



Housing Revenue Account

Draft Budget Book

2021/22 (Projected)
2021/22 to 2022/23 (Original)

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Housing Revenue Account: Service Summary

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Supervision and Management			
Gross Expenditure	6,668,390	7,245,410	8,085,320
Gross Recharge Service Income	(671,710)	(844,690)	(698,570)
Net Expenditure	<u>5,996,680</u>	<u>6,400,720</u>	<u>7,386,750</u>
Repairs and Maintenance			
Gross Expenditure	9,707,730	9,803,930	9,884,300
Gross Recharge Service Income	(1,895,710)	(1,895,710)	(2,051,770)
Net Expenditure	<u>7,812,020</u>	<u>7,908,220</u>	<u>7,832,530</u>
Depreciation			
Gross Expenditure	6,948,300	6,948,300	6,965,120
Net Expenditure	<u>6,948,300</u>	<u>6,948,300</u>	<u>6,965,120</u>
Intensive Housing Management Expenditure			
Gross Expenditure	589,080	589,080	434,890
Net Expenditure	<u>589,080</u>	<u>589,080</u>	<u>434,890</u>
Capital Financing Costs			
Capital Financing Costs	7,794,080	7,794,080	8,206,410
Net Expenditure	<u>7,794,080</u>	<u>7,794,080</u>	<u>8,206,410</u>
Rents of Dwellings			
Gross Income	(26,273,300)	(26,273,300)	(27,955,300)
Net Expenditure	<u>(26,273,300)</u>	<u>(26,273,300)</u>	<u>(27,955,300)</u>

Housing Revenue Account: Service Summary

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Other Rental Income			
Gross Income	(14,700)	(14,700)	(7,550)
Net Expenditure	<u>(14,700)</u>	<u>(14,700)</u>	<u>(7,550)</u>
Service Charges			
Gross Income	(1,782,900)	(1,782,900)	(1,911,500)
Net Expenditure	<u>(1,782,900)</u>	<u>(1,782,900)</u>	<u>(1,911,500)</u>
Non Dwelling Income			
Gross Income	(140,000)	(140,000)	(119,820)
Net Expenditure	<u>(140,000)</u>	<u>(140,000)</u>	<u>(119,820)</u>
Intensive Housing Management Income			
Gross Income	(418,200)	(418,200)	(331,410)
Gross Recharge Service Income	(103,480)	(103,480)	(103,480)
Net Expenditure	<u>(521,680)</u>	<u>(521,680)</u>	<u>(434,890)</u>
Other Income			
Gross Income	(110,620)	(110,620)	(72,620)
Net Expenditure	<u>(110,620)</u>	<u>(110,620)</u>	<u>(72,620)</u>
Contributions to/(from) Reserves			
Gross Income	(296,960)	(797,200)	(324,020)
Net Expenditure	<u>(296,960)</u>	<u>(797,200)</u>	<u>(324,020)</u>
Gross Total	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

Fund	Housing Revenue Account
Service	Supervision and Management
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Supervision and Management			
Employee Expenses	2,555,210	2,855,250	2,946,730
Direct employee expenses	2,620,210	2,920,250	3,017,130
Indirect employee expenses	(65,000)	(65,000)	(70,400)
Premises Related Expenses	699,910	708,810	785,990
Repairs, alterations & buildings	258,610	265,160	282,690
Energy costs	211,960	211,960	210,650
Rates	72,000	72,000	112,220
Water services	22,950	22,950	26,810
Fixtures & fittings	11,060	13,410	11,390
Cleaning & domestic supplies	98,330	98,330	116,190
Grounds maintenance costs	25,000	25,000	26,040
Transport Related Expenses	128,750	128,820	127,160
Transport recharges	110,100	110,100	108,510
Contract leases	12,700	12,700	12,700
Public transport	800	870	800
Car allowances	5,150	5,150	5,150
Supplies & Services	915,280	948,440	1,221,990
Equipment furniture & materials	33,150	33,760	61,970
Clothes, uniform & laundry	5,500	5,500	5,500
Printing stationery general	5,300	5,350	5,300
Services	581,070	611,070	760,110
Communications & computing	211,990	211,990	261,590
Expenses	24,120	24,120	24,120
Grants & subscriptions	8,600	8,600	16,350
Miscellaneous expenses	45,550	48,050	87,050
Third Party Payments	1,000	1,000	1,000
Other establishment payments	1,000	1,000	1,000
Transfer Payments	15,000	15,000	10,000
Other transfer payments	15,000	15,000	10,000
Support Services Expenditure	2,353,240	2,588,090	2,992,450
Chief Executive	54,540	55,310	65,440
Corporate Services	1,388,520	1,310,520	1,467,840
Community Services	199,690	199,690	460,170
Operational Services	535,180	845,610	805,790
Administrative Buildings	95,300	95,300	103,820
Other Support Services	80,010	81,660	89,390

