

HOUSING REVENUE ACCOUNT

THE RENT CHANGE EFFECT ON TENANTS

		Financial Year 2018/2019	Financial Year 2019/2020		
		52 week Basis per week £	53 week Basis per week £	53 week Change per week £	Change as a % per week %
Overall Average Rent		83.92	83.08	-0.84	-1.0%
Examples of Rent Changes					
General Properties					
Hamilton Road	1 Bedroom flat	72.98	72.25	-0.73	-1.0%
Belle Vue Road	1 Bedroom flat	73.43	72.70	-0.73	-1.0%
Turbary Park	1 Bedroom flat	78.33	77.55	-0.78	-1.0%
Cunningham Crescent	1 Bedroom flat	104.75	103.71	-1.06	-1.0%
Florence Road	2 Bedroom flat	80.56	79.75	-0.81	-1.0%
Northey Road	2 Bedroom house	88.17	87.28	-0.87	-1.0%
Ripon Road	3 Bedroom house	105.66	104.61	-1.06	-1.0%
Turnbull Lane	3 Bedroom house	155.25	153.70	-1.55	-1.0%
Dolphin Avenue	3 Bedroom bungalow	113.89	112.75	-1.14	-1.0%
Cranleigh Road	4 Bedroom house	109.54	108.44	-1.10	-1.0%
Independent Senior Living serviced properties					
Cornish Gardens	Studio flat	62.64	62.01	-0.63	-1.0%
Castle Dene Court	1 Bedroom flat	73.54	72.80	-0.74	-1.0%
Southbourne Road	1 Bedroom flat	74.91	74.16	-0.75	-1.0%
Deacon Gardens Bear Cross	1 Bed Bungalow	83.59	82.76	-0.84	-1.0%

HOUSING REVENUE ACCOUNT

SCALE OF OTHER CHARGES

	2018/19		Average Increase / (Reduction)	2019/20	
	£ per week			£	£
1. Garage Rents					
<i>Proposed Charges - Tenants</i>	10.30		3.30%	10.64	
	Exc VAT	With VAT @ 20%		Exc VAT	With VAT @ 20%
	£	£		£	£
<i>Charges Leaseholders</i>	12.15		3.30%	12.55	
<i>Charges - Non-Tenants</i>	12.15	14.58	3.30%	12.55	15.06
2. Service Charges					
	£			£	
<i>Laundry</i>	0.67		3.30%	0.70	
<i>Scooter charge point</i>	3.57 - 3.85		3.30%	3.69-3.98	
<i>Window cleaning</i>	0.56		3.30%	0.58	

HOUSING REVENUE ACCOUNT					
RESOURCE (STATUTORY) ACCOUNT					
BUDGET 2019/20 TO 2021/22					
	Original Budget 2018/19 £000's	Latest Estimate 2018/19 £000's	Estimated Budget 2019/20 £000's	Estimated Budget 2020/21 £000's	Estimated Budget 2021/22 £000's
Income					
Dwelling Rents (gross)	(22,105)	(22,297)	(22,407)	(22,424)	(22,873)
Non-Dwelling Rents (gross)	(114)	(114)	(114)	(116)	(118)
Charges for Services and facilities*	(985)	(939)	(1,199)	(1,222)	(1,247)
Contributions towards expenditure*	(556)	(593)	(535)	(546)	(557)
Total Income	(23,760)	(23,942)	(24,255)	(24,309)	(24,794)
Expenditure					
Repairs and Maintenance	5,008	5,529	5,186	5,290	5,396
Supervision and Management	7,236	6,898	7,503	7,646	7,794
Rent, rates, taxes and other charges	192	155	156	160	163
Bad or Doubtful debts	188	188	188	192	196
Capital financing costs (debt management costs)	78	78	78	80	81
Depreciation Dwellings	7,007	7,015	7,296	7,587	7,891
Depreciation Non Dwellings	22	22	22	22	22
Photovoltaic	0	0	0	0	0
Total Expenditure	19,731	19,885	20,429	20,976	21,544
Net Cost of HRA Services	(4,026)	(4,057)	(3,826)	(3,332)	(3,251)
Capital Charges					
- Capital Interest	2,919	2,919	2,919	2,978	3,037
- Interest Receivable	(30)	(30)	(30)	(31)	(31)
Net Operating Expenditure - (Surplus) / Deficit	(1,137)	(1,168)	(937)	(385)	(245)
Appropriations					
New Build Programme	1,140	1,140	900	400	350
Revenue contribution to capital	0	0	0	0	0
Transfers to / from the Major Repairs Reserve (depreciation on OLP)	0	0	0	0	0
(Surplus) / Deficit on the HRA for the Year	3	(28)	(37)	15	105
Movement on Housing Revenue Account Balances (This excludes the Major Repairs Reserve)					
	Original Budget 2018/19 £000's	Latest Estimate 2018/19 £000's	Estimated Budget 2019/20 £000's	Estimated Budget 2020/21 £000's	Estimated Budget 2021/22 £000's
Balance (surplus) as at 1st April (Brought Forward)	(1,232)	(1,365)	(1,393)	(1,030)	(1,015)
(Surplus) / Deficit for the Year	3	(28)	(37)	15	105
Transfer to earmarked reserve	0	0	400	0	0
Balance (surplus) as at 31 March	(1,229)	(1,393)	(1,030)	(1,015)	(910)
Sale of Vacant High Value Local Authority Housing Assets Reserve					
	Original Budget 2018/19 £000's	Latest Estimate 2018/19 £000's	Estimated Budget 2019/20 £000's	Estimated Budget 2020/21 £000's	Estimated Budget 2021/22 £000's
Balance (surplus) as at 1st April (Brought Forward)	(4,240)	(4,240)	0	0	0
Movement between reserves	0	4,240	0	0	0
Income to Reserve	0	0	0	0	0
Balance (surplus) as at 31 March	(4,240)	0	0	0	0
New Build Reserve					
	Original Budget 2018/19 £000's	Latest Estimate 2018/19 £000's	Estimated Budget 2019/20 £000's	Estimated Budget 2020/21 £000's	Estimated Budget 2021/22 £000's
Balance (surplus) as at 1st April (Brought Forward)	(5,442)	(5,900)	(10,323)	(4,983)	(1,707)
Income to Reserve	(1,140)	(1,140)	(900)	(400)	(350)
Spend during the year	3,412	957	6,640	3,676	2,000
Movement between reserves	0	(4,240)	(400)	0	0
Balance (surplus) as at 31 March	(3,170)	(10,323)	(4,983)	(1,707)	(57)

