

HOUSING SERVICES

ANNUAL ESTIMATES 2018/19

Actual 2016/17 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2017/18 £	Estimate 2018/19 £
	<u>INCOME</u>		
14,820,687	Dwelling rents	14,648,980	14,436,600
352,605	Non-dwelling rents	351,920	357,160
946,430	Other charges for services and facilities	978,980	983,170
50,300	Contributions from general fund	52,200	52,200
16,170,022	TOTAL INCOME	16,032,080	15,829,130
	<u>EXPENDITURE</u>		
2,840,513	Repairs and maintenance	3,279,450	3,332,530
3,018,933	General management *	3,110,460	3,118,610
999,885	Special management *	1,020,370	1,044,910
22,238	Rents, rates & taxes	22,750	21,750
43,680	Increase provision for bad or doubtful debts	140,000	140,000
	<u>Capital Financing Costs</u>		
3,909,530	Depreciation charges	3,884,870	3,540,700
24,612	Debt management expenses	22,030	20,940
10,859,391	TOTAL EXPENDITURE	11,479,930	11,219,440
-5,310,630	NET COST OF SERVICES	-4,552,150	-4,609,690
1,737,740	Loan charges - Interest	1,676,500	1,597,000
	<u>Investment Income</u>		
-100,107	Interest on notional cash balances	-85,490	-83,490
-26,451	Premiums & discounts	-22,270	-14,740
-3,699,449	NET OPERATING INCOME	-2,983,410	-3,110,920
2,169,037	Revenue Contribution to Capital Expenditure	3,762,110	3,566,720
0	Transfer to/from(-) Major Repairs Reserve	0	0
15,000	Pensions Interest costs	0	0
-1,515,412	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	778,700	455,800
5,864,734	Balance as at 1st April	7,380,146	6,601,446
7,380,146	Balance as at 31st March	6,601,446	6,145,646

* General Management - relates to costs for the whole of the housing stock or all tenants such as EKH Management Fee and support costs.

* Special Management - relates to only some of the tenants such as cleaning communal areas of flats and maintenance of open spaces.