Fund	Housing Revenue Account
Service	Supervision and Management
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
<i>Gross Expenditure</i>	<u>6,668,390</u>	<u>7,245,410</u>	<u>8,085,320</u>
<i>Gross Income</i>	<u>0</u>	<u>0</u>	<u>0</u>
Recharge service income	(671,710)	(844,690)	(698,570)
Recharge Service Income	(671,710)	(844,690)	(698,570)
<i>Gross Recharge Service Income</i>	<u>(671,710)</u>	<u>(844,690)</u>	<u>(698,570)</u>
Net Cost of Service	<u>5,996,680</u>	<u>6,400,720</u>	<u>7,386,750</u>

Fund	Housing Revenue Account
Service	Repairs and Maintenance
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Repairs and Maintenance			
Employee Expenses	3,629,870	3,629,870	3,684,100
Direct employee expenses	3,617,870	3,617,870	3,672,100
Indirect employee expenses	12,000	12,000	12,000
Premises Related Expenses	13,020	13,020	13,020
Energy costs	8,020	8,020	8,020
Cleaning & domestic supplies	5,000	5,000	5,000
Transport Related Expenses	403,090	403,090	392,450
Transport recharges	402,790	402,790	392,150
Public transport	300	300	300
Supplies & Services	5,099,650	5,090,190	5,258,660
Equipment furniture & materials	1,047,850	1,047,850	1,115,000
Printing stationery general	600	600	600
Services	3,966,310	3,956,850	3,995,560
Communications & computing	20,000	20,000	20,000
Expenses	3,500	3,500	3,500
Miscellaneous expenses	61,390	61,390	124,000
Support Services Expenditure	562,100	667,760	536,070
Corporate Services	130,450	130,450	147,700
Community Services	420,010	420,010	284,060
Operational Services	0	105,660	93,640
Other Support Services	11,640	11,640	10,670
Gross Expenditure	<u><u>9,707,730</u></u>	<u><u>9,803,930</u></u>	<u><u>9,884,300</u></u>
Gross Income	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
Recharge service income	(1,895,710)	(1,895,710)	(2,051,770)
Recharge Service Income	(1,895,710)	(1,895,710)	(2,051,770)
Gross Recharge Service Income	<u><u>(1,895,710)</u></u>	<u><u>(1,895,710)</u></u>	<u><u>(2,051,770)</u></u>
Net Cost of Service	<u><u>7,812,020</u></u>	<u><u>7,908,220</u></u>	<u><u>7,832,530</u></u>

Fund	Housing Revenue Account
Service	Depreciation
BVACOP2	Housing Revenue Account

Depreciation

Depreciation & Impairment

Depreciation	6,948,300	6,948,300	6,948,300
Amortisation of intangible fixed assets	0	0	16,820

Gross Expenditure

Net Cost of Service

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
	6,948,300	6,948,300	6,965,120
	6,948,300	6,948,300	6,948,300
	0	0	16,820
	<u><u>6,948,300</u></u>	<u><u>6,948,300</u></u>	<u><u>6,965,120</u></u>
	<u><u>6,948,300</u></u>	<u><u>6,948,300</u></u>	<u><u>6,965,120</u></u>

