   |
| <i>Heating Account</i>                     | <i>(513,625)</i>          |                     |                   | <i>(548,355)</i>           |                     |                   | <i>(550,464)</i>    |                     |                   |
| Adjustment: Deficit/(Surplus) for the year | 482,900                   |                     |                   | 179,469                    |                     |                   | (2,788,400)         |                     |                   |
| <b>HRA Surplus c/f as at 31 March</b>      | <b>(2,156,068)</b>        |                     |                   | <b>(2,951,954)</b>         |                     |                   | <b>(5,740,354)</b>  |                     |                   |

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