

SNP GROUP 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%	4.50%	4.50%	4.50%	4.50%	4.50%
BUDGET						
	£000	£000	£000	£000	£000	£000
Income						
House Rents	(23,371)	(24,544)	(25,936)	(27,297)	(28,888)	(30,538)
Garage Rents	(384)	(401)	(419)	(438)	(458)	(479)
Services/Service Charges	(504)	(509)	(514)	(519)	(524)	(529)
Other Income	(133)	(134)	(136)	(137)	(138)	(140)
Interest	(51)	(33)	(16)	(12)	(11)	(12)
Total Income	(24,444)	(25,621)	(27,020)	(28,403)	(30,019)	(31,698)
Expenditure						
Employee Costs	2,020	2,097	2,151	2,173	2,195	2,217
Repair Costs	8,080	8,161	8,161	8,161	8,161	8,161
Leasing	6	-	-	-	-	-
Feasibility Study	-	10	-	-	-	-
Void Rents	409	434	459	484	512	542
Bad Debt Provision	449	525	607	693	821	900
Operating Payments	1,259	1,265	1,271	1,277	1,283	1,289
Transfer Payments	572	575	578	581	584	587
Internal Recharges	3,270	3,286	3,302	3,319	3,336	3,353
Debt Charges	8,345	8,851	9,791	10,293	11,375	12,273
Total Expenditure	24,410	25,204	26,320	26,981	28,267	29,322
Management of Balances						
Opening (Surplus) / Deficit	(4,645)	(1,884)	(1,306)	(1,011)	(1,233)	(1,085)
Capital from current revenue	1,800	-	-	700	1,900	2,200
(Surplus)/ Deficit for Year	(34)	(417)	(700)	(1,422)	(1,752)	(2,376)
Transfer to General Services	995	995	995	500	-	-
Closing (Surplus) / Deficit	(1,884)	(1,306)	(1,011)	(1,233)	(1,085)	(1,261)
Capital Expenditure						
Modernisation	10,231	10,000	10,000	10,000	10,000	10,000
Leasing	11	0	0	0	0	0
New Affordable Housing	8,978	12,494	4,883	14,300	9,250	9,250
Open Market Acquisition	2,302	0	0	0	0	0
Mortgage to Rent	662	500	500	500	500	500
Total	22,184	22,994	15,383	24,800	19,750	19,750

	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	(1,173)	(1,392)	(1,361)	(1,591)	(1,650)
<i>Changes as result of RTB sales and rent increases</i>					
Garage Rents					
Rent income adjustments relating to rent increases	(17)	(18)	(19)	(20)	(21)
<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	1	(1)
<i>Internal interest received</i>					
TOTAL	(1,178)	(1,399)	(1,382)	(1,616)	(1,678)
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				
<i>Increase in line with assessed inflation rate</i>					
	81	-	-	-	-
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	25	25	25	28	30

	2015/16	2016/17	2017/18	2018/19	2019/20
	£000	£000	£000	£000	£000
<i>Changes as result of RTB sales and rent inceases</i>	25	25	25	28	30
Bad Debts					
Rent adjustments relating to RTB sales and rent increases <i>Changes as result of RTB sales and rent inceases</i>	76	82	86	128	108
	76	82	86	128	108
Operating Expenses					
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	6	6	6	6	6
	6	6	6	6	6
Feasibility Study - Investment Loans					
Undertake a feasibility study to explore wider investment capability for partner RSL's	10				
	10	-	-	-	-
Transfer payments					
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	3	3	3	3	3
	3	3	3	3	3
Internal Recharges					
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	16	16	17	17	17
	16	16	17	17	17
Debt Charges					
Interest on Debt <i>Effect of capital programme</i>	204	510	538	601	482
Debt Management Expenses (DME) <i>Increase in DME reflects increased debt and investment management activity</i>	(9)	5	6	6	5
Debt repayments <i>Change in debt principal repayments/funding due to previous capital investments</i>	311	425	(42)	475	411
	506	940	502	1,082	898
Transfer to General Services					
Change in transfer to General Services	-	-	(495)	(500)	-
TOTAL	(384)	(273)	(1,216)	(830)	(594)