



East Lothian
Council

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**RENT PROPOSALS 2021/22 – 2025/26
ADMINISTRATION AMENDMENT**

ADMINISTRATION AMENDMENT
HRA BUDGET PROPOSALS 2021/22 TO 2025/26

	2020/21 Budget	2021/22 Budget	2022/23 Budget	2023/24 Budget	2024/25 Budget	2025/26 Budget	
Rent Increase	5.00%	0.00%	5.00%	5.00%	5.00%	5.00%	
BUDGET	£000	£000	£000	£000	£000	£000	
Income							
House Rents	(32,688)	(33,063)	(35,422)	(38,178)	(41,027)	(43,939)	
Garage Rents	(668)	(673)	(707)	(742)	(779)	(818)	
Services/Service Charges	(624)	(640)	(656)	(672)	(689)	(706)	
Other Income	(171)	(214)	(215)	(217)	(181)	(186)	
Interest	(50)	(51)	(51)	(53)	(53)	(54)	
Total Income	(34,201)	(34,641)	(37,051)	(39,861)	(42,728)	(45,702)	
Expenditure							
Employee Costs	2,692	2,732	2,760	2,816	2,872	2,930	
Repair Costs	10,552	10,974	11,413	11,870	12,345	12,715	
Void Rents (incl Garage void)	792	828	866	906	948	991	
Bad Debt Provision	585	614	645	677	711	747	
Operating Payments	1,247	1,342	1,481	1,434	1,419	1,443	
Transfer Payments	500	513	525	538	552	566	
Internal Recharges	3,719	4,308	4,399	4,517	4,613	4,736	
Debt Charges	10,877	11,091	11,885	13,042	13,710	14,756	
Total Expenditure	30,964	32,401	33,975	35,799	37,170	38,883	
Management of Balances							
Opening (Surplus) / Deficit	(1,968)	(1,705)	(1,444)	(1,521)	(1,882)	(1,941)	
Capital from current revenue	3,500	2,500	3,000	3,700	5,500	7,000	
(Surplus)/ Deficit for Year	(3,237)	(2,239)	(3,076)	(4,061)	(5,559)	(6,819)	
Closing (Surplus) / Deficit	(1,705)	(1,444)	(1,521)	(1,882)	(1,941)	(1,760)	
Capital Expenditure							5 Year Total
Modernisation/Extensions	15,652	15,888	14,382	13,420	12,557	12,157	68,404
New Affordable Housing	16,094	12,031	29,268	22,330	22,573	21,765	107,967
Fees	1,514	1,477	1,410	1,438	1,467	1,496	7,288
Mortgage to Rent	280	280	280	280	280	280	1,400
Total	33,540	29,676	45,340	37,468	36,877	35,698	185,059
Debt to Income Ratios	31.8%	32.0%	32.1%	32.7%	32.1%	32.3%	

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	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
	£000	£000	£000	£000	£000	£000
HRA Income						
House Rents						
Rent income adjustments relating to rent increases and new council house additions <i>Changes as result of rent increases and new council housing additions</i>	(2,292)	(375)	(2,359)	(2,755)	(2,849)	(2,912)
Garage Rents						
Rent income adjustments relating to rent increases <i>Changes as result of rent inceases</i>	(32)	(5)	(34)	(35)	(37)	(39)
Service Charges						
Income adjustments relating to service charge adjustments <i>Changes as result of recharge adjustments</i>	18	(16)	(16)	(16)	(17)	(17)
Other Income						
Homeless Rents, Renewable Energy Income, Refugee Support-Home Office Funding	(1)	(43)	(2)	(2)	36	(5)
Interest						
Interest on accumulated balances <i>Internal interest received</i>	5	(1)	-	(1)	-	(1)
TOTAL	(2,407)	(440)	(2,410)	(2,810)	(2,868)	(2,974)
HRA Expenditure						
Staffing						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	76	62	92	119	122	125
Increase in LGPS Contribution Rates <i>Increase in contribution rates from 21.4% to 21.9% from April 2020, 22.4% from April 2021 and 22.9% from April 2022</i>	8	13	-	-	-	0
Orchard System Project Team <i>Orchard System Review project team, incl pay award,superann</i>	-	(36)	(63)	(64)	(65)	-67
	84	39	29	55	57	58
Repairs						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	1,376	423	439	457	475	370
	1,376	423	439	457	475	370
Void Rents						
Rent adjustments relating rent increases and new council house additions <i>Changes as result of rent increases and new council housing additions</i>	43	36	38	40	42	43
	43	36	38	40	42	43
Bad Debts						
Rent adjustments relating rent increases and new council house additions <i>Changes as result of rent increases and new council housing additions</i>	-	29	31	32	34	36
	-	29	31	32	34	36
Operating Expenses						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	-	95	139	(47)	(15)	24
	-	95	139	(47)	(15)	24
Transfer payments						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	-	13	13	13	13	14
	-	108	152	(34)	(1)	38
Internal Recharges						
General Inflation Increase <i>Increase in line with assessed inflation rate</i>	99	588	91	118	96	123
	99	588	91	118	96	123
Debt Charges						
Debt Charges <i>In year changes in debt repayments</i>	661	214	794	1,157	668	1,046
	661	214	794	1,157	668	1,046
TOTAL	(144)	1,093	(698)	(1,032)	(1,512)	(1,236)