

Committee: Cabinet

Agenda Item

Date: 19 February 2013

7

Title: Housing Revenue Account 2013/14 Budget and 5 Year Budget Strategy

**Portfolio Holders: Councillor Julie Redfern
Councillor Robert Chambers**

Key decision: Yes

Summary

1. This report sets out the following:
 - A proposed Housing Revenue Account (HRA) budget and reserves position for 2013/14.
 - A proposed 5 year financial forecast for the period from 2013/14 to 2017/18.
2. The budget for the Homelessness service is part of the General Fund Budget Strategy.
3. Housing Board on 24 January has agreed the recommendations detailed below. With the addition of :
 - Under delegated authority the Chair of Housing Board and the Portfolio Holder authorised the cost of additional works for the Energy Efficiency schemes totalling £135,000 to be financed from 2012/13 forecast surplus outturn of £265,000.
 - A further capital scheme is added to the HRA Business Plan for uPVC Fascias and Guttering with a budget of £200,000 for 2013/14 and £500, 000 for the following five years.
 - The introduction of a tiered service charging policy for Dispersed Lifeline Charges (Paragraph 19).
4. The Scrutiny Committee reviewed the report on 7 February 2013 and unanimously endorsed the proposals. In doing so they commented on the following:
 - The pressures of changes to Welfare Reform and the associated impact on Housing Rent Arrears. It was noted that the Bad Debt provision has been increased by £65,000 (£130,000 in total) for 2013/14 to provide for the impact of higher rent arrears.
 - The need to periodically review progress in Affordable Housing investment and sustainable investment in the current housing stock to ensure consideration is given to any financial capacity within the HRA being applied to early repayment of the HRA loan portfolio.

Recommendations

5. Cabinet is requested to approved, for recommendation to Full Council:
 - the 2013/14 HRA budget resulting in a forecast surplus of £144,000.
 - the maintenance of an HRA working balance of £649,000 for the period to 31st March 2014.
 - the use of and contribution to HRA earmarked reserves as detailed at Appendix E to this report.

Financial Implications

6. Within the body of the report.

Background Papers

7. None

Published Papers

8. The following papers were referred to by the author in the preparation of this report:

DCLG Housing Rent Account and Self Financing Determinations – July 2010.

Impact

Communication/Consultation	None
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	None
Workforce/Workplace	None

Background

9. The HRA budget for 2013/14 reflects the service arrangements and investment in relation to the council's housing services for the second year under 'Self Financing'.
10. The new financial arrangements enable the service to stand alone financially and take 'local' decisions for housing services.
11. The Council's overall aims and objectives for housing services over a 30 year period is reflected in the HRA Business Plan which was approved by Housing Board in January 2012.

Housing Revenue Account Budget 2013/14: Appendix A

12. The 2013/14 budget has been prepared based upon the following:

- Incremental budget preparation taking the financial/operational performance in 2012/13 as a starting point.
- An average rent increase approved by the Tenants Forum and Housing Board in January 2013 of 4.57%.
- An increase in Garage rents/Sheltered support services and Lifeline Charges of 2.6%.
- Interest payable of £2.632 million on loans totalling £88.407 million in accordance with the 'Self Financing' funding strategy.
- Staffing costs based on a further review of the staffing structure and an evaluation of capacity to deliver the HRA Business Plan aspirations in the short to medium term
- The programme of investment in the Council's existing council housing stock and development aspirations included in the HRA Business Plan.
- Impact on the HRA as a result of the localisation of Welfare Benefit Reforms which will come into effect from 1st April 2013.

13. The HRA budget for 2013/14 is detailed at Appendix A and identifies a Net Surplus for the service of £144,000 an increase of £130,000 on the forecast surplus for 2012/13 of £14,000.

