

HRA Business Plan

	2019/2020	2020/2021	2021/2022	2022/2023
	£	£	£	£
Income				
Net Dwelling Rent	(28,490,000)	(28,980,000)	(30,051,000)	(31,037,000)
Net Garage/Other Rent	(500,000)	(500,000)	(500,000)	(500,000)
Services Charges	(400,500)	(407,400)	(414,500)	(421,800)
Costs Recovered	(314,000)	(321,900)	(329,900)	(338,100)
Other Income	(331,900)	(186,900)	(186,900)	(186,900)
Interest Receipts	(210,950)	(150,000)	(100,000)	(50,000)
Total Income	(30,247,350)	(30,546,200)	(31,582,300)	(32,533,800)
Expenditure				
Housing Management	1,429,400	1,439,500	1,475,500	1,512,400
Housing Management - Staffing and Recharges	4,423,200	4,423,200	4,423,200	4,423,200
Housing Management - Non Distributed Costs	626,240	626,240	626,240	626,240
Total Housing Management	6,478,840	6,488,940	6,524,940	6,561,840
Housing Maintenance	5,532,300	5,670,600	5,812,400	5,957,700
Other Costs	646,100	646,100	646,100	646,100
Debt Interest	5,672,100	5,587,200	5,484,500	5,327,800
Principal Repayment	4,223,000	4,303,000	4,984,000	7,998,000
Contingency (Unexpected costs etc)	250,000	250,000	250,000	250,000
Total Expenditure	22,802,340	22,945,840	23,701,940	26,741,440
Net Expenditure	(7,445,010)	(7,600,360)	(7,880,360)	(5,792,360)
Contribution to Reserves				
New Build	4,000,000	3,000,000	3,000,000	3,000,000
Core Capital	3,608,000	4,673,000	4,673,000	4,673,000
	162,990	72,640	(207,360)	1,880,640
HRA working balance				
Opening	(5,256,422)	(5,093,432)	(5,020,792)	(5,228,152)
Movement in year	162,990	72,640	(207,360)	1,880,640
Closing (minimum £2m)	(5,093,432)	(5,020,792)	(5,228,152)	(3,347,512)

Housing Services

Schedule of Fees and Charges for 2019/2020

	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	17.00	17.50	2.9%
Guest Rooms - E P Units - Double	Per Night	OS	22.00	22.50	2.3%
Community Rooms - Residents	Session	OE	20.00	20.50	2.5%
Community Rooms - Non Resident	Session	OE	35.00	36.00	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	27.00	28.00	3.7%
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	24.50	25.00	2.0%
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	27.00	28.00	3.7%
Service charge invoicing and supporting documentation non-shared ownership.	Quarterly	OO	3.50	3.75	7.1%
Service charge invoicing and supporting documentation non-shared ownership.	Annual	OO	12.00	12.50	4.2%
Service charge invoicing and supporting documentation shared ownership.		OO	27.00	28.00	3.7%
Consent to alter		OS	57.00	58.00	1.8%
Retrospective/ Complex consent to alter		OS	77.00	80.00	3.9%
Consent to underlet		OS	32.00	33.00	3.1%
Consent to keep pets		OS	32.00	33.00	3.1%

Housing Services

Schedule of Fees and Charges for 2019/2020

	Unit of Charge	VAT Indicator	Existing Charge £	Proposed Charge £	% Increase
Letter to lenders and other third parties		OS	27.00	28.00	3.7%
Reminder in relation to arrears with full printout of account		OE	27.00	28.00	3.7%
Section 20 management		OE	37.00	38.00	2.7%
Obtaining Land Registry document as requested by leaseholder		OS	12.00	12.25	2.1% Plus Land Registry cost
Provision of duplicate invoices		OS	3.00	3.25	8.3%
Contacting or responding to you in relation to a problem with your flat. Non-complex replies by email will be free		OS	6.00	6.50	8.3%
Written contact and liaison with you in relation to statutory requirements, such as fire and asbestos risk assessments		OE	3.00	3.25	8.3%
Leasehold enquiry responses		OS	240.00	245.00	2.1%
Leasehold (with sinking fund) enquiry responses		OS	250.00	255.00	2.0%
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	

