

Housing Revenue Account 2019/20 - Service Summary							CAB3111 (HSG)
							Appendix 1
	18/19	18/19	18/19	18/19	18/19	19/20	19/20
	Original Budget	Forecast Budget per CAB3098 (HSG)	Further Adjustments	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£	£
Housing Management General							
Estate Management	1,260,431	1,260,431	(30,162)	1,230,269	0	133,078	1,363,347
HRA General	2,147,271	2,247,271	122,563	2,369,834	(100,000)	(141,887)	2,127,947
Removal Incentive Scheme	50,000	60,000	0	60,000	(10,000)	10,000	60,000
Rent Accounting	260,211	260,211	(8,689)	251,522	0	12,116	263,638
Tenants Information	116,249	136,249	(12,825)	123,424	(20,000)	9,502	112,926
Vacant Dwellings	9,200	9,200	100,350	109,550	0	(85,000)	24,550
New Build Programme Support	668,468	718,468	(66,370)	652,098	(50,000)	292,802	894,900
	4,511,830	4,691,830	104,867	4,796,697	(180,000)	230,611	4,847,308
Housing Management Special							
Communal Services	(90,500)	(90,500)	12,484	(78,016)	0	(4,840)	(82,856)
Disabled Adaptations	115,245	135,245	451	135,696	0	(18,358)	117,338
Estate Maintenance	511,717	531,717	4,200	535,917	(20,000)	(34,200)	481,717
Homelessness	(66,600)	(66,600)	4,860	(61,740)	0	9,390	(52,350)
Sewage Works	185,179	185,179	0	185,179	0	0	185,179
Sheltered Housing	760,988	830,988	4,130	835,118	(70,000)	(17,240)	747,878
	1,416,029	1,526,029	26,125	1,552,154	(90,000)	(65,248)	1,396,906
Repairs							
Responsive Maintenance	2,351,407	2,400,000	0	2,400,000	0	(135,103)	2,264,897
Voids	585,000	850,000	0	850,000	0	131,910	981,910
Cyclic	850,000	800,000	0	800,000	0	(24,808)	775,192
Sub - total Repairs Works	3,786,407	4,050,000	0	4,050,000	0	(28,001)	4,021,999
Repairs Administration	1,244,978	1,253,978	(65,198)	1,188,780	(9,000)	53,663	1,233,443
	5,031,385	5,303,978	(65,198)	5,238,780	(9,000)	25,662	5,255,442
Debt Management Expenses							
Debt Management Expenses	18,297	18,297	0	18,297	0	0	18,297
Interest Payable	5,182,000	5,168,000	0	5,168,000	0	20,000	5,188,000
Depreciation of Fixed Assets	6,044,100	6,660,100	0	6,660,100	0	243,900	6,904,000
	11,244,397	11,846,397	0	11,846,397	0	263,900	12,110,297
Rents and Other Income							
Dwelling Rents	(26,097,400)	(25,897,400)	0	(25,897,400)	0	(547,404)	(26,444,804)
Garage Rents	(650,240)	(650,240)	0	(650,240)	0	263,129	(387,111)
Other Income	(264,800)	(264,800)	(21,421)	(286,221)	0	0	(286,221)
Sheltered Charges	(517,400)	(517,400)	0	(517,400)	0	(31,247)	(548,647)
Interest Receivable	(21,000)	(21,000)	0	(21,000)	0	0	(21,000)
	(27,550,840)	(27,350,840)	(21,421)	(27,372,261)	0	(315,522)	(27,687,783)
Surplus for year on HRA Services	(5,347,199)	(3,982,606)	44,373	(3,938,233)	(279,000)	139,403	(4,077,830)

Housing Revenue Account 2019/20 - Service Summary							CAB3111 (HSG)
							Appendix 1 (cont)
	18/19	18/19	18/19	18/19	18/19	19/20	19/20
	Original Budget	Forecast Budget per CAB3098 (HSG)	Further Adjustments	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£	£
Capital Expenditure funded by HRA	5,550,000	2,343,000	0	2,343,000	0	6,279,000	8,622,000
Right to Buy Admin Fees	(20,800)	(20,800)	0	(20,800)	0	0	(20,800)
Net (increase)/decrease in HRA Balance before transfers to or from reserves	182,001	(1,660,406)	44,373	(1,616,033)	(279,000)	6,418,403	4,523,370
Transfer re Insurance Reserve	66,300	66,300	0	66,300	0	0	66,300
(Increase)/ decrease in HRA Balance	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
HRA Working Balance							
Opening Balance	(9,116,004)	(9,116,004)	0	(9,116,004)	0	0	(10,665,737)
Add Projected Deficit/(Surplus)	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
Projected Balance at Year End	(8,867,703)	(10,710,110)	44,373	(10,665,737)	(279,000)	6,418,403	(6,076,067)

