



East Lothian
Council

4a

ADMINISTRATION RENT PROPOSALS

2013/14 – 2017/18

2012/13 Budget	2013/14 Budget	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget
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Rent Increase	4.30%	4.30%	4.30%	4.30%	4.30%	4.30%
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BUDGET						
	£000	£000	£000	£000	£000	£000
Income						
House Rents	(21,002)	(22,364)	(23,645)	(24,844)	(26,153)	(27,559)
Garage Rents	(353)	(368)	(384)	(401)	(418)	(436)
Services/Service Charges	(494)	(499)	(504)	(509)	(514)	(519)
Other Income	(130)	(132)	(133)	(134)	(136)	(137)
Interest	(65)	(60)	(49)	(41)	(33)	(27)
Total Income	(22,044)	(23,423)	(24,715)	(25,929)	(27,254)	(28,678)
Expenditure						
Employee Costs	2,015	2,035	2,055	2,076	2,097	2,118
Repair Costs	8,000	8,000	8,080	8,161	8,243	8,325
Leasing	463	49	-	-	-	-
Void Rents	300	320	339	357	377	398
Bad Debt Provision	327	380	448	521	600	688
Operating Payments	1,516	1,516	1,531	1,546	1,561	1,577
Transfer Payments	560	566	572	578	584	590
Internal Recharges	2,919	2,958	2,998	2,928	2,957	2,987
Debt Charges	6,293	7,506	8,495	9,454	10,502	11,027
Total Expenditure	22,393	23,330	24,518	25,621	26,921	27,710
Management of Balances						
Opening (Surplus) / Deficit	(6,715)	(5,371)	(4,469)	(3,671)	(2,984)	(2,322)
Capital from current revenue	-	-	-	-	-	1,700
(Surplus)/ Deficit for Year	349	(93)	(197)	(308)	(333)	(968)
Transfer to General Services	995	995	995	995	995	500
Closing (Surplus) / Deficit	(5,371)	(4,469)	(3,671)	(2,984)	(2,322)	(1,090)

Capital Expenditure						
Modernisation/Extensions	10,035	10,135	10,231	10,328	10,426	10,525
Leasing	876	514	11	0	0	0
New Affordable Housing	10,093	14,335	10,000	10,000	10,000	4,250
Open Market Acquisition	6,000	0	0	0	0	0
Mortgage to Rent	2,100	646	662	678	695	713
Total	29,104	25,630	20,904	21,007	21,122	15,488

	2013/14	2014/15	2015/16	2016/17	2017/18
	£000	£000	£000	£000	£000
HRA Income					
House Rents					
Rent income adjustments relating to rent increases, house building and RTB sales	(1,362)	(1,281)	(1,199)	(1,309)	(1,406)
<i>Changes as result of RTB sales and rent increases</i>					
Garage Rents					
Rent income adjustments relating to rent increases	(15)	(16)	(17)	(17)	(18)
<i>Changes as result of rent inceases</i>					
Service Charges					
Income adjustments relating to service charge adjustments	(5)	(5)	(5)	(5)	(5)
<i>Changes as result of rcharge adjustments</i>					
Other Income					
Homeless Rents	(1)	(1)	(1)	(1)	(1)
<i>Payment from Homeless budget</i>					
Interest					
Interest on accumulated balances	5	11	8	8	6
<i>Internal interest received</i>					
TOTAL	(1,378)	(1,292)	(1,214)	(1,324)	(1,424)
HRA Expenditure					
Staffing					
General Inflation Increase	20	20	21	21	21
<i>Increase in line with assessed inflation rate</i>					
	20	20	21	21	21
Repairs					
General Inflation Increase	-	80	81	82	82
<i>Increase in line with assessed inflation rate</i>					
	-	80	81	82	82
Leasing Savings					
Central Heating Leases	(414)	(49)	-	-	-
<i>Leases come to end of primary lease period</i>					
	(414)	(49)	-	-	-
Void Rents					
Rent adjustments relating to RTB sales and rent increases	20	19	18	20	21
<i>Changes as result of RTB sales and rent inceases</i>					
	20	19	18	20	21
Bad Debts					
Rent adjustments relating to RTB sales and rent increases	53	68	73	79	88
<i>Changes as result of RTB sales and rent inceases</i>					
	53	68	73	79	88
Operating Expenses					

	2013/14	2014/15	2015/16	2016/17	2017/18
	£000	£000	£000	£000	£000
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	15	15	15	15	16
Staff Travel <i>Renegotiation of staff travel scheme</i>	(28)	-	-	-	-
Grounds Maintenance work - new estates <i>Costs associated with open space maintenance on new estates</i>	13	-	-	-	-
	-	15	15	15	16
Transfer payments					
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	6	6	6	6	6
	6	6	6	6	6
Internal Recharges					
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	29	30	30	29	30
Rent Arrears Reduction <i>Project aimed at reducing rent arrears over the coming years</i>	-	-	(100)	-	-
Trade Waste Charges <i>Increase in Trade Waste Charges relating to LATs/Landfill Tax</i>	10	10	-	-	-
	39	40	(70)	29	30
Debt Charges					
Interest on Debt <i>Effect of capital programme</i>	739	581	572	603	455
Debt Management Expenses (DME) <i>Increase in DME reflects increased debt and investment management activity</i>	10	8	8	8	6
Debt repayments <i>Change in debt principal repayments/funding due to previous capital investments</i>	464	400	379	437	64
	1,213	989	959	1,048	525
Transfer to General Services					
Change in transfer to General Services	-	-	-	-	(495)
TOTAL	(441)	(104)	(111)	(24)	(1,130)