Fund	Housing Revenue Account
Service	Intensive Housing Management Expenditure
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Intensive Housing Management Expenditure			
Support Services Expenditure	589,080	589,080	434,890
Community Services	589,080	589,080	434,890
Gross Expenditure	<u>589,080</u>	<u>589,080</u>	<u>434,890</u>
Net Cost of Service	<u>589,080</u>	<u>589,080</u>	<u>434,890</u>

Fund	Housing Revenue Account
Service	Capital Financing Costs
BVACOP2	Housing Revenue Account

Capital Financing Costs

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Gross Expenditure	<u>0</u>	<u>0</u>	<u>0</u>
Capital financing cost	7,794,080	7,794,080	8,206,410
Interest payments	2,331,000	2,331,000	2,130,010
Debt charges	4,918,120	4,918,120	5,454,380
Revenue contributions to capital	496,960	496,960	574,020
Treasury management expenses	48,000	48,000	48,000
Capital Financing Costs	<u>7,794,080</u>	<u>7,794,080</u>	<u>8,206,410</u>
Net Cost of Service	<u>7,794,080</u>	<u>7,794,080</u>	<u>8,206,410</u>

Fund	Housing Revenue Account
Service	Rents of Dwellings
BVACOP2	Housing Revenue Account

Rents of Dwellings

Customer & client receipts

Rents tithes way leaves etc
Debt Impairment Provision

Gross Income

Net Cost of Service

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
	(26,273,300)	(26,273,300)	(27,955,300)
Rents tithes way leaves etc	(26,804,300)	(26,804,300)	(28,257,300)
Debt Impairment Provision	531,000	531,000	302,000
Gross Income	<u><u>(26,273,300)</u></u>	<u><u>(26,273,300)</u></u>	<u><u>(27,955,300)</u></u>
Net Cost of Service	<u><u>(26,273,300)</u></u>	<u><u>(26,273,300)</u></u>	<u><u>(27,955,300)</u></u>

Fund	Housing Revenue Account
Service	Other Rental Income
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Other Rental Income			
Customer & client receipts	(14,700)	(14,700)	(7,550)
Sales of product or materials	(7,500)	(7,500)	(350)
Rents tithes way leaves etc	(7,200)	(7,200)	(7,200)
Gross Income	<u>(14,700)</u>	<u>(14,700)</u>	<u>(7,550)</u>
Net Cost of Service	<u>(14,700)</u>	<u>(14,700)</u>	<u>(7,550)</u>

Fund	Housing Revenue Account
Service	Service Charges
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Service Charges			
Other grants, re-imburements or contributions	(250,000)	(250,000)	(250,000)
Other grants or contributions	(250,000)	(250,000)	(250,000)
Customer & client receipts	(1,532,900)	(1,532,900)	(1,661,500)
Rents tithes way leaves etc	(1,532,900)	(1,532,900)	(1,661,500)
Gross Income	<u>(1,782,900)</u>	<u>(1,782,900)</u>	<u>(1,911,500)</u>
Net Cost of Service	<u>(1,782,900)</u>	<u>(1,782,900)</u>	<u>(1,911,500)</u>

Fund	Housing Revenue Account
Service	Non Dwelling Income
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Non Dwelling Income			
Customer & client receipts	(140,000)	(140,000)	(119,820)
Rents tithes way leaves etc	(140,000)	(140,000)	(119,820)
Gross Income	(140,000)	(140,000)	(119,820)
Net Cost of Service	(140,000)	(140,000)	(119,820)

Fund	Housing Revenue Account
Service	Intensive Housing Management Income
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Intensive Housing Management Income			
Other grants, re-imbursments or contributions	(418,200)	(418,200)	(331,410)
Other grants or contributions	(418,200)	(418,200)	(331,410)
<i>Gross Income</i>	<u>(418,200)</u>	<u>(418,200)</u>	<u>(331,410)</u>
Recharge service income	(103,480)	(103,480)	(103,480)
Recharge Service Income	(103,480)	(103,480)	(103,480)
<i>Gross Recharge Service Income</i>	<u>(103,480)</u>	<u>(103,480)</u>	<u>(103,480)</u>
Net Cost of Service	<u>(521,680)</u>	<u>(521,680)</u>	<u>(434,890)</u>