Housing Revenue Account 2019/20 - Subjective Summary							CAB3111 (HSG)
							Appendix 2
	18/19	18/19	18/19	18/19	18/19	19/20	19/20
	Original Budget	Forecast Budget per CAB3098 (HSG)	Further Adjustments	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£	£
Employees	3,967,922	3,967,922	(3,695)	3,964,227	0	50,368	4,014,595
Premises	5,074,653	5,378,246	124,534	5,502,780	(20,000)	(159,591)	5,323,189
Transport	305,526	305,526	7,979	313,505	0	(54,237)	259,268
Supplies & services	868,054	1,117,054	(43,214)	1,073,840	(249,000)	356,310	1,181,150
Third party payments	106,500	116,500	(10,500)	106,000	(10,000)	10,000	106,000
Support Services	2,027,212	2,027,212	4,450	2,031,662	0	(3,026)	2,028,636
Net Interest	5,185,090	5,171,090	0	5,171,090	0	20,000	5,191,090
Depreciation on Fixed Assets	6,044,100	6,660,100	0	6,660,100	0	243,900	6,904,000
External income	(28,926,256)	(28,726,256)	(35,181)	(28,761,437)	0	(324,321)	(29,085,758)
Surplus for year on HRA Services	(5,347,199)	(3,982,606)	44,373	(3,938,233)	(279,000)	139,403	(4,077,830)
Capital Expenditure funded by HRA	5,550,000	2,343,000	0	2,343,000	0	6,279,000	8,622,000
Right to Buy Admin Fees	(20,800)	(20,800)	0	(20,800)	0	0	(20,800)
Net (increase)/decrease in HRA Balance before transfers to or from reserves	182,001	(1,660,406)	44,373	(1,616,033)	(279,000)	6,418,403	4,523,370
Transfer re Insurance Reserve	66,300	66,300	0	66,300	0	0	66,300
(Increase)/ decrease in HRA Balance	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
HRA Working Balance							
Opening Balance	(9,116,004)	(9,116,004)	0	(9,116,004)	0	0	(10,665,737)
Add Projected Deficit/(Surplus)	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
Projected Balance at Year End	(8,867,703)	(10,710,110)	44,373	(10,665,737)	(279,000)	6,418,403	(6,076,067)

Housing Services Capital Programme 2018/19 to 2028/29												CAB3111 (HSG) Appendix 3
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	Forecast	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Major Repairs												
External Envelope Works	2,300	3,460	2,885	2,945	3,011	3,076	3,405	3,554	3,670	3,894	4,045	36,245
External Ground Works	550	508	523	539	555	572	503	519	534	550	567	5,919
External Window/Door/Screens	150	614	358	368	379	391	229	236	243	250	258	3,475
Internal Structure & Finishes	400	49	51	52	54	56	67	69	71	73	76	1,019
Kitchen & Bathroom Renewals	1,100	993	1,023	1,053	1,085	1,118	1,224	1,261	1,298	1,337	1,377	12,869
Mechanical & Electrical Services	1,762	1,229	1,266	1,304	1,343	1,383	4,011	4,131	4,255	4,383	4,514	29,580
	6,262	6,853	6,104	6,261	6,427	6,594	9,439	9,769	10,072	10,487	10,837	89,107
Improvements & Conversions												
Estate Improvements	285	250	250	250	250	250	250	250	250	250	0	2,535
Loft Conversions/Extensions	60	0	0	0	0	0	0	0	0	0	0	60
Sheltered Housing Conversions	0	0	0	0	0	0	0	0	0	0	0	0
Sheltered Housing Upgrades	100	70	100	100	50	50	50	50	50	50	0	670
	445	320	350	350	300	300	300	300	300	300	0	3,265
Disabled Adaptations	775	770	770	770	770	770	770	770	770	770	770	8,475
Sheltered Wi-Fi Scheme	143											143
Fire Safety Provision		1,000										1,000
Other Capital Spending												
Sewage Treatment Works	100	103	106	109	111	114	117	121	124	127	130	1,262
Total HS Capital Programme	7,725	9,046	7,330	7,490	7,608	7,778	10,626	10,960	11,266	11,684	11,737	103,252

