

HRA Business Plan - Proposed Budget 18/19 - Overview

	Approved Budget 17/18	Budget 18/19	Budget 19/20	Budget 20/21
Income	(30,014,580)	(29,401,330)	(29,709,920)	(29,952,700)
1 Net Dwelling Rent	(28,685,340)	(28,220,390)	(28,494,970)	(28,737,570)
2 Net Garage/Other Rent	(234,300)	(263,380)	(273,820)	(274,020)
3 Service Charges	(312,000)	(312,560)	(322,890)	(322,880)
4 Costs Recovered	(269,340)	(295,100)	(305,430)	(305,430)
5 Other income	(353,600)	(135,100)	(138,010)	(138,000)
6 Interest Receipts	(160,000)	(174,800)	(174,800)	(174,800)
Expenditure	22,380,930	22,401,330	22,709,920	22,952,700
7 Housing Management	1,100,250	1,016,880	1,035,550	1,035,710
8 Housing Management - Staffing	2,819,977	2,819,980	2,819,980	2,819,980
9 Housing Management - Recharges	1,327,039	1,345,370	1,392,460	1,392,550
10 Housing Management - Non Distributed Costs	611,220	626,240	648,160	648,160
Total Housing Management	5,858,486	5,808,470	5,896,150	5,896,400
11 Housing Maintenance	5,466,180	5,315,140	5,501,170	5,501,190
12 Other costs	735,395	599,730	620,720	620,720
13 Debt Interest	5,802,050	5,745,840	5,676,050	5,591,180
14 Principal Repayment	3,487,000	3,708,000	4,223,000	4,303,000
15 Contingency (High Value Asset Levy, unexpected costs, etc.)	1,031,819	1,224,150	792,830	1,040,210
Contributions to Reserves	7,633,650	7,000,000	7,000,000	7,000,000
16 Contribution to New Build	3,000,000	3,000,000	3,000,000	3,000,000
17 Contribution to Core Capital	4,633,650	4,000,000	4,000,000	4,000,000

Explanaton of Major Variances

5 - Other Income - £178,000 Supporting People funding withdrawn by Surrey County Council

12 - Other Costs - Contribution to Flooding Wall was a single year budget requirement in 2017/18

Fees and Charges
2018/2019

Housing Services

Schedule of Fees and Charges for 2018/2019

	Unit of Charge	VAT Indicator	Existing Charge	Proposed Charge	% Increase
			£	£	
Housing Revenue Account					
Supervision and Management Special					
Guest Rooms - E P Units - Single	Per Night	OS	16.00	17.00	6.3% }
Guest Rooms - E P Units - Double	Per Night	OS	21.00	22.00	4.8% }
Community Rooms - Residents	Session	OE	16.00	20.00	25.0% }
Community Rooms - Non Resident	Session	OE	34.00	35.00	2.9% }
Leaseholder Charges					
The following charges replace the flat rate charge currently in place					
Annual practical notes and information to leaseholder. Check of leaseholder account to ensure there are no problems and ground rent invoicing with supporting documentation.	Annual	OO	26.00	27.00	3.8%
Annual practical notes and information to shared owners. Check of account to ensure there are no problems, check to see if ground rent payable	Annual	OO	23.50	24.50	4.3%
Annual practical notes and information to shared owners. Check of account to ensure there are no problems, check to see if ground rent payable	Annual	OO	26.00	27.00	3.8%
Service charge invoicing and supporting documentation non-shared ownership.	Quarterly	OO	2.50	3.50	40.0%
Service charge invoicing and supporting documentation non-shared ownership.	Annual	OO	11.00	12.00	9.1%
Service charge invoicing and supporting documentation shared ownership.		OO	26.00	27.00	3.8%
Consent to alter		OS	56.00	57.00	1.8%
Retrospective/ Complex consent to alter		OS	76.00	77.00	1.3%
Consent to underlet		OS	31.00	32.00	3.2%
Consent to keep pets		OS	31.00	32.00	3.2%

Housing Services

Schedule of Fees and Charges for 2018/2019

	Unit of Charge	VAT Indicator	Existing Charge	Proposed Charge	% Increase
			£	£	
Letter to lenders and other third parties		OS	26.00	27.00	3.8%
Reminder in relation to arrears with full printout of account		OE	26.00	27.00	3.8%
Section 20 management		OE	36.00	37.00	2.8%
Obtaining Land Registry document as requested by leaseholder		OS	11.00	12.00	9.1% Plus Land Registry cost
Provision of duplicate invoices		OS	2.50	3.00	20.0%
Contacting or responding to you in relation to a problem with your flat. Non-complex replies by email will be free		OS	5.50	6.00	9.1%
Written contact and liaison with you in relation to statutory requirements, such as fire and asbestos risk assessments		OE	2.50	3.00	20.0%
Leasehold enquiry responses		OS	235.00	240.00	2.1%
Leasehold (with sinking fund) enquiry responses		OS	247.00	250.00	1.2%
Preliminary telephone advice for non-complex issues relating to your leasehold property			FREE	FREE	
Changing leaseholder records, leaseholder responsible for advising changes in writing			FREE	FREE	

