

**SNP GROUP RENT PROPOSALS**

**2017/18 – 2021/22**



SNP - HRA BUDGET PROPOSALS 2017-2022

	2016/17 Budget	2017/18 Budget	2018/19 Budget	2019/20 Budget	2020/21 Budget	2021/22 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	(25,610)	(27,517)	(29,135)	(31,168)	(33,608)	(36,275)
Garage Rents	(430)	(487)	(509)	(532)	(557)	(583)
Services/Service Charges	(459)	(482)	(506)	(531)	(558)	(585)
Other Income	(135)	(136)	(137)	(138)	(139)	(140)
Interest	(61)	(51)	(26)	(22)	(24)	(26)
<b>Total Income</b>	<b>(26,695)</b>	<b>(28,673)</b>	<b>(30,313)</b>	<b>(32,391)</b>	<b>(34,886)</b>	<b>(37,609)</b>
<b>Expenditure</b>						
Employee Costs	2,905	3,004	2,975	3,016	3,057	3,087
Repair Costs	8,243	8,738	9,000	9,270	9,548	9,826
Void Rents	468	556	588	628	677	726
Bad Debt Provision	610	837	886	947	1,020	1,093
Operating Payments	1,142	1,142	1,142	1,142	1,142	1,142
Transfer Payments	584	584	584	584	584	584
Internal Recharges	2,589	2,615	2,641	2,667	2,693	2,720
Debt Charges	9,750	9,505	10,316	11,435	13,104	14,903
<b>Total Expenditure</b>	<b>26,291</b>	<b>26,981</b>	<b>28,132</b>	<b>29,689</b>	<b>31,825</b>	<b>34,081</b>
<b>Management of Balances</b>						
Opening (Surplus) / Deficit	(7,253)	(2,962)	(2,155)	(2,336)	(2,538)	(2,800)
Capital from current revenue	3,200	2,500	2,000	2,500	2,800	3,500
(Surplus)/ Deficit for Year	(404)	(1,692)	(2,181)	(2,702)	(3,061)	(3,528)
Transfer to General Services	1,495	-	-	-	-	-
<b>Closing (Surplus) / Deficit</b>	<b>(2,962)</b>	<b>(2,155)</b>	<b>(2,336)</b>	<b>(2,538)</b>	<b>(2,800)</b>	<b>(2,828)</b>
<b>Capital Expenditure</b>						
Modernisation/PV Retro Fit	10,933	11,856	11,853	12,466	12,691	12,742
New Council Housing	10,881	10,715	15,588	22,779	17,400	22,602
Council Housing Opportunity Fund					5,000	5,000
Mortgage to Rent	695	750	769	788	808	828
<b>Total</b>	<b>22,509</b>	<b>23,321</b>	<b>28,210</b>	<b>36,033</b>	<b>35,899</b>	<b>41,172</b>

<b>Cumulative spend 2017/18 to 2012/22</b>	
	61,608
	89,084
	10,000
	3,942
	<b>164,634</b>

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	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	£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	(1,580)	(1,907)	(1,618)	(2,033)	(2,440)	(2,667)
<i>Changes as result of RTB sales and rent increases</i>						
<b>Garage Rents</b>						
Rent income adjustments relating to rent increases	(21)	(57)	(22)	(23)	(25)	(26)
<i>Changes as result of rent inceases</i>						
<b>Service Charges</b>						
Income adjustments relating to service charge adjustments	-	(23)	(24)	(25)	(27)	(27)
<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	(34)	10	25	4	(2)	(2)
<i>Internal interest received</i>						
<b>TOTAL</b>	<b>(1,636)</b>	<b>(1,978)</b>	<b>(1,640)</b>	<b>(2,078)</b>	<b>(2,495)</b>	<b>(2,723)</b>
<b>HRA Expenditure</b>						
<b>Staffing</b>						
General Inflation Increase	28	29	30	30	30	30
<i>Increase in line with assessed inflation rate</i>						
Increase in LGPS Contribution Rates	-	-	11	11	11	-
<i>Increase in contribution rates from 20.4% to 20.9% from April 2018, 21.4% from April 2019 and 21.9% from April 2020</i>						
Project Work - Housing Bonds	-	50	(50)	-	-	-
<i>To investigate viability of housing bonds</i>						
Project Work - RSLs	-	20	(20)	-	-	-
<i>To investigate funding facilities for RSLs</i>						
Introduction of Single Tier State Pension	33	-	-	-	-	-
	61	99	(29)	41	41	30
<b>Repairs</b>						
General Inflation Increase	82	495	262	270	278	278
<i>Increase in line with assessed inflation rate</i>						
	82	495	262	270	278	278
<b>Void Rents</b>						
Rent adjustments relating to RTB sales and rent increases	(66)	88	32	40	49	49
<i>Changes as result of RTB sales and rent inceases</i>						
	(66)	88	32	40	49	49

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	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	£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>	88	227	49	61	73	73
	88	227	49	61	73	73
<b>Operating Expenses</b>						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	13	-	-	-	-	-
	13	-	-	-	-	-
<b>Transfer payments</b>						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	6	-	-	-	-	-
	6	-	-	-	-	-
<b>Internal Recharges</b>						
Housing Solicitor <i>Recharge from GS for housing solicitor post</i>	35	-	-	-	-	-
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	24	26	26	26	26	27
	59	26	26	26	26	27
<b>Debt Charges</b>						
Debt Charges <i>In year changes in debt repayments</i>	855	(245)	811	1,119	1,669	1,799
	855	(245)	811	1,119	1,669	1,799
<b>Transfer to General Services</b>						
Change in transfer to General Services	500	(1,495)	-	-	-	-
<b>TOTAL</b>	(38)	(2,783)	(489)	(521)	(359)	(467)