

DRAFT HRA ESTIMATES 2021/22

2019/20 Outturn £000	EXPENDITURE	2020/21 Estimate £000	Probable Outturn £000	2021/22 Estimate £000	Movement year on year £000	Comments on Movement >£50,000
5,229	Employee Costs	5,559	5,869	6,272	713	Provision for anticipated employee pay award, increments and full year effect of new staffing model in relation to Neighbourhood Officer/Assistants roles.
1,748	Property Costs	1,837	1,843	1,917	80	Utilities increase £0.048m, Property Insurance increase £0.016m, provision for add'l contract cleaning & materials £0.012m
76	Transport Costs	80	91	110	30	
418	Supplies, Services and Admin	316	353	394	78	Provision for digital inclusion budget £0.040m, Telephone increase £0.017m, £0.21m on general running costs eg clothing/uniforms, computer software and supplies & services
2,552	Support Services	2,661	2,626	2,677	16	
461	Other Expenditure	464	460	498	34	
10,616	Repairs & Maintenance	12,516	9,508	12,872	356	Reinstatement of Tenant Priority Budget £0.400m (reduced in 20/21 as part of rent consultation), Gas Maint Contract Reduction £0.210m, income recoveries budget reduced in line with current income £0.050m, repairs inflation £0.111m.
1,029	Bad Debt Provision	1,060	1,060	1,060	-	
648	Void Loss (Council Tax/Lost Rents)	740	1,124	648	-	Assumes void numbers returns to 'normal' level.
13,619	Loan Charges	18,919	18,919	19,699	780	Increase in CFCR figure to match business plan requirement
36,396	Total Expenditure	44,152	41,853	46,147	1,995	
41,477	House Rents	42,432	42,429	43,761	(1,329)	Income received from 306 additional new build properties, albeit, not all will be available for let for the whole financial year
208	Lockup Rents	209	210	210	(1)	
1,192	Factoring/Insurance Charges	1,202	1,211	1,235	(33)	
113	Other rents	115	113	114	1	
57	Interest on Revenue Balance	93	71	71	22	
130	Miscellaneous Income	101	141	100	1	
43,177	Total Income	44,152	44,175	45,491	(1,339)	
(6,781)	Net Expenditure	0	(2,322)	656	656	

Rent % Increase required (Net expenditure/20/21 estimated Rental Income at current rent level)	1.50%
Required rent increase (52 weeks)	£ 1.22
Average rent 2020/21 (52 weeks)	£ 81.45
Revised average rent (52 weeks)	£ 82.67
Prudential reserve	£0.923m