

ADMINISTRATION RENT PROPOSALS

2015/16 – 2019/20

	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget
Rent Increase	4.30%	5.00%	5.00%	5.00%	5.00%	5.00%
BUDGET						
	£000	£000	£000	£000	£000	£000
Income						
House Rents	(23,371)	(24,659)	(26,185)	(27,692)	(29,442)	(31,274)
Garage Rents	(384)	(403)	(423)	(444)	(466)	(489)
Services/Service Charges	(504)	(509)	(514)	(519)	(524)	(529)
Other Income	(133)	(134)	(136)	(137)	(138)	(140)
Interest	(51)	(33)	(16)	(12)	(10)	(11)
Total Income	(24,444)	(25,739)	(27,274)	(28,804)	(30,581)	(32,443)
Expenditure						
Employee Costs	2,020	2,097	2,151	2,173	2,195	2,217
Repair Costs	8,080	8,161	8,243	8,325	8,408	8,492
Leasing	6	-	-	-	-	-
Void Rents	409	436	464	491	522	555
Bad Debt Provision	449	527	613	704	837	989
Operating Payments	1,259	1,272	1,285	1,298	1,311	1,324
Transfer Payments	572	578	584	590	596	602
Internal Recharges	3,270	3,303	3,336	3,369	3,403	3,437
Debt Charges	8,345	8,895	9,960	10,580	11,785	12,879
Total Expenditure	24,410	25,269	26,636	27,530	29,057	30,495
Management of Balances						
Opening (Surplus) / Deficit	(4,645)	(1,884)	(1,359)	(1,002)	(1,081)	(1,105)
Capital from current revenue	1,800	-	-	200	1,000	1,600
(Surplus)/ Deficit for Year	(34)	(470)	(638)	(1,274)	(1,524)	(1,948)
Transfer to General Services	995	995	995	995	500	-
Closing (Surplus) / Deficit	(1,884)	(1,359)	(1,002)	(1,081)	(1,105)	(1,453)
Capital Expenditure						
Modernisation/Extensions	10,231	10,678	10,728	11,725	11,825	12,526
Leasing	11	-	-	-	-	-
New Affordable Housing	8,978	14,094	6,483	14,100	9,050	11,450
Open Market Acquisition	2,302	-	-	-	-	-
Mortgage to Rent	662	678	695	713	731	749
Total	22,184	25,450	17,906	26,538	21,606	24,725

	2015/16	2016/17	2017/18	2018/19	2019/20
	£000	£000	£000	£000	£000
HRA Income					
House Rents					
Rent income adjustments relating to rent increases, house building and RTB sales	(1,288)	(1,526)	(1,507)	(1,750)	(1,832)
<i>Changes as result of RTB sales and rent increases</i>					
Garage Rents					
Rent income adjustments relating to rent increases	(19)	(20)	(21)	(22)	(23)
<i>Changes as result of rent increases</i>					
Service Charges					
Income adjustments relating to service charge adjustments	(5)	(5)	(5)	(5)	(5)
<i>Changes as result of recharge adjustments</i>					
Other Income					
Homeless Rents	(1)	(1)	(1)	(1)	(1)
Interest					
Interest on accumulated balances	18	17	4	2	(1)
<i>Internal interest received</i>					
TOTAL	(1,296)	(1,535)	(1,530)	(1,776)	(1,862)
HRA Expenditure					
Staffing					
General Inflation Increase	20	21	22	22	22
<i>Increase in line with assessed inflation rate</i>					
Increase in LGPS Contribution Rates	56				
<i>Increase in contribution rates from 16.6% to 20.4% (offset by a reduction in deficit lump sum payment)</i>					
<i>Increase in LGPS pensionable contributions</i>	1				
Introduction of Single Tier State Pension		33			
<i>Increase in employer NIC charges as result of introduction of single tier state pension</i>					
	77	54	22	22	22
Repairs					
General Inflation Increase	81	82	82	83	84
<i>Increase in line with assessed inflation rate</i>					
	81	82	82	83	84
Leasing Savings					
Central Heating Leases	(6)				
<i>Leases come to end of primary lease period</i>					
	(6)	-	-	-	-
Void Rents					
Rent adjustments relating to RTB sales and rent increases	27	28	27	31	33
<i>Changes as result of RTB sales and rent increases</i>					
	27	28	27	31	33

	2015/16	2016/17	2017/18	2018/19	2019/20
	£000	£000	£000	£000	£000
Bad Debts					
Rent adjustments relating to RTB sales and rent increases <i>Changes as result of RTB sales and rent inceases</i>	78	86	91	133	115
	78	86	91	133	115
Operating Expenses					
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	13	13	13	13	13
	13	13	13	13	13
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>	33	33	33	34	34
	33	33	33	34	34
Debt Charges					
Interest on Debt <i>Effect of capital programme</i>	248	596	618	687	630
Debt Management Expenses (DME) <i>Increase in DME reflects increased debt and investment management activity</i>	(9)	6	7	7	7
Debt repayments <i>Change in debt principal repayments/funding due to previous capital investments</i>	311	463	(5)	511	457
	550	1,065	620	1,205	1,094
Transfer to General Services					
Change in transfer to General Services				(495)	(500)
TOTAL	(437)	(168)	(636)	(744)	(961)