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ADMINISTRATION RENT PROPOSALS

2013/14 - 2017/18

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
	Budget	Budget	Budget	Budget	Budget	Budget	
Rent Increase	4.30%	4.30%	4.30%	4.30%	4.30%	4.30%	
Nent increase	7.50 /0	7.50 /0	7.50 /0	7.50 /0	7.50 /0	7.50 /0	
BUDGET							
	£000	£000	£000	£000	£000	£000	
Income							
House Rents	(21,002)	(22,364)	(23,645)	(24,844)	(26,153)	(27,559)	
Garage Rents	(353)	(368)	(384)	(401)		(436)	
Services/Service Charges	(494)	(499)	(504)	(509)	(514)	(519)	
Other Income	(130)	(132)	(133)	(134)	(136)	(137)	
Interest	(65)	(60)	(49)	(41)	(33)	(27)	
Total Income	(22,044)	(23,423)	(24,715)	(25,929)	(27,254)	(28,678)	
Evnanditura							
Expenditure	2 045	2.025	2.055	2.076	2.007	2 440	
Employee Costs	2,015	2,035	2,055	,	,	2,118	
Repair Costs	8,000	8,000	8,080	8,161	8,243	8,325	
Leasing	463	49	-	-	-		
Void Rents	300	320	339	357	377	398	
Bad Debt Provision	327	380	448	521	600		
Operating Payments	1,516	1,516	1,531	1,546		1,577	
Transfer Payments	560	566	572	578		590	
Internal Recharges	2,919	2,958	2,998	2,928		2,987	
Debt Charges	6,293	7,506	8,495	9,454	10,502		
Total Expenditure	22,393	23,330	24,518	25,621	26,921	27,710	
Management of Balances							
Opening (Surplus) / Deficit	(6,715)	(5,371)	(4,469)	(3,671)	(2,984)	(2,322)	
Capital from current revenue	(0,713)	(0,071)	(4,400)	(3,071)	(2,304)	1,700	
(Surplus)/ Deficit for Year	349	(93)	(197)	(308)	(333)	(968)	
Transfer to General Services	995	995	995	995	`	`	
Closing (Surplus) / Deficit	(5,371)	(4,469)	(3,671)	(2,984)			
Closing (Carpias) / Denoit	(0,071)	(4,400)	(0,011)	(2,004)	(L,OLL)	(1,000)	
Capital Expenditure							
Modernisation/Extensions	10,035	10,135	10,231	10,328	10,426	10,525	
Leasing	876		11	0	0	C	
New Affordable Housing	10,093	14,335	10,000	10,000	10,000	4,250	
Open Market Acquisition	6,000	0	0	0	0	C	
Mortgage to Rent	2,100		662	678	695	713	
Total	29,104		20,904	21,007	21,122		

