

**SNP GROUP RENT PROPOSALS**

**2016/17 – 2020/21**



SNP - HRA BUDGET PROPOSALS 2016-2021

	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	
<b>Rent Increase</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	
<b>BUDGET</b>							
	£000	£000	£000	£000	£000	£000	
<b>Income</b>							
House Rents	(24,659)	(25,610)	(27,255)	(29,018)	(30,895)	(32,716)	
Garage Rents	(403)	(430)	(452)	(475)	(499)	(524)	
Services/Service Charges	(509)	(459)	(483)	(509)	(535)	(563)	
Other Income	(134)	(136)	(137)	(138)	(140)	(141)	
Interest	(33)	(61)	(38)	(16)	(21)	(23)	
<b>Total Income</b>	<b>(25,739)</b>	<b>(26,696)</b>	<b>(28,365)</b>	<b>(30,156)</b>	<b>(32,090)</b>	<b>(33,967)</b>	
<b>Expenditure</b>							
Employee Costs	2,097	3,168	3,200	3,243	3,286	3,319	
Repair Costs	8,161	8,243	8,325	8,408	8,492	8,577	
Void Rents	436	468	503	541	581	621	
Bad Debt Provision	527	610	704	837	992	1,147	
Operating Payments	1,272	1,336	1,349	1,362	1,376	1,376	
Transfer Payments	578	584	590	596	602	608	
Internal Recharges	3,303	2,432	2,456	2,481	2,506	2,531	
Debt Charges	8,895	9,527	10,314	11,660	12,522	13,275	
<b>Total Expenditure</b>	<b>25,269</b>	<b>26,368</b>	<b>27,441</b>	<b>29,128</b>	<b>30,357</b>	<b>31,454</b>	
<b>Management of Balances</b>							
Opening (Surplus) / Deficit	(1,884)	(6,105)	(1,438)	(1,862)	(2,390)	(2,223)	
Capital from current revenue	-	4,000	500	500	1,900	2,500	
(Surplus)/ Deficit for Year	(470)	(328)	(924)	(1,028)	(1,733)	(2,513)	
Transfer to General Services	995	995	-	-	-	-	
<b>Closing (Surplus) / Deficit</b>	<b>(1,359)</b>	<b>(1,438)</b>	<b>(1,862)</b>	<b>(2,390)</b>	<b>(2,223)</b>	<b>(2,236)</b>	
<b>Capital Expenditure</b>							<b>Cummulative spend 2016/17 to 2020/21</b>
Modernisation	10,678	10,933	11,937	12,045	12,753	12,881	60,549
New Council Housing	14,094	10,881	13,283	11,069	8,909	4,139	48,282
Mortgage to Rent	678	695	713	731	749	768	3,655
<b>Total</b>	<b>25,450</b>	<b>22,509</b>	<b>25,933</b>	<b>23,845</b>	<b>22,411</b>	<b>17,788</b>	<b>112,486</b>

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	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
	£000	£000	£000	£000	£000	£000
<b>HRA Income</b>						
<b>House Rents</b>						
Rent income adjustments relating to rent increases, house building and RTB sales	(772)	(1,467)	(1,645)	(1,763)	(1,877)	(1,821)
<i>Changes as result of RTB sales and rent increases</i>						
<b>Garage Rents</b>						
Rent income adjustments relating to rent increases	(26)	(20)	(22)	(23)	(24)	(25)
<i>Changes as result of rent inceases</i>						
<b>Service Charges</b>						
Income from communal stair cleaning recharge	-	-	-	-	-	-
Income adjustments relating to service charge adjustments	68	(23)	(24)	(25)	(27)	(28)
<i>Changes as result of recharge adjustments</i>						
<b>Other Income</b>						
Homeless Rents	(1)	(1)	(1)	(1)	(1)	(1)
<b>Interest</b>						
Interest on accumulated balances	18	(28)	23	22	(5)	(2)
<i>Internal interest received</i>						
<b>TOTAL</b>	<b>(713)</b>	<b>(1,540)</b>	<b>(1,669)</b>	<b>(1,791)</b>	<b>(1,934)</b>	<b>(1,877)</b>
<b>HRA Expenditure</b>						
<b>Staffing</b>						
General Inflation Increase	20	28	32	32	32	33
<i>Increase in line with assessed inflation rate</i>						
Increase in LGPS Contribution Rates	56	-	-	11	11	11
<i>Increase in contribution rates from 20.4% to 20.9% from April 2018</i>						
<i>Increase in LGPS pensionable contributions</i>	1	-	-	-	-	-
Employment of Housing Inspectors	-	300	-	-	-	-
<i>Additional housing inspectors across East Lothian</i>						
Introduction of Single Tier State Pension	-	33	-	-	-	-
<i>Increase in employer NIC charges as result of introduction of single tier state pension</i>						
	77	361	32	43	43	44
<b>Repairs</b>						
Cost of communal stair cleaning - funded from service charge	-	-	-	-	-	-
General Inflation Increase	81	82	82	83	84	85
<i>Increase in line with assessed inflation rate</i>						
	81	82	82	83	84	85
<b>Void Rents</b>						
Rent adjustments relating to RTB sales and rent increases	28	32	35	38	40	40
<i>Changes as result of RTB sales and rent inceases</i>						
	28	32	35	38	40	40

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	£000	£000	£000	£000	£000	£000
<b>Bad Debts</b>						
Rent adjustments relating to RTB sales and rent increases <i>Changes as result of RTB sales and rent inceases</i>	75	83	94	133	116	155
	75	83	94	133	116	155
<b>Operating Expenses</b>						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	13	13	13	13	14	-
	13	13	13	13	14	-
<b>Transfer payments</b>						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	6	6	6	6	6	6
	6	6	6	6	6	6
<b>Internal Recharges</b>						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	33	24	24	25	25	25
	33	24	24	25	25	25
<b>Debt Charges</b>						
Debt Charges <i>In year changes in debt repayments</i>	475	632	787	1,346	862	753
	475	632	787	1,346	862	753
<b>Transfer to General Services</b>						
Change in transfer to General Services	-	-	(995)	-	-	-
<b>TOTAL</b>	69	(307)	(1,591)	(104)	(744)	(769)