Fund	Housing Revenue Account
Service	Other Income
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Other Income			
Other grants, re-imbursments or contributions	(58,000)	(58,000)	(20,000)
Other grants or contributions	(58,000)	(58,000)	(20,000)
Customer & client receipts	(12,620)	(12,620)	(12,620)
Sales of product or materials	(2,000)	(2,000)	(2,000)
Fees and charges for services	(10,620)	(10,620)	(10,620)
Interest & investment income	(40,000)	(40,000)	(40,000)
Interest	(40,000)	(40,000)	(40,000)
Gross Income	<u><u>(110,620)</u></u>	<u><u>(110,620)</u></u>	<u><u>(72,620)</u></u>
Net Cost of Service	<u><u>(110,620)</u></u>	<u><u>(110,620)</u></u>	<u><u>(72,620)</u></u>

Fund	Housing Revenue Account
Service	Contributions to/(from) Reserves
BVACOP2	Housing Revenue Account

	2021/22 Original Estimate	2021/22 Projected Outturn	2022/23 Original Estimate
Contributions to/(from) Reserves			
Other grants, re-imbursements or contributions	(296,960)	(797,200)	(324,020)
Contributions from reserves	(296,960)	(797,200)	(324,020)
Gross Income	(296,960)	(797,200)	(324,020)
Net Cost of Service	(296,960)	(797,200)	(324,020)
Gross Total	0	0	0

Housing Revenue Account: Capital Programme Summary

REF No	PROJECT	2021/22 Original Budget (£)	2021/22 Projected Outturn (£)	2022/23 Original Budget (£)
A	Replacement Programmes			
	Kitchen Programme (inc Void)	987,500	637,500	987,500
	Bathroom Programme	225,000	205,000	225,000
	Doors & Windows Programme	950,000	950,000	557,000
	Roofing Replacements	1,039,150	1,039,150	890,250
	Electrical Tests & Upgrades	708,540	658,540	708,540
		3,910,190	3,490,190	3,368,290
B	Improvement Programmes			
	Modernisations & Reconfigurations	10,600	10,600	-
	Communal Improvements	-	-	420,960
	Insulations Works	80,000	31,000	-
	Heating Installations	1,049,660	950,660	899,660
	Capital Services & Projects	79,500	79,500	79,500
	Aids & Adaptations	521,750	551,720	521,750
		1,741,510	1,623,480	1,921,870
C	Health & Safety			
	Fire Precaution Works	1,022,900	1,022,900	461,290
	Door Entry/Warden Call Systems	125,000	125,000	97,480
	Asbestos Surveys and Removals	60,000	-	-
	Major Lift Refurbishments	275,600	275,600	141,500
	Tanks/Water Mains	212,000	559,530	-
	LED Emergency Lighting	100,920	88,920	100,920
		1,796,420	2,071,950	801,190
D	Major Void Works	250,000	200,000	250,000
E	New Build and Acquisition	11,326,490	10,647,960	13,863,470
F	Housing Computer System	-	-	600,000
G	Replacement Play Equipment	127,500	-	127,500
H	Bin Housing	36,280	49,470	49,470
I	CCTV	19,900	56,960	30,000
J	Fire Doors	811,000	712,000	806,580
K	LAD2 Grant	-	148,000	-
L	Energy Efficiency	-	-	1,888,650
M	Structural Surveys	-	-	100,000
N	Sheltered Communal Upgrade	-	-	116,950
O	Cycle Storage	-	-	30,000
P	Alleyways HRA	-	-	105,000
Q	Renovation Grants (DFG)	832,800	2,089,400	-
	Totals	20,852,090	21,089,410	24,058,970