14. summary of the 2013/14 budget is detailed below:

	2012/13 Reinstated Original Budget £'000	2013/14 Original Budget £'000	Increase/Decrease £'000
Total Income	-13,810	-14,503	-693
Expenditure:			
Housing Finance & Business Management	420	467	47
Housing management & Repairs Service	3,142	3,103	-39
Housing Management and Homelessness	867	835	-32
Other Costs	6,915	7,235	320
Total Expenditure	11,344	11,640	296
Operating (-)Surplus/Deficit	-2,466	-2,863	-397
Application of 'Financial Headroom'	1,020	3,382	2,362
Transfer to(+)/from(-) Reserves	1,432	-663	-2095
(-)Surplus/Deficit	-14	-144	-130

15. A summary of the key changes within the 2013/14 budget is detailed below. Full details are covered in paragraphs 13 to 29 and at Appendix B.

	£'000	£'000
HRA Surplus 2012/13 Restated Original Budget		-14
Budget Changes:		
<i>Income: (paragraphs 15 to 18)</i>	-694	
<i>Expenditure: (Appendix B)</i>		
Service Budget Changes:	-24	
Other Costs: (Appendix A)	<u>320</u>	
Sub Total	-397	
Net Change in Reserves application	<u>267</u>	
Movement in 2013/14 Budget		-130
2013/14 Budgeted Operating Surplus		-144

Rents and Service Charges:

16. The following summarises the rent increases agreed by the Tenants Forum and Housing Board:

- A proposed rent increase of 4.57% on average. With individual property increases being limited to RPI (2.6%) plus 0.5% plus a maximum cap of £2.00 per property to converge to 'Formula Rents' by 2015/16.
- The average rent increase for council tenants is within the 'Rent Rebate Subsidy' average rent of £94.52 for 2013/14 and ensures that the council can claim full rent rebate for tenants on housing benefit.
- Of the current 2846 council properties, 2044 properties are expected to converge to 'Formula Rent' by 2015/16 and 802 will converge at various dates after 2015/16. 99% of the Council's housing stock will converge by 2020/21.
- The application of the guideline rent cap (2.6% + 0.5% + £2.00) will result in a minimum rent increase of £1.98 per week and a maximum rent increase of £5.59. The percentage increases are detailed below:

Average Rent Increase per Week	Minimum Rent Increase per Week	Maximum Rent Increase per Week	Average Weekly Rent	Estimated Gross income to HRA 2013/14
4.57%	3.09%	6.16%	£93.41	£13.864 million

- The average weekly rent increase of £4.09 will have the following impact on the HRA's total tenancies:

< £3.00 increase per week		Between £3.00 and £5.00 per week		Over £5.00 per week	
No of tenancies	% of Total stock	No of tenancies	% of Total stock	No of tenancies	% of Total stock
378	13.2%	1,323	46.4%	1,145	40.4%

17. Garage rents, sheltered support service charges and Lifeline charges are proposed to increase by RPI (2.6%). All other service charges are recharged in line with actual costs and estimated service costs.

18. The Budget includes financial arrangements for the protection of:

- Tenants as at 31 March 2003 paying sheltered support service charges and ineligible for supporting people grant assistance, and
- Tenants as at 31 March 2012 paying service charges for common service in sheltered schemes not in receipt of housing benefit.

19. Also included is the proposal to introduce a tiered level of Dispersed Lifeline charges as follows:

- Level 1 – Basic Lifeline Service - £3.94 per week.
- Level 2 – Extra Sensors (Up to 4) - £3.94+£1.00 = £4.94 per week
- Level 3 – Evening and Weekend Response - £3.94 + £1.00 (excludes Sensors) = £4.94 per week

- Existing customers are able to opt into the response service for £1.00 per week.
20. The changes detailed at paragraph 16 to 19 are forecast to provide the HRA Account with approximately £642k of additional income.
21. Increased demand for chargeable housing services is expected to generate approximately £15,000 in additional income. Other minor income variations of £36,000 additional income.

HRA Expenditure and Investment (Appendix B and C)

22. The HRA's total forecast expenditure for 2013/14 is estimated to be £11.640 million. £296,000 higher than the 2012/13 restated original budget of £11.344 million.
23. A summary of the various changes to the HRA budget are detailed below. Full details by service change category are presented at Appendix B.