Bournemouth Borough Council - Housing Revenue Account Capital Programme 2019/20 to 2021/22						Council Approval Category		
	Forecast 2018/19 £	Estimate 2019/20 £	Estimate 2020/21 £	Estimate 2021/22 £	Total HRA Capital Exp £	No further approval	Conditional approval	Further approval required
Basic Planned Maintenance Programme								
External Works	600,000	750,000	750,000	800,000	2,300,000	2,300,000	-	-
Re-Roofing	300,000	300,000	350,000	400,000	1,050,000	1,050,000	-	-
Kitchen Refurbishments	850,000	850,000	850,000	850,000	2,550,000	2,550,000	-	-
Bathroom Refurbishments	900,000	950,000	950,000	950,000	2,850,000	2,850,000	-	-
Windows	500,000	1,200,000	500,000	600,000	2,300,000	2,300,000	-	-
Boiler replacement	500,000	500,000	500,000	550,000	1,550,000	1,550,000	-	-
Communal system	30,000	30,000	30,000	30,000	90,000	90,000	-	-
Upgrading of Lifts	10,000	10,000	10,000	10,000	30,000	30,000	-	-
Bedroom extensions	200,000	200,000	200,000	200,000	600,000	600,000	-	-
Fire Precautions/Detectors	600,000	600,000	600,000	600,000	1,800,000	1,800,000	-	-
Common Areas	110,000	100,000	150,000	150,000	400,000	400,000	-	-
Doors	300,000	300,000	360,000	360,000	1,020,000	1,020,000	-	-
Rewiring	100,000	100,000	100,000	100,000	300,000	300,000	-	-
Facia & Soffit Renewals PVC-u	42,000	49,000	70,000	70,000	189,000	189,000	-	-
Hot Water Systems	120,000	120,000	120,000	120,000	360,000	360,000	-	-
Door Entry Systems	20,000	50,000	70,000	70,000	190,000	190,000	-	-
Chimneys	40,000	40,000	40,000	40,000	120,000	120,000	-	-
Ventilation Systems	50,000	50,000	50,000	50,000	150,000	150,000	-	-
Central Heating	40,000	40,000	40,000	40,000	120,000	120,000	-	-
Flat Roof Replacement	30,000	30,000	30,000	30,000	90,000	90,000	-	-
Roof Structure	30,000	30,000	30,000	30,000	90,000	90,000	-	-
Structural Repairs	30,000	30,000	45,000	45,000	120,000	120,000	-	-
External Lighting	30,000	30,000	30,000	30,000	90,000	90,000	-	-
Sound Insulation	15,000	15,000	15,000	15,000	45,000	45,000	-	-
Estates Inspections	15,000	15,000	15,000	15,000	45,000	45,000	-	-
Small Environmental Improvements	20,000	20,000	20,000	20,000	60,000	60,000	-	-
Insulation / energy efficiency	100,000	100,000	100,000	100,000	300,000	300,000	-	-
Environmental improvements	10,000	10,000	10,000	10,000	30,000	30,000	-	-
Electric to gas conversions	50,000	50,000	50,000	50,000	150,000	150,000	-	-
Right to Buy Administration	39,000	40,000	40,000	40,000	120,000	120,000	-	-
Disabled adaptations	750,000	760,000	750,000	750,000	2,260,000	2,260,000	-	-
Contingency	350,000	350,000	350,000	350,000	1,050,000	1,050,000	-	-
Staff time allocation to capital projects	319,000	331,000	325,000	325,000	981,000	981,000	-	-
Sub-Total	7,100,000	8,050,000	7,550,000	7,800,000	23,400,000	23,400,000	-	-
New Build and Acquisition Programme	2,000,315	13,345,000	21,370,000	12,980,000	47,695,000	-	-	47,695,000
Sub-Total	2,000,315	13,345,000	21,370,000	12,980,000	47,695,000	-	-	47,695,000
Total	9,100,315	21,395,000	28,920,000	20,780,000	71,095,000	23,400,000	-	47,695,000
Funding of Capital Programme								
Major Repairs Reserve	7,061,000	8,010,000	7,510,000	7,760,000	23,280,000			
Prudential Borrowing	504,000	1,959,500	8,721,000	7,095,000	17,775,500			
Revenue Contributions	-	0	0	0	0			
New Build Reserve	957,441	6,640,000	3,676,000	2,000,000	12,316,000			
HCA/S106/Other	75,000	742,000	2,575,500	0	3,317,500			
Spendable Capital Receipts	502,875	4,043,500	6,437,500	3,925,000	14,406,000			
Total Funding	9,100,315	21,395,000	28,920,000	20,780,000	71,095,000			