New Build Capital Programme 2018/19 to 2028/29												CAB3111 (HSG) Appendix 4
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	Forecast	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.
Scheme Name/Description	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Victoria House	440											440
Hillier Way	10											10
Chesil Street - Extra Care	2,830											2,830
Mitford Road	425											425
The Valley, Stanmore	850	7,687	7,433									15,970
Mayles Lane, Knowle	1,540	674										2,214
Bailey Close	525											525
Rowlings Road, Weeke	250	1,151	30									1,431
Wykeham Place, Stanmore	50	27	1,340	483								1,900
Abbots Barton (Charles/Dyson)	100	518	2,882									3,500
Dolphin Hill, Twyford	60	372										432
Woodman Close, Sparsholt	50	436	564									1,050
Hookpit, Kings Worthy	1,950	6,282	181									8,413
Winnall Flats	70	2,850	16,199	380								19,499
Wickham CLT		410										410
Barton Farm - Extra Care				8,540	8,540							17,080
Moyes Land					3,395	3,395						6,790
Sheltered Conversions	200											200
Unallocated Programme		2,000	5,000	5,000	10,000	5,150	5,305	5,465	5,627	5,796	5,970	55,313
Sites funded by RTB 1-4-1 receipts						2,400	2,472	2,546	2,623	2,701	2,782	15,524
Other Capital Total		410										410
Total New Build Programme	9,350	21,997	33,629	14,403	21,935	10,945	7,777	8,011	8,250	8,497	8,752	153,546

Capital Programme Funding 2018/19 to 2028/29												CAB3111 (HSG) Appendix 5
HRA Capital Programme Funding	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	Forecast	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Right to Buy 1-4-1 Receipts	1,584	3,387	4,057	1,227	1,320	1,416	1,515	1,617	1,722	1,831	1,942	21,618
Right to Buy Other Retained receipts	610	386	404	421	440	459	478	498	519	541	563	5,319
New Build Sales	3,800	155	6,695	1,781	3,576	881	901	922	939	961	982	21,593
Other capital receipts	967	440										1,407
S.106 Contributions	360	200	200	250	250	1,600	3,500	2,600	1,400	4,400	3,000	17,760
Garage Transfers to General Fund	1,858	1,858	1,858	1,510								7,084
HCA Grants		1,502	1,502									3,004
HCC Extra Care Grant	866											866
HRA Revenue Contributions to Capital	2,839	8,621	3,625	172	9,043	6,074	3,402	4,438	5,741	2,947	4,181	51,083
Additional/Refinanced Borrowing		8,000	15,490	9,000	7,000							39,490
Major Repairs Reserve	4,191	6,904	7,128	7,532	7,914	8,293	8,607	8,896	9,195	9,502	9,821	87,983
Total Funding	17,075	31,453	40,959	21,893	29,543	18,723	18,403	18,971	19,516	20,182	20,489	257,207
Housing Services	7,725	9,046	7,330	7,490	7,608	7,778	10,626	10,960	11,266	11,684	11,737	103,252
Other												0
New Build	9,350	22,407	33,629	14,403	21,935	10,945	7,777	8,011	8,250	8,497	8,752	153,956
Capital Programme Total	17,075	31,453	40,959	21,893	29,543	18,723	18,403	18,971	19,516	20,182	20,489	257,208