	£'000	£'000
Expenditure: Appendix B		
<i>Service Budget Changes:</i>		
Contract Inflation on Repairs budgets	89	
Inescapable Growth (Appendix B)	103	
Service Investment over and above Business Plan items (Appendix B)	68	
Efficiency Savings (Appendix B)	-96	
Service Reductions	0	
One Off Budget items for 2012/13 removed	-98	
Salaries reallocated to the General Fund	-28	
Other Minor Changes	<u>-62</u>	
Net Service Changes		-24
Other Costs: (Appendix A)		
Increase in depreciation charges	224	
Increase in Bad Debt Provision to reflect impact of changes to Welfare Benefit Reform	65	
Other Changes (net)	<u>31</u>	
Net Other Cost Changes		<u>320</u>
Total Expenditure Changes within the 2013/14 Budget		296

24. Service investment in addition to those areas detailed in the HRA Business Plan (Appendix C) of £68,000 and provision for inescapable growth/inflation of £103,000 has been partially financed from ongoing changes to service arrangements and efficiency savings totalling £194,000.

25. The proposed Welfare Benefit Reforms will impact on the HRA's rent collection service. Thus the 2013/14 proposed budget includes the service growth to ensure that rental income and charges continue to be collected efficiently and effectively where possible:
- a temporary rent arrears and debt support officer post for a period of one year.
 - an increase in the bad debt provision to be called on if necessary.
 - an increase in the Cash Incentive Scheme to assist tenants moving to smaller properties.
26. The proposed budget also includes adequate provision for pay and pension costs of £106,000.
27. The 'Self Financing' loans portfolio of £88.407 million is currently accruing interest of approximately £2.6 million per annum. The first principal repayment on the loans will be in 2017/18. As detailed in paragraphs 28 to 30 the financial capacity as a result of this arrangement provides the opportunity for the business plan investment to be delivered

Housing Revenue Account 'Financial Headroom' 2013/14

28. Prior to the application of reserves and funding for 2013/14 the HRA's Operating Surplus is £2.863 million. This represents the 2013/14 in year 'financial headroom' available within the budget to finance investment in existing council houses and develop additional affordable housing.
29. For 2013/14 £3.382 million is proposed to be allocated for investment comprising:
- development of affordable housing at Mead Court - £1.720 million.
 - investment in the current housing stock by way of funding for energy efficiency schemes (£300k).
 - improvements to the alarm system in Sheltered Housing (£100k).
 - additional funding of £712,000 to provided for investment in heating plant repairs, rewiring and bath/kitchen replacements.
 - uPVC fascias and Guttering scheme totalling £200,000.
 - the provision of a grant to fund a supported unit for people with learning disabilities (£100K).
 - the provision of additional funding to support the Cash Incentive Scheme (£50K).
 - the investment in housing ICT/offices (£200k)
30. This increased investment has been partially financed by 2012/13 'Financial Headroom' which has been carried over to finance the redevelopment of Mead Court/Canons Mead Garage site (£600K).

Housing Revenue Account Capital Programme

31. Appendix D details the HRA Capital programme for the five year period to 2017/18.
32. Of the 2013/14 proposed capital programme 51% is financed from the HRA 'financial headroom'. The remainder being financed through the Major Repairs Allowance.

Housing Revenue Account Working Balances

33. The HRA Business Plan included the assumption that a minimum working balance would be maintained which is based on:

- 2% of the in year HRA estimated expenditure and
- 2% of the in year HRA Income.

34. On this basis the minimum working balance should be £525,000.

35. The balance forecasted as at 31 March 2013 is £649,000 more than sufficient compared to the minimum balance requirement. It is proposed that given risks to rental income arising from the impact of a reduction in the receipt of tenants housing benefit, working balances are kept at a level above the minimum level.

Housing Revenue Account Earmarked Reserves

36. The forecast balance on the HRA Earmarked Reserves as at 31 March 2012 is £1.1 million, comprising:

- Change Management Reserve – to meet the ongoing service reviews.
- Potential Projects Reserve – to finance capital and revenue projects within the 30 Year HRA Business Plan.