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CAPITAL EXPENDITURE ANALYSIS					
BUDGET 2019/20 TO 2021/22					
	Original Budget 2018/19 £000's	Latest Estimate 2018/19 £000's	Estimated Budget 2019/20 £000's	Estimated Budget 2020/21 £000's	Estimated Budget 2021/22 £000's
<i>CAPITAL EXPENDITURE</i>					
Disabled adaptations	750	750	760	750	750
Photovoltaic	0	0	0	0	0
Right to Buy Administration	39	39	40	40	40
New Build Development	6,060	2,000	13,345	21,370	12,980
Planned Maintenance	6,311	6,311	7,250	6,760	7,010
<i>TOTAL CAPITAL EXPENDITURE</i>	13,160	9,100	21,395	28,920	20,780
<i>CAPITAL FINANCING STATEMENT</i>					
Prudential Borrowing	674	504	1,960	8,721	7,095
Major Repairs Reserve	7,100	7,061	8,010	7,510	7,760
Revenue Contributions	0	0	0	0	0
New Build Reserve	3,412	957	6,640	3,676	2,000
HCA/S106/Other	198	75	742	2,576	0
Spendable Capital Receipts	1,776	503	4,044	6,438	3,925
<i>TOTAL CAPITAL FINANCING</i>	13,160	9,100	21,395	28,920	20,780

HOUSING REVENUE ACCOUNT**MAJOR REPAIRS RESERVE**

BUDGET 2019/20 TO 2021/22

	Original Budget 2018/19 £000's	Latest Estimate 2018/19 £000's	Estimated Budget 2019/20 £000's	Estimated Budget 2020/21 £000's	Estimated Budget 2021/22 £000's
<i>BALANCE BROUGHT FORWARD 1st APRIL</i>	(1,313)	(1,932)	(1,908)	(1,215)	(1,313)
<i>INCOME TO RESERVE</i>					
Transfer of equivalent amount to Major Repairs Allowance	(7,007)	(7,015)	(7,296)	(7,587)	(7,891)
Transfer of equivalent amount to depreciation on Other Land & Property	(22)	(22)	(22)	(22)	(22)
<i>TOTAL INCOME</i>	(7,029)	(7,037)	(7,317)	(7,609)	(7,913)
<i>EXPENDITURE TO RESERVE</i>					
Capital Expenditure funded from the Major Repairs Reserve	7,100	7,061	8,010	7,510	7,760
	7,100	7,061	8,010	7,510	7,760
Transfer to appropriations of the Depreciation on Other Land & Property	0	0	0	0	0
<i>TOTAL EXPENDITURE</i>	7,100	7,061	8,010	7,510	7,760
<i>BALANCE TO CARRY FORWARD 31st MARCH pre debt repayment</i>	(1,242)	(1,908)	(1,215)	(1,313)	(1,466)