Housing Revenue Account Business Plan - Capital Programme

Cost Code	Project	2019/20 Estimate	2020/21 Estimate	2021/2022 Estimate	Notes
New Affordable Homes Projects					
	Development Staff Costs	427,000	427,000	427,000	
K5412	Pre-development budget	90,000	90,000	90,000	
Approved Development Schemes					
K5407	Ockford Ridge - utility and contingency	1,200,000	1,200,000	1,200,000	Contingency budget mainly for issues uncovered with utilities during site investigation and works.
K5425	Ockford Ridge - Site A	6,144,000	2,048,000		Main work on the development of Site A commencing in 2019/20.
K5426	Ockford Ridge - Site B	100,000	1,500,000	1,500,000	Indicative figures for 2020/21 and 2021/22 have been provided at this stage.
K5427	Ockford Ridge - Site C	70,000	1,489,980	3,732,000	Indicative figures for 2020/21 and 2021/22 have been provided at this stage.
	Ryle Road, Farnham	204,500	204,500	5,000	Report to Executive in 6 November 18 seeking redevelopment budget
	Aarons Hill, Godalming	305,500	305,500	8,000	
Land and Asset Purchase					
K5000	Buy Backs	1,500,000	1,500,000	1,500,000	
	S106 affordable housing units (based on opportunities offered to date)	3,500,000	4,000,000	4,000,000	
Total New Affordable Homes Projects		13,541,000	12,764,980	12,462,000	
New Affordable Homes Funding					
	HRA funding	13,541,000	12,764,980	12,462,000	
	External funding				
Total Funding		13,541,000	12,764,980	12,462,000	

Stock Remodelling					
Approved Development Schemes					
K5019	Ockford Ridge Refurbishment - Future phases	4,332,570			
K5011	Community Rooms, Borough Wide	50,000	586,477		
Total Stock Remodelling		4,382,570	586,477	0	
Stock Remodelling Funding					
	HRA funding	4,382,570	586,477	0	
	External Funding	0	0		
Total Funding		4,382,570	586,477	0	

Annexe 4

Core Capital Programme		2019/20 Budget
		£
1	External Repairs and Decoration	250,000
2	Aids and Adaptations	250,000
3	Roofs	150,000
4	Structural Works	90,000
5	Repairs to electrics following electrical checks	350,000
6	Fire Protection Measures	60,000
7	Window and Doors Repairs and Replacements	50,000
8	Boilers and Heating	250,000
9	Insulation	10,000
10	Kitchens and Bathrooms	800,000
11	Communal Lighting/Electrics/Door Entry	20,000
12	Asbestos Removal and Legionella Risk Reduction	250,000
13	Estate Improvements	150,000
14	Garage Upgrade and Reprovision	50,000
15	Tree Management (Both Void and Tenanted)	35,000
16	Communal Flooring	50,000
17	Elderly Living Improvements and Energy Saving	50,000
18	Feasibility Studies and Professional Fees	50,000
19	Gutters	20,000
20		2,935,000
21	Staffing	673,000
22	Total Core Capital	£3,608,000

Schedule of Reserves and Balances - Actual and Projected

Housing Revenue Account	31.3.2018	2018/19			2019/20			2020/21			2021/22		
	Balance £'000	In £'000	Out £'000	Balance £'000	In £'000	Out £'000	Balance £'000	In £'000	Out £'000	Balance £'000	In £'000	Out £'000	Balance £'000
Working Balance	5,256	0	0	5,256		(163)	5,093		(72)	5,021		207	5,228
Contingency Reserve	1,000	1,224		2,224	250		2,474	250		2,724	250		2,974
Earmarked Capital Reserves													
Revenue Reserve (MRR) - to meet depreciation charge and loan repayments	874	6,442	(7,316)	0	7,831	(7,831)	0	8,976	(8,976)	0	9,657	(9,657)	0
Capital Receipts Unapplied	19,053	2,000	(1,914)	19,140	2,000	(6,770)	14,370	2,000	(6,382)	9,988	2,000	(6,231)	5,757
New Affordable Housing Reserve *	11,364	3,000	(1,914)	12,451	4,000	(6,771)	9,680	3,000	(6,383)	6,297	3,000	(6,231)	3,066
Stock Remodelling Reserve	6,845		(1,631)	5,214		(4,383)	831		(586)	245			245
	38,136	11,442	(12,774)	36,804	13,831	(25,755)	24,880	13,976	(22,327)	16,529	14,657	(22,119)	9,067
Housing Revenue Account Total	43,392	11,442	(12,774)	42,060	13,831	(25,918)	29,973	13,976	(22,399)	21,550	14,657	(21,912)	14,295