37. Appendix E summarises the available Earmarked balances for the HRA.

38. The potential projects balance includes the 2012/13 (£130,000) and 2013/14 (£144,000) forecast surplus on the HRA. The funds will finance future affordable housing development in 2015/16, 2016/17, 2017/18 and 2018/19.

39. The Potential Projects Reserve is forecast to be £534,000 by the end of 2013/14.

40. The Change Management Reserve has been used to fund a temporary additional rent arrears and debt support officer post (£23,400).

41. The forecast balance on this reserve is expected to be £177,000 as at 31 March 2014 and will be available for future services reviews.

Five Year Financial Strategy 2013/14 to 2017/18 Appendix F

42. Financial sustainability is key to the delivery of the service improvements and affordable housing investment contained within the HRA 30 Year Business Plan.

43. Appendix F provides an update of the service's financial position over a five year period based on current and expected financial and operational experience.

44. The in year surpluses available up to 2016/17 will be made available to finance the completion of the second sheltered housing scheme redevelopments towards the end of the five year budget strategy.

45. An appraisal of all council owned sheltered schemes is nearing completion. A preliminary cost model has been developed to assess in broad terms the financial implications of a number of options for the schemes including to retain, modify,

demolish or dispose. Initial findings of the appraisal and detailed options available have been presented to Housing Board for consideration. Estimated costs per scheme range from £900,000 to £4,200,000. A provisional indicative financial commitment of £3 million for each scheme of redevelopment has been placed in the Capital programme for 2015/16, 2016/17 and 2017/18.

46. Further sustainable investment in the council housing stock through a programme of replacing fascias/downpipes with uPVC has been approved by Housing Board. This will result in savings to the painting programme. The estimated cost of the project will be in addition to the HRA Business Plan investment and in the region of £500,000 per annum.
47. The financial position over the years approaching the first repayment on the loan portfolio will need to be monitored to seek opportunities for early repayment of loan arrangements and further service investment.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Changes in legislation may alter the assumptions contained in the proposed 2013/14 Budget and HRA Business Plan	2	2	A minimum HRA operational balance is monitored and maintained. Sufficient Earmarked Reserves are available to provide a short term buffer. Annual budgets are monitored and reported on throughout the year. The 30 Year HRA Business Plan will be reviewed and updated on an annual basis.
Rent and Service Charges arrears increase and bad debts rise as a direct result of the Welfare Benefit Reforms.	4	2	Increased resources identified in the 2013/14 proposed budget for income management.
Failure to deliver major housing and development projects to schedule.	2	2	Effective project planning developed and resources aligned to deliver projects.
There is ineffective use of resources available to the HRA.	1	3	Implementation of robust controls and monitoring.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendices

Appendix A - Housing Revenue Account Summary 2013/14

Appendix B - HRA budget changes for 2013/14

Appendix C – Business Plan Revenue and Capital Projects 2013/14 to 2017/18

Appendix D – HRA Capital Programme 2012/13 to 2017/18

Appendix E – HRA Operating and Earmarked Reserves Forecast 2013/14

Appendix F – HRA Revenue Forecast 2013/14 to 2017/18

HRA Summary

£'000	2012/13 Original Budget	2012/13 Restated Budget	2012/13 Forecast Outturn	2013/14 Original Budget	Increase / (Decrease)
Dwelling Rents	-12,942	-12,942	-12,925	-13,520	-578
Garage Rents	-191	-191	-210	-221	-30
Other Rents etc	-3	-3	-2	-3	0
Charges for Services & Facilities	-629	-629	-757	-750	-121
Investment Income	-5	-5	-10	-10	-5
New Homes Bonus Income	0	-40	-40	0	40
Total Income	-13,770	-13,810	-13,944	-14,504	-694
<u>Housing Finance & Business Management</u>					
Business & Performance Management	310	311	307	372	61
Assistant Director Housing	64	64	64	64	0
Rents, Rates & Other Property Charges	45	45	35	32	-13
	419	420	406	467	47
<u>Housing Maintenance & Repairs Service</u>					
Common Service Flats	446	444	324	354	-90
Estate Maintenance	148	148	151	170	22
Housing Repairs	2,027	2,067	2,089	2,174	107
Housing Sewerage	52	52	55	51	-1
Newport Depot	11	11	7	11	0
Property Services	421	420	319	343	-77
	3,105	3,142	2,945	3,103	-39
<u>Housing Management & Homelessness</u>					
Housing Services	306	348	278	257	-91
Sheltered Housing Services	492	519	527	577	58
	798	867	805	835	-32
<u>Other Costs</u>					
Depreciation - Land & Buildings	2,873	2,873	2,893	3,081	208
Depreciation - Other Assets	21	21	21	37	16
Bad Debt Provision	65	65	65	130	65
Supporting People	0	0	46	45	45
Capitalised Salaries/Supervision Charges	-250	-250	0	0	250
Contribution to Capital Programme	250	250	1,107	0	-250
Recharge from General Fund	1,121	1,054	1,078	995	-59
HRA Share of Corporate Core	200	200	183	209	9
Interest/Costs re HRA Loan	2,645	2,645	2,645	2,632	-13
Pension Costs	51	51	100	86	35
Pay Award	6	6	0	20	14
	6,982	6,915	8,138	7,235	320
Total Expenditure	11,304	11,344	12,294	11,640	296
OPERATING (SURPLUS)/DEFICIT	-2,466	-2,466	-1,650	-2,863	-397
<u>Use of Reserves/Funding</u>					
Transfer to(+)/from(-) the Major Repairs Reserve	500	500	0	0	-500
Transfer to(+)/from(-) the Change Management Reserve	200	200	200	-23	-223
Transfer to(+)/from(-) the Potential Projects Reserve	732	732	260	0	-732
Funding of Action Plan Capital Items	1,020	1,020	420	3,382	2,362
Transfer to(+)/from(-) reserves for Revenue Action Plan Slippage	0	0	40	-40	-40
Transfer to(+)/from(-) reserves for Capital Action Plan Slippage	0	0	600	-600	-600
	2,452	2,452	1,520	2,719	267
(SURPLUS)/DEFICIT	-14	-14	-130	-144	-130

Appendix B

SUMMARY OF CHANGES TO HRA 2013/14 BUDGET

INCREMENTAL GROWTH		
Service	Description	£000
Business & Performance Management	Temporary Rent Arrears and Debt Support Officer	23
Property Services	Incremental salary increases	7
Housing Repairs	Increase in material costs to reflect current use	30
Housing Repairs	Incremental salary increases	33
Housing Services	Increase in travel costs	10
		103

SERVICE INVESTMENT OVER AND ABOVE BUSINESS PLAN ITEMS		
Service	Description	£000
Business & Performance Management	New post of Admin team leader	33
Housing Repairs/Property Services	Apprentice posts	15
Estate Services	Communal Car Parks repair work	20
		68

EFFICIENCY SAVINGS		
Service	Description	£000
Rates and Property	Void charge	(13)
Housing Repairs	Impact of Staffing Reviews	(17)
Property Services	Impact of Staffing Reviews	(37)
Housing services	Impact of Staffing Reviews	(29)
		(96)

