

## DRAFT HOUSING REVENUE ACCOUNT BUDGET SUMMARY 2014/15

	Original 2013/14 (a)	Revised 2013/14	Draft 2014/15 (b)	Movement (b) - (a)
	£000	£000	£000	£000
<b>Income</b>				
Dwelling Rents	(52,484)	(52,134)	(54,335)	(1,851)
Non-Dwelling Rents	(260)	(260)	(80)	180
Tenant Service Charges	(709)	(709)	(726)	(17)
Leaseholder Charges	(392)	(392)	(430)	(38)
Interest and Investment Income	(155)	(155)	(100)	55
Contributions to Expenditure	(456)	(456)	(460)	(4)
<b>Total Income</b>	<b>(54,456)</b>	<b>(54,106)</b>	<b>(56,131)</b>	<b>(1,675)</b>
<b>Expenditure</b>				
Repairs and Maintenance	10,727	12,001	11,928	1,201
Revenue Contribution to Capital	11,956	15,478	16,485	4,529
Supervision & Management				
General Expenses	5,322	5,269	5,735	413
Corporate and Democratic Core	252	261	261	9
Special Expenses	4,734	5,314	4,871	
Rent, Rates, Taxes & Other Charges	14	14	14	0
Provision for Bad Debts	212	212	216	4
Interest Payable	11,665	11,665	11,665	0
Depreciation	9,389	8,907	8,908	(481)
<b>Total Expenditure</b>	<b>54,271</b>	<b>59,121</b>	<b>60,083</b>	<b>5,675</b>
<b>Contribution to/(from) Strategic Acquisitions Reserve</b>	<b>0</b>	<b>(5,000)</b>	<b>(4,190)</b>	<b>(4,190)</b>
<b>HRA Deficit / (Surplus)</b>	<b>(185)</b>	<b>15</b>	<b>(238)</b>	<b>(190)</b>
<b>Housing Revenue Account Balance:</b>				
Opening Balance at 1 April	(2,777)	(2,777)	(2,762)	
Deficit / (Surplus) for the year	(185)	15	(238)	
Contributions to Earmarked Reserves	0	0	0	
<b>Closing Balance at 31 March</b>	<b>(2,962)</b>	<b>(2,762)</b>	<b>(3,000)</b>	

<b>Strategic Acquisitions Reserve:</b>				
Opening Balance at 1 April	(12,000)	(12,000)	(7,000)	
Deficit / (Surplus) for the year	0	5,000	4,190	
Contributions to Earmarked Reserves	0	0	0	
<b>Closing Balance at 31 March</b>	<b>(12,000)</b>	<b>(7,000)</b>	<b>(2,810)</b>	

**SUMMARY OF MAJOR MOVEMENTS ORIGINAL 2013/14 - 2014/15****Dwelling Rents**

The budget for dwelling rents reflects increases in line with the current Government Rent Policy (RPI + 0.5% + £2). The average dwelling rent is proposed to increase from £96.76pw in 2013/14 to £101.83pw and average increase of 5.23%. This compares to an increase of 4.84% in 2013/14.

The budget for dwelling rents has been reduced by £788k in the light of the level of Right to Buy sales. The level of sales was under estimated for 2013/14 and this has a knock-on effect to the 2014/15 Budget.

**Non-Dwelling Rents**

The budget for Non-Dwelling Rents reflects the proposal to move the remaining investment properties, mainly shops, to the General Fund.

**Leaseholder Charges**

The budget for leaseholder charges reflects the estimated inflationary increases in leaseholder costs for 2014/15.

**Repairs & Maintenance**

The budgets for Responsive and Void repairs has increased by £1.2m to reflect current levels of demand and expenditure.

**Revenue Contribution to Capital**

The budget has been increased to include the approved purchase of land (£4.2m) and the remaining in year surplus (£533k).

**Supervision and Management - General**

The budget for 2014/15 reflects pay inflation of and the decision to make a one-off contribution of £235,000 to fund the Supernnuation Backfund.

**Supervision and Management - Special**

The budget reflects inflationary increases and increases in estimated leaseholder cleaning costs.

**Depreciation**

The charges for depreciation have been calculated since the 1st Draft and are £490k lower.