Winchester City Council - HRA Business Plan Operating Account															CAB3111 (HSG) Appendix 6				
Year	Income				Expenditure						Net Operating Surplus	Repaymt of loans	Transfer to reserves	RCCO	Surplus (Deficit) for the Year	Surplus (Deficit) b/fwd	Interest	Surplus (Deficit) c/fwd	
	Net rent Income	Other income	Misc Income	Total Income	Management	Depreciat'n	Responsive & Cyclical	Other Revenue spend	Misc expenses	Total expenses									Capital Charges
2019.20	26,762	1,272	1,072	29,106	(8,643)	(6,904)	(4,022)	0	(248)	(19,817)	(5,188)	4,101	0	(66)	(8,622)	(4,587)	10,627	36	6,076
2020.21	27,553	1,308	894	29,755	(8,787)	(7,128)	(4,147)	(12)	(256)	(20,331)	(6,112)	3,313	0		(3,625)	(312)	6,076	23	5,787
2021.22	29,191	1,344	703	31,238	(8,990)	(7,532)	(4,317)	(13)	(264)	(21,115)	(6,753)	3,370	0		(172)	3,198	5,787	23	9,009
2022.23	30,175	1,370	713	32,257	(9,197)	(7,914)	(4,474)	(13)	(271)	(21,869)	(7,024)	3,364	0		(9,043)	(5,679)	9,009	20	3,350
2023.24	31,975	1,397	722	34,094	(9,409)	(8,294)	(4,656)	(42)	(280)	(22,680)	(7,246)	4,168	0		(6,074)	(1,905)	3,350	11	1,456
2024.25	33,867	1,424	732	36,024	(9,627)	(8,607)	(4,796)	(43)	(288)	(23,360)	(7,251)	5,413	0		(3,402)	2,011	1,456	11	3,478
2025.26	34,149	1,452	742	36,344	(9,849)	(8,896)	(4,939)	(44)	(297)	(24,025)	(7,250)	5,069	0		(4,438)	630	3,478	15	4,123
2026.27	35,073	1,481	753	37,307	(10,077)	(9,194)	(5,087)	(46)	(306)	(24,710)	(7,249)	5,348	0		(5,741)	(393)	4,123	15	3,745
2027.28	36,027	1,510	764	38,301	(10,310)	(9,503)	(5,239)	(47)	(315)	(25,414)	(7,248)	5,639	0		(2,947)	2,692	3,745	18	6,455
2028.29	37,013	1,540	775	39,328	(10,549)	(9,821)	(5,396)	(114)	(324)	(26,205)	(7,239)	5,884	0		(4,181)	1,702	6,455	23	8,180
2029.30	38,030	1,570	787	40,387	(10,794)	(10,150)	(5,558)	(117)	(334)	(26,953)	(7,239)	6,194	0		(5,568)	627	8,180	26	8,833
2030.31	39,832	1,601	799	42,232	(11,045)	(10,490)	(5,724)	(121)	(344)	(27,724)	(7,240)	7,268	0		(5,818)	1,650	8,833	29	10,513
2031.32	40,165	1,633	811	42,609	(11,302)	(10,841)	(5,896)	(124)	(354)	(28,517)	(7,214)	6,878	0		(5,668)	1,210	10,513	33	11,755
2032.33	41,286	1,665	823	43,774	(11,565)	(11,204)	(6,072)	(128)	(365)	(29,334)	(7,168)	7,272	0		(5,741)	1,531	11,755	36	13,322
2033.34	42,443	1,698	836	44,977	(11,834)	(11,579)	(6,254)	(132)	(376)	(30,174)	(7,168)	7,634	0		(5,816)	1,819	13,322	41	15,182
2034.35	43,638	1,731	850	46,219	(12,110)	(11,966)	(6,441)	(136)	(387)	(31,040)	(7,169)	8,010	0		(4,073)	3,937	15,182	48	19,166
2035.36	45,736	1,765	864	48,365	(12,392)	(12,366)	(6,634)	(140)	(399)	(31,931)	(7,108)	9,326	0		(4,103)	5,222	19,166	59	24,448
2036.37	46,149	1,800	878	48,827	(12,682)	(12,779)	(6,833)	(144)	(411)	(32,849)	(7,109)	8,869	0		(4,133)	4,736	24,448	72	29,256
2037.38	47,467	1,836	892	50,195	(12,978)	(13,206)	(7,038)	(148)	(423)	(33,794)	(7,065)	9,336	(6,252)		(4,164)	(1,080)	29,256	77	28,254
2038.39	48,829	1,872	908	51,609	(13,282)	(13,647)	(7,249)	(153)	(436)	(34,766)	(6,862)	9,981	0		(4,195)	5,785	28,254	83	34,122
2039.40	50,236	1,910	923	53,069	(13,593)	(14,103)	(7,466)	(157)	(449)	(35,768)	(6,863)	10,438	0		(552)	9,886	34,122	103	44,111
2040.41	51,690	1,947	939	54,577	(13,912)	(14,574)	(7,690)	(162)	(462)	(36,799)	(6,879)	10,899	(4,490)		(487)	5,922	44,111	123	50,155
2041.42	54,216	1,986	956	57,158	(14,238)	(15,060)	(7,920)	(167)	(476)	(37,861)	(6,749)	12,548	(10,000)		(420)	2,128	50,155	133	52,416
2042.43	54,747	2,026	973	57,745	(14,573)	(15,562)	(8,158)	(172)	(490)	(38,954)	(6,401)	12,389	0		(351)	12,038	52,416	151	64,605
2043.44	56,352	2,066	990	59,408	(14,915)	(16,081)	(8,402)	(177)	(505)	(40,080)	(6,401)	12,927	0		(300)	12,627	64,605	182	77,415
2044.45	58,012	2,107	1,008	61,127	(15,266)	(16,617)	(8,654)	(182)	(520)	(41,240)	(6,401)	13,487	0		(992)	12,495	77,415	214	90,124
2045.46	59,728	2,149	1,027	62,903	(15,626)	(17,171)	(8,914)	(188)	(536)	(42,433)	(6,401)	14,069	0		(998)	13,071	90,124	247	103,442
2046.47	61,501	2,192	1,046	64,739	(15,994)	(17,743)	(9,181)	(193)	(552)	(43,663)	(6,397)	14,680	(10,000)		(1,004)	3,876	103,442	269	107,387
2047.48	64,553	2,235	1,065	67,854	(16,371)	(18,333)	(9,456)	(199)	(568)	(44,929)	(6,046)	16,880	(5,000)		(1,010)	10,870	107,387	289	118,546
2048.49	65,231	2,260	1,086	68,597	(16,758)	(18,944)	(9,740)	(205)	(585)	(46,232)	(5,905)	16,459	(5,000)		(1,016)	10,443	118,546	317	129,306