HRA Business Plan: 5 Year Investment Proposals

£'000	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
REVENUE						
1 Development of Hsg Regulation Panel	5,000	5,000	5,000	5,000	5,000	5,000
2 Tenant Satisfaction Survey	5,000	-	5,000	-	5,000	5,000
3 Publish Annual Tenant Survey	3,000	3,000	3,000	3,000	3,000	3,000
4 Development Appraisals for identified sites	10,000	10,000	10,000	10,000	10,000	10,000
5 Garden Sites	50,000	50,000	50,000	50,000	50,000	50,000
6 Sheltered & lifeline monitoring scheme	42,000	42,000	42,000	42,000	42,000	42,000
7 Update Alarm System	10,000	10,000	10,000	10,000	10,000	10,000
8 Additional Operative for Voids work	30,000	30,000	30,000	30,000	30,000	30,000
9 Improve Information on Housing Stock	50,000	-	-	-	-	-
10 Schedule of Rates	-	20,000	-	-	-	-
11 Establish Tenancy Strategy using consultants	3,000	-	-	-	-	-
12 Financial and Planning Systems	-	20,000	-	-	-	-
	208,000	190,000	155,000	150,000	155,000	155,000
CAPITAL						
1 Garage/Garden Sites	-	-	600,000	600,000	600,000	600,000
2 Energy Efficiency	544,000	300,000	300,000	300,000	300,000	300,000
3 Update Alarm System	100,000	100,000	100,000	100,000	-	-
4 Electrical Repairs	500,000	-	-	-	-	-
5 Internet Café's	20,000	20,000	20,000	-	-	-
6 Holloway Crescent Additional costs	148,000	-	-	-	-	-
7 Mead Court Development	80,000	520,000	620,000	-	-	-
8 Mead Court/Canon's Mead Garage Sites	-	1,200,000	-	-	-	-
9 Grant for Learning Disabilities Unit	-	100,000	-	-	-	-
10 Service charge/planned repair module	-	100,000	-	-	-	-
11 Cash Incentive Scheme	-	50,000	50,000	50,000	50,000	50,000
12 Newport Depot	-	80,000	-	-	-	-
13 Increased Capitalised Repairs Investment	-	712,000	664,588	517,040	-	-
14 Potential Redevelopment of Sheltered Schemes	-	-	-	725,000	1,500,000	1,500,000
15 UPVC/Fascia's replacement	-	200,000	500,000	500,000	500,000	500,000
	1,392,000	3,382,000	2,854,588	2,792,040	2,950,000	2,950,000
Total Financial Requirement	1,600,000	3,572,000	3,009,588	2,942,040	3,105,000	3,105,000

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2012-13 TO 2017-18

	2012-13 Budget £	2013-14 Forecast £	2014-15 Forecast £	2015-16 Forecast £	2016-17 Forecast £	2017-18 Forecast £	Total £	Programme Outputs
HRA Fund								
1. HRA Capital Repairs	2,919,000	3,793,000	3,801,000	3,725,000	2,893,000	2,893,000	20,024,000	Investment in current housing stock.
2. Cash Incentive Scheme Grants	20,000	50,000	50,000	50,000	50,000	50,000	270,000	Increase in budget to assist with the impact of changes to Welfare Benefit Reform.
3. Light Vans Replacement programme	0	0	0	0	0	87,500	87,500	
4. Stansted Housing Partnership - Holloway Crescent - Phase 2 HRA Business Plan	950,000	0	0	0	0	0	950,000	
5. Service charges planned repair system	0	100,000	0	0	0	0	100,000	
6. Update of alarm equipment in sheltered housing schemes	100,000	100,000	100,000	100,000	0	0	400,000	
7. Review of potential new build schemes on identified Garden/Garage sites	0	0	600,000	600,000	600,000	600,000	2,400,000	2012/13 Scheme slipped to 2013/14. Financed from HRA 'Headroom'. Budget moved (2013/14) to Mead Court/Canons Mead
8. Review of potential internet cafes in sheltered schemes	20,000	20,000	20,000	0	0	0	60,000	
9. Energy Efficiency improvement schemes	884,000	300,000	300,000	300,000	300,000	300,000	2,384,000	Attracts external funding of £239k for 2012/13.
10. Supported Unit for people with learning disabilities	0	100,000	0	0	0	0	100,000	Grant to Housing Association
11a Mead Court - Development	80,000	520,000	2,000,000	0	0	0	2,600,000	29 additional homes depending on preferred option. £1.2m
11b Mead Court/Canons Mead - Garage Site	0	1,200,000	0	0	0	0	1,200,000	moved from garage sites development for devt of Mead Court
12. Electrical Rewiring New Scheme	500,000	0	0	0	0	0	500,000	
13. Newport Depot Refurbishment	0	80,000	0	0	0	0	80,000	Reduction in storage space to provide new office space
14. Potential redevelopment of Sheltered Schemes	0	0	0	1,500,000	1,500,000	1,500,000	4,500,000	Provision for 2 redeveloped Schemes.
15. UPVC Fascias and Guttering	0	200,000	500,000	500,000	500,000	500,000	2,200,000	6 Year programme covering 400 properties. Potential savings in Painting programme post 2019/20.
HRA Housing Total	5,473,000	6,463,000	7,371,000	6,775,000	5,843,000	5,930,500	37,855,500	

