

SNP GROUP RENT PROPOSALS

2014/15 – 2018/19

| | 2013/14 Budget | 2014/15 Budget | 2015/16 Budget | 2016/17 Budget | 2017/18 Budget | 2018/19 Budget |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Rent Increase | 4.30% | 4.30% | 4.30% | 4.30% | 4.30% | 4.30% |
| BUDGET | | | | | | |
| | £000 | £000 | £000 | £000 | £000 | £000 |
| Income | | | | | | |
| House Rents | (22,364) | (23,371) | (24,815) | (26,155) | (27,450) | (28,772) |
| Garage Rents | (368) | (384) | (401) | (418) | (436) | (455) |
| Services/Service Charges | (499) | (504) | (509) | (514) | (519) | (524) |
| Other Income | (132) | (133) | (135) | (136) | (137) | (139) |
| Interest | (60) | (51) | (31) | (14) | (13) | (12) |
| Total Income | (23,423) | (24,444) | (25,891) | (27,237) | (28,556) | (29,902) |
| Expenditure | | | | | | |
| Employee Costs | 2,035 | 2,020 | 2,040 | 2,093 | 2,114 | 2,135 |
| Repair Costs | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 |
| Leasing | 49 | 6 | - | - | - | - |
| Void Rents | 320 | 409 | 435 | 459 | 483 | 507 |
| Bad Debt Provision | 380 | 449 | 526 | 606 | 691 | 810 |
| Operating Payments | 1,516 | 1,531 | 1,546 | 1,561 | 1,577 | 1,593 |
| Transfer Payments | 566 | 572 | 578 | 584 | 590 | 596 |
| Internal Recharges | 2,958 | 2,998 | 3,028 | 3,058 | 3,089 | 3,120 |
| Debt Charges | 7,506 | 8,332 | 9,077 | 9,847 | 10,246 | 10,922 |
| Total Expenditure | 23,330 | 24,317 | 25,230 | 26,208 | 26,790 | 27,683 |
| Management of Balances | | | | | | |
| Opening (Surplus) / Deficit | (5,576) | (4,674) | (1,606) | (1,272) | (1,306) | (1,072) |
| Capital from current revenue | - | 2,200 | - | - | 1,500 | 2,000 |
| (Surplus)/ Deficit for Year | (93) | (127) | (661) | (1,029) | (1,766) | (2,219) |
| Transfer to General Services | 995 | 995 | 995 | 995 | 500 | - |
| Closing (Surplus) / Deficit | (4,674) | (1,606) | (1,272) | (1,306) | (1,072) | (1,291) |
| Capital Expenditure | | | | | | |
| Modernisation | 10,135 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Leasing | 514 | 11 | 0 | 0 | 0 | 0 |
| New Affordable Housing | 10,018 | 10,967 | 7,214 | 5,690 | 4,375 | 4,250 |
| Open Market Acquisition | 1,125 | 0 | 0 | 0 | 0 | 0 |
| Mortgage to Rent | 765 | 662 | 678 | 695 | 713 | 731 |
| Total | 22,557 | 21,640 | 17,892 | 16,385 | 15,088 | 14,981 |

| | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|---|----------------|----------------|----------------|----------------|----------------|
| | £000 | £000 | £000 | £000 | £000 |
| HRA Income | | | | | |
| House Rents | | | | | |
| Rent income adjustments relating to rent increases, house building and RTB sales | (1,007) | (1,444) | (1,340) | (1,295) | (1,322) |
| <i>Changes as result of RTB sales and rent increases</i> | | | | | |
| Garage Rents | | | | | |
| Rent income adjustments relating to rent increases | (16) | (17) | (17) | (18) | (19) |
| <i>Changes as result of rent inceases</i> | | | | | |
| Service Charges | | | | | |
| Income adjustments relating to service charge adjustments | (5) | (5) | (5) | (5) | (5) |
| <i>Changes as result of recharge adjustments</i> | | | | | |
| Other Income | | | | | |
| Homeless Rents | (1) | (1) | (1) | (1) | (1) |
| <i>Payment from Homeless budget</i> | | | | | |
| Interest | | | | | |
| Interest on accumulated balances | 9 | 20 | 17 | 1 | 1 |
| <i>Internal interest received</i> | | | | | |
| TOTAL | (1,021) | (1,447) | (1,346) | (1,318) | (1,346) |
| HRA Expenditure | | | | | |
| Staffing | | | | | |
| General Inflation Increase | 20 | 20 | 20 | 21 | 21 |
| <i>Increase in line with assessed inflation rate</i> | | | | | |
| Introduction of Single Tier State Pension | - | - | 33 | - | - |
| <i>Increase in employer NIC charges as result of introduction of single tier state pension</i> | | | | | |
| Voluntary Early Release Scheme | (35) | - | - | - | - |
| <i>Removal of costs relating to those staff who have left under the Voluntary Early Retirement Scheme</i> | | | | | |
| | (15) | 20 | 53 | 21 | 21 |
| Repairs | | | | | |
| General Inflation Increase | - | - | - | - | - |
| <i>Increase in line with assessed inflation rate</i> | | | | | |
| | - | - | - | - | - |
| Leasing Savings | | | | | |
| Central Heating Leases | (43) | (6) | - | - | - |
| <i>Leases come to end of primary lease period</i> | | | | | |
| | (43) | (6) | - | - | - |
| Void Rents | | | | | |
| Rent adjustments relating to RTB sales and rent increases | 89 | 26 | 24 | 24 | 24 |
| <i>Changes as result of RTB sales and rent inceases</i> | | | | | |
| | 89 | 26 | 24 | 24 | 24 |

| | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|--|---------|---------|---------|---------|---------|
| | £000 | £000 | £000 | £000 | £000 |
| Bad Debts | | | | | |
| Rent adjustments relating to RTB sales and rent increases <i>Changes as result of RTB sales and rent inceases</i> | 69 | 77 | 80 | 85 | 119 |
| | 69 | 77 | 80 | 85 | 119 |
| Operating Expenses | | | | | |
| General Inflation Increase <i>Increase in line with assessed inflation rate</i> | 15 | 15 | 15 | 16 | 16 |
| Staff Travel <i>Renegotiation of staff travel scheme</i> | - | - | - | - | - |
| | 15 | 15 | 15 | 16 | 16 |
| Transfer payments | | | | | |
| General Inflation Increase <i>Increase in line with assessed inflation rate</i> | 6 | 6 | 6 | 6 | 6 |
| | 6 | 6 | 6 | 6 | 6 |
| Internal Recharges | | | | | |
| General Inflation Increase <i>Increase in line with assessed inflation rate</i> | 30 | 30 | 30 | 31 | 31 |
| Trade Waste Charges <i>Increase in Trade Waste Charges relating to LATS/Landfill Tax</i> | 10 | - | - | - | - |
| | 40 | 30 | 30 | 31 | 31 |
| Debt Charges | | | | | |
| Interest on Debt <i>Effect of capital programme</i> | 644 | 423 | 441 | 414 | 351 |
| Debt Management Expenses (DME) <i>Increase in DME reflects increased debt and investment management activity</i> | 4 | 5 | 6 | 5 | 4 |
| Debt repayments <i>Change in debt principal repayments/funding due to previous capital investments</i> | 178 | 317 | 323 | (20) | 321 |
| | 826 | 745 | 770 | 399 | 676 |
| Transfer to General Services | | | | | |
| Change in transfer to General Services | - | - | - | (495) | (500) |
| | | | | | |
| TOTAL | (34) | (534) | (368) | (1,231) | (953) |