E000 E000 E000 E000 E000 E000 E000		2013/14	2014/15	2015/16	2016/17	2017/18
House Rents Rent income adjustments relating to rent increases, house building and RTB sales (1,362) (1,281) (1,199) (1,309) (1,406) (1,302) (1,406)						
House Rents Rent income adjustments relating to rent increases, house building and RTB sales (1,362) (1,281) (1,199) (1,309) (1,406) (1,302) (1,406)						
Rent income adjustments relating to rent increases, house building and RTB sales Changes as result of RTB sales and rent increases (1,362) (1,281) (1,199) (1,309) (1,406) (1,406) (1,207) (1,309) (1,406) (1,406) (1,309) (1,406) (1,	HRA Income					
building and RTB sales Changes as result of RTB sales and rent increases Garage Rents Rent income adjustments relating to rent increases Changes as result of rent inceases Changes as result of rent inceases Service Charges Income adjustments relating to service charge adjustments Changes as result of rcharge adjustments Changes as result of rent increases Changes as result of RTB sales and rent increases Changes as result of RTB sales and rent increases 5						
Changes as result of RTB sales and rent increases Garage Rents Rent income adjustments relating to rent increases Service Charges as result of rent inceases Service Charges Income adjustments relating to service charge adjustments Changes as result of roharge adjustments Other Income Homeless Rents Payment from Homeless budget Interest Interest on accumulated balances Internal interest received TOTAL HRA Expenditure Staffing General Inflation Increase Increase in line with assessed inflation rate Repairs General Inflation Increase Increase in line with assessed inflation rate Leasing Savings Central Heating Leases Leases come to end of primary lease period Void Rents Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent increases Changes as result of RTB sales and rent increases 5 11 8 8 6 (1)		(4.262)	(4.204)	(1 100)	(4.200)	(1.406)
Carage Rents		(1,302)	(1,201)	(1,199)	(1,309)	(1,400)
Rent income adjustments relating to rent increases Charges as result of rent inceases Charges Charges as result of rent inceases Charges adjustments Charges are sealt of reharge adjustments Charges adjustments Charges are sealt of reharge adjustments Charges adjustments Charges are sealt of reharge adjustments Charges are sealt of RTB sales and rent increases Charges as result of RTB sales and						
Changes as result of rent inceases Service Charges		(15)	(16)	(17)	(17)	(18)
Income adjustments relating to service charge adjustments		(13)	(10)	(/	(' ')	(12)
Changes as result of rcharge adjustments	Service Charges					
Changes as result of rcharge adjustments	Income adjustments relating to service charge adjustments	(5)	(5)	(5)	(5)	(5)
Other Income Homeless Rents Payment from Homeless budget Interest (1) (2) (1)		(3)	(3)	(3)	(3)	(3)
Payment from Homeless budget Interest	0 ,					
Payment from Homeless budget Interest		(1)	(1)	(1)	(1)	(1)
Interest on accumulated balances 11	Payment from Homeless budget	\ /	()	()	()	
Internal interest received TOTAL	Interest					
TOTAL		5	11	8	8	6
##RA Expenditure Staffing General Inflation Increase		(1.0=0)	(4.555)	(1.5.11)	(4.55.1)	(1.12.1)
Staffing General Inflation Increase 20 20 21 21 21 21 21 21	TOTAL	(1,378)	(1,292)	(1,214)	(1,324)	(1,424)
Staffing General Inflation Increase 20 20 21 21 21 21 21 21	HRA Expenditure					
Increase in line with assessed inflation rate 20 20 21 21 21 21 21 21	Staffing					
20	General Inflation Increase	20	20	21	21	21
Repairs General Inflation Increase Increase in line with assessed inflation rate - 80 81 82 82	Increase in line with assessed inflation rate					
General Inflation Increase		20	20	21	21	21
Increase in line with assessed inflation rate	•					
Central Heating Leases		-	80	81	82	82
Leasing Savings Central Heating Leases Leases come to end of primary lease period Void Rents Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent increases Rent adjustments relating to RTB sales and rent increases 20 19 18 20 21 Bad Debts Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent increases Changes as result of RTB sales and rent increases 53 68 73 79 88	Increase in line with assessed inflation rate		90	01	92	92
Central Heating Leases Leases come to end of primary lease period Void Rents Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent increases Changes as result of RTB sales and rent increases Changes as result of RTB sales and rent increases Changes as result of RTB sales and rent increases 53 68 73 79 88 Changes as result of RTB sales and rent increases 53 68 73 79 88	I easing Savings		00	01	02	02
Leases come to end of primary lease period (414) (49)		(414)	(49)	_	_	_
Void RentsZo19182021Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent inceases2019182021Bad Debts2019182021Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent inceases53687379885368737988		(' ' ' '	(10)			
Rent adjustments relating to RTB sales and rent increases 20 19 18 20 21 Changes as result of RTB sales and rent increases 20 19 18 20 21 Bad Debts 20 19 18 20 21 Rent adjustments relating to RTB sales and rent increases 53 68 73 79 88 Changes as result of RTB sales and rent increases 53 68 73 79 88	, , ,	(414)	(49)	-	-	_
Changes as result of RTB sales and rent inceases 20 19 18 20 21 Bad Debts Rent adjustments relating to RTB sales and rent increases 53 68 73 79 88 Changes as result of RTB sales and rent inceases 53 68 73 79 88	Void Rents					
Changes as result of RTB sales and rent inceases 20 19 18 20 21 Bad Debts Rent adjustments relating to RTB sales and rent increases 53 68 73 79 88 Changes as result of RTB sales and rent inceases 53 68 73 79 88	Pont adjustments relating to PTP sales and rent ingresses	20	10	10	20	21
20 19 18 20 21		20	19	10	20	21
Bad Debts Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent inceases 53 68 73 79 88 53 68 73 79 88	Changes as result of INTD sales and refit inceases	20	19	18	20	21
Rent adjustments relating to RTB sales and rent increases Changes as result of RTB sales and rent inceases 53 68 73 79 88 53 68 73 79 88						
Changes as result of RTB sales and rent inceases 53 68 73 79 88	Bad Debts					
Changes as result of RTB sales and rent inceases 53 68 73 79 88	Dont adjustments relation to DTD sales and sout in any		00	70	70	00
53 68 73 79 88		53	68	/3	79	88
	Changes as result of RTD sales and fell inceases	53	68	73	70	88
	Operating Expenses		00	, ,	13	00

	2013/14	2014/15	2015/16	2016/17	2017/18
	£000	£000	£000	£000	£000
General Inflation Increase	15	15	15	15	16
Increase in line with assessed inflation rate					
Staff Travel	(28)	-	-	-	-
Renegotiation of staff travel scheme					
Grounds Maintenance work - new estates	13	-	-	-	-
Costs associated with open space maintenance on new					
estates					
	-	15	15	15	16
Transfer payments					
General Inflation Increase	6	6	6	6	6
Increase in line with assessed inflation rate					
Internal Book arms	6	6	6	6	6
Internal Recharges	00	20	00	00	20
General Inflation Increase Increase in line with assessed inflation rate	29	30	30	29	30
Rent Arrears Reduction			(100)		
Project aimed at reducing rent arrears over the coming	-	-	(100)	-	-1
years					
Trade Waste Charges	10	10	_	_	_
Increase in Trade Waste Charges relating to	10	10			
LATS/Landfill Tax					
	39	40	(70)	29	30
Debt Charges		- 1	(1.5)		
Interest on Debt	739	581	572	603	455
Effect of capital programme					
Debt Management Expenses (DME)	10	8	8	8	6
Increase in DME reflects increased debt and					
investment management activity					
Debt repayments	464	400	379	437	64
Change in debt principal repayments/funding due to					
previous capital investments					
	1,213	989	959	1,048	525
Transfer to General Services					
Change in transfer to General Services	-	-	-	-	(495)
TOTAL	(4.44)	(404)	(4.4.4)	(0.4)	(4.400)
TOTAL	(441)	(104)	(111)	(24)	(1,130)