HRA Core Capital Programme

Projects	2018/19	2019/20	2020/21
Aids and Adaptations	303,000	300,000	300,000
Asbestos Removal	100,000	150,000	150,000
Community Room Improvements	50,000	-	-
Domestic Heating Upgrade	250,000	250,000	250,000
Electrical Upgrades Project	300,000	300,000	300,000
Energy Initiative Project	10,000	10,000	10,000
Estate Grounds Improvements Works	10,000	10,000	10,000
External Wall Finish and Chimneys	150,000	250,000	250,000
Fire Risk Assessment Remedial Works	20,000	20,000	20,000
Flat Block Communal Area Upgrade	40,000	40,000	40,000
Garage Refurbishment	70,000	25,000	25,000
Internal Remodelling of Flats	350,000	250,000	250,000
Moat Lodge Sheltered Unit Electrical Rewiring	50,000	-	-
Paths and Car Parking Scheme Improvement	140,000	50,000	50,000
Planned Kitchen Installations	-	500,000	500,000
Pro-active Tree and Hedge Works	25,000	25,000	25,000
Professional Fees	50,000	50,000	50,000
Riverside Court Shelter Unit Communal Boiler Upgrade	200,000	-	-
Roof Covering Project	800,000	650,000	650,000
Roofline And Surface Water Renovation	150,000	150,000	150,000
Structural Works	150,000	160,000	160,000
Void and "One off" Bathroom installations	50,000	50,000	50,000
Void and "One Off" Kitchen Installations	200,000	200,000	200,000
Void Tree Management	5,000	5,000	5,000
Windows and Doors Replacement	720,000	300,000	300,000
Sub Total	4,193,000	3,745,000	3,745,000
Staff Allocation	613,660	613,660	613,660
Total Programme	4,806,660	4,358,660	4,358,660

Draft IT Capital Programme for 2018/19 funded from the Housing Revenue Account (HRA):

Projects	2018/19
	£
Home Monitoring Smart Thermostat	25,000
Development and Upgrade of Housing Management Database (Orchard)	40,000
Texting Development to increase the range of communication methods	15,000
Digital Platform Development to increase and improve self service	15,000
Total Spend	95,000

HRA New Affordable Homes Capital Programme

Project	2018/19	2019/20	2020/21
Nursery Hill	71,000	-	-
Ockford Ridge Site A	434,733	1,201,702	4,405,263
Ockford Ridge Site C	8,945	60,980	104,012
Ockford Ridge Site D	581,187	107,048	-
Pre Development Budget	82,300	82,300	82,300
Sherrydon	21,000	-	-
Wey Court	504,260	-	-
Sub Total	1,703,425	1,452,030	4,591,575
Staff Allocation	408,930	408,930	408,930
Total Programme	2,112,355	1,860,960	5,000,505

HRA Stock Remodelling Capital Programme

Project	2018/19	2019/20	2020/21
Community Rooms	378,000	-	-
Ockford Ridge Refurbishment - Phase 3	485,000	-	-
Ockford Ridge Refurbishment - Future phases	-	4,432,570	-
Total Programme	863,000	4,432,570	-

HRA Capital Programme Financing Summary

	2018/19 £	2019/20 £	2020/21 £
Capital Spend			
Core Capital Programme	4,806,660	4,358,660	4,358,660
New Build Capital Programme	2,112,355	1,860,960	5,000,505
Stock Improvement Programme	863,000	4,432,570	-
Approved Rescheduling from 2017/18	6,887,530	682,569	
Total Spend	14,669,545	11,334,759	9,359,165
 Resources			
Estimated Balance carried forward	33,729,830	26,560,285	22,725,526
Capital Receipts Received in year	500,000	500,000	500,000
Core Capital Contribution from Revenue	4,000,000	4,000,000	4,000,000
New Homes Contribution from Revenue	3,000,000	3,000,000	3,000,000
Total Resources	41,229,830	34,060,285	30,225,526
 Balance of Capital Resources	26,560,285	22,725,526	20,866,361

Schedule of Reserves and Balances - Actual and Projected										
Housing Revenue Account	31/03/18	2018/19			2019/20			2020/21		
	Estimated Balance £'000	In £'000	Out £'000	Balance £'000	In £'000	Out £'000	Balance £'000	In £'000	Out £'000	Balance £'000
Revenue Reserves										
Working Balance	2,000			2,000			2,000			2,000
Stock condition survey programme		100								
Universal credit impact provision	1,000		-35	965			965			965
Total Revenue Reserves	3,000	100	-35	2,965	0	0	2,965	0	0	2,965
Capital Reserves										
Major Repairs Reserve	2,439	6,352	-7,259	1,533	6,352	-6,711	1,174	6,352	-6,711	815
Capital Receipts	15,195	500	-3,770	11,925	500	-2,369	10,056	500	-2,501	8,055
New Affordable Homes	10,197	3,000	-3,770	9,427	3,000	-931	11,496	3,000	-2,500	11,996
Stock Remodelling	5,899		-2,223	3,676		-3,676	-0			-0
Flood prevention wall - Godalming	105			105		-105	0			0
Total Capital Reserves	33,836	9,852	-17,022	26,666	9,852	-13,792	22,726	9,852	-11,712	20,866
	0									
Housing Revenue Account Total	36,836	9,952	-17,057	29,631	9,852	-13,792	25,691	9,852	-11,712	23,831