HRA RESERVES 2013/14

Reserve £'000	Estimated Balance 01-Apr-13	Forecast Transfer from HRA	Forecast Transfer to HRA	Forecast Balance 31-Mar-14
Working Balance	649			649
Major Repairs Reserve	0			0
Change Management Reserve	200		-23	177
Potential Projects Reserve	260	274		534
Revenue Projects Reserve	40		-40	0
Capital Projects Reserve	600		-600	0
Total	1,749	274	-663	1,360

Appendix F

HRA Revenue Forecast 2013/14 to 2017/18

£'000	2013/14 Original Budget	2014/15 Original Budget	2015/16 Original Budget	2016/17 Original Budget	2017/18 Original Budget
Dwelling Rents	-13,520	-14,700	-14,770	-15,230	-15,678
Garage Rents	-221	-227	-234	-241	-248
Other Rents etc	-3	-3	-3	-4	-4
Charges for Services & Facilities	-750	-772	-795	-819	-844
Investment Income	-10	-10	-11	-11	-11
Total Income	-14,504	-15,713	-15,813	-16,305	-16,785
<u>Housing Finance & Business Management</u>					
Business & Performance Management	372	383	394	406	418
Assistant Director Housing	64	66	68	70	72
Rents, Rates & Other Property Charges	32	32	33	34	35
	467	481	496	511	526
<u>Housing Maintenance & Repairs Service</u>					
Common Service Flats	354	364	375	387	398
Estate Maintenance	170	175	181	186	192
Housing Repairs	2,174	2,239	2,306	2,375	2,447
Housing Sewerage	51	53	54	56	57
Newport Depot	11	12	12	12	13
Property Services	343	354	364	375	386
	3,103	3,197	3,292	3,391	3,493
<u>Housing Management & Homelessness</u>					
Housing Services	257	265	273	281	290
Sheltered Housing Services	577	595	612	631	650
	835	860	885	912	939
<u>Other Costs</u>					
Depreciation - Land & Buildings	3,081	3,136	3,208	3,281	3,356
Depreciation - Other Assets	37	37	37	37	37
Bad Debt Provision	130	134	138	142	146
Supporting People	45	45	45	45	45
Contribution to Capital Programme	0	0	0	0	0
Recharge from General Fund	995	1,025	1,056	1,087	1,120
HRA Share of Corporate Core	209	250	258	265	273
Interest/Costs re HRA Loan	2,632	2,632	2,632	2,632	2,632
HRA Loan repayments	0	0	0	0	2,000
Pension Costs	86	89	91	94	97
Pay Award	20	21	21	22	23
	7,235	7,368	7,486	7,605	9,729
Total Expenditure	11,640	11,905	12,159	12,419	14,687
OPERATING (SURPLUS)/DEFICIT	-2,863	-3,808	-3,654	-3,885	-2,098
<u>Use of Reserves/Funding</u>					
Transfer to(+)/from(-) the Major Repairs Reserve	0	0	0	0	0
Transfer to(+)/from(-) the Change Management Reserve	-23	0	0	0	0
Transfer to(+)/from(-) the Potential Projects Reserve	0	0	0	0	0
Use of Headroom - HRA	0	0	0	0	0
Funding of Action Plan Capital Items	3,382	2,855	2,792	2,950	2,950
Transfer to(+)/from(-) reserves for Revenue Action Plan Slippage	-40	0	0	0	0
Transfer to(+)/from(-) reserves for Capital Action Plan Slippage	-600	0	0	0	0
	2,719	2,855	2,792	2,950	2,950
(SURPLUS)/DEFICIT	-144	-953	-862	-935	852
CUMULATIVE (SURPLUS)/DEFICIT	-144	-1,097	-1,959	-2,894	-2,042