

Appendix E (Section 9)

HRA Summary Forecast 2012/13 to 2016/17

Description	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000
Income					
Rental Income (Dwellings)	(32,843)	(34,591)	(36,279)	(38,696)	(40,334)
Rental Income (Other)	(1,023)	(1,048)	(1,074)	(1,101)	(1,128)
Service Charges	(2,291)	(2,340)	(2,393)	(2,447)	(2,502)
Contribution towards Expenditure	(440)	(448)	(456)	(465)	(473)
Other Income	(40)	(58)	(68)	(68)	(68)
Total Income	(36,637)	(38,485)	(40,270)	(42,777)	(44,505)
Expenditure					
Supervision & Management - General	4,662	4,927	5,115	5,362	5,614
Supervision & Management - Special	2,326	2,533	2,441	2,521	2,604
Repairs & Maintenance	7,285	7,054	7,217	7,583	7,907
HRA Subsidy	0	0	0	0	0
Depreciation – t/f to Major Repairs Res.	9,289	9,417	9,624	9,968	10,182
Debt Management Expenditure	20	20	21	22	22
Other Expenditure	425	713	819	932	1,044
Total Expenditure	24,007	24,664	25,237	26,388	27,373
Net Cost of HRA Services	(12,630)	(13,821)	(15,033)	(16,389)	(17,132)
HRA Share of operating income and expenditure included in Whole Authority I&E Account					
Interest Receivable	(83)	(65)	(79)	(80)	(98)
Mortgage Interest Receipts (Incl. above)	0	0	0	0	0
(Surplus) / Deficit on the HRA for the Year	(12,713)	(13,886)	(15,112)	(16,469)	(17,230)
Items not in the HRA Income and Expenditure Account but included in the movement on HRA balance					
Loan Interest	7,516	7,612	7,853	7,971	7,817
Debt Redemption Premium	301	0	0	0	0
Housing Set Aside	1,090	0	0	2,444	5,047
Depreciation Adjustment	(1,969)	(1,986)	(2,017)	(2,060)	(2,104)
Direct Revenue Financing of Capital	10,482	7,740	9,284	7,880	6,458
(Surplus) / Deficit for Year	4,707	(520)	8	(230)	(3)
Balance b/f	(6,974)	(2,267)	(2,787)	(2,779)	(3,009)
Total Balance c/f	(2,267)	(2,787)	(2,779)	(3,009)	(3,012)

Appendix F (Section 9)

Housing Capital Investment Plan (5 Year Detailed Investment Plan)

Description	2012/13	2013/14	2014/15	2015/16	2016/17
	£'000	£'000	£'000	£'000	£'000
General Fund Housing Capital Spend					
Assessment Centre	1,111	0	0	0	0
Disabled Facilities Grants	550	550	550	550	550
Private Sector Housing Grants and Loans	195	195	195	195	195
Long Term Vacants	20	20	20	20	20
Total General Fund Housing Capital Spend	1,876	765	765	765	765
HRA Capital Spend					
Decent Homes					
Kitchens	691	255	618	598	292
Bathrooms	196	128	522	525	119
Boilers / Central Heating	2,024	1,316	618	2,450	1,688
Insulation / Energy Efficiency	108	100	100	100	100
External Doors	179	28	129	108	63
PVCU Windows	36	339	1,002	1,350	912
Wall Structure	15	36	621	63	114
Wall Finishes	784	196	319	230	115
Wall Insulation	100	100	100	100	100
External Painting	0	0	0	0	0
Roof Structure	387	300	800	300	322
Roof Covering	1,224	544	215	210	274
Chimneys	51	39	12	2	1
Electrical / Wiring	326	83	91	181	317
Smoke Detectors	3	5	19	109	9
Sulphate Attacks	204	102	102	102	102
Major Voids	56	53	51	48	53
HHSRS Contingency	263	150	100	100	100

Description	2012/13	2013/14	2014/15	2015/16	2016/17
	£'000	£'000	£'000	£'000	£'000
Other Health and Safety Works (Balconies)	510	50	50	50	50
Other External Works	0	0	3	5	0
Rising Damp / Penetrating Damp	4	0	0	0	0
Professional Fees	556	556	556	556	556
External Professional Fees	19	19	19	19	19
Decent Homes Backlog	2,131	3,907	2,131	1,065	3,019
Planned Maintenance Contractor Overheads	791	796	781	792	799
Total Decent Homes	10,658	9,102	8,959	9,063	9,124
Other Spend on HRA Stock					
Garages	316	300	300	300	300
Asbestos Contingency	260	200	200	200	200
Disabled	924	878	878	878	878
TIS Schemes	28	21	21	21	21
Communal Areas Uplift	546	546	546	546	546
Fire Prevention / Fire Safety Works	1,239	300	300	300	300
Hard surfacing on HRA Land - Health and Safety Works	212	250	250	150	150
Hard surfacing on HRA Land - Recycling	298	0	0	0	0
Communal Areas Floor Coverings	276	100	0	0	0
Professional Fees	155	155	155	155	155
Lifts and Door Entry Systems	26	13	13	13	13
Fencing	100	100	100	100	100
Cemetery Lodge	50	0	0	0	0
Hanover / Princess Laundry	3	0	0	0	0
East Road Garages - Lighting Controls	4	0	0	0	0
TV Aerials	0	0	0	0	0
Planned Maintenance Contractor Overheads	293	286	274	262	262
Total Other Spend on HRA stock	4,730	3,149	3,037	2,925	2,925

Description	2012/13	2013/14	2014/15	2015/16	2016/17
	£'000	£'000	£'000	£'000	£'000
HRA New Build / Re-Development					
Teversham Drift	4	0	0	0	0
Cockerell Road	0	0	0	0	0
Harris Road	0	0	0	0	0
Church End	16	0	0	0	0
Roman Court	692	591	41	0	0
Seymour Court	554	0	0	0	0
3 Year Affordable Housing Programme (Excl. Seymour Court)	4,485	10,761	2,859	0	0
Clay Farm	0	0	10,046	3,617	0
Total HRA New Build	5,751	11,352	12,946	3,617	0
Cambridge Standard Works					
Cambridge Standard Works	506	200	200	200	200
Total Cambridge Standard Works	506	200	200	200	200
Sheltered Housing Capital Investment					
Emergency Alarm Service	110	0	0	0	0
Talbot House	4	0	0	0	0
Ditchburn Place	42	3,800	0	0	0
Brandon Court	508	0	0	0	0
Total Sheltered Housing Capital Investment	664	3,800	0	0	0
Other HRA Capital Spend					
Orchard Upgrade / Open Contractor / Mobile Working / ASB Database	260	0	0	0	0
Low Cost Home Ownership	300	300	300	300	300
RFR Buy Back	330	330	330	0	0
Commercial Property	62	30	30	30	30
Total Other HRA Capital Spend	952	660	660	330	330
Total HRA Capital Spend	23,261	28,263	25,802	16,135	12,579

Description	2012/13	2013/14	2014/15	2015/16	2016/17
	£'000	£'000	£'000	£'000	£'000
Total Housing Capital Spend at Base Year Prices	25,137	29,028	26,567	16,900	13,344
Inflation Allowance for Future Years	0	991	1,708	2,030	2,379
Total Inflated Housing Capital Spend	25,137	30,019	28,275	18,930	15,723
Housing Capital Resources					
Right to Buy Receipts	(261)	(293)	(354)	(363)	(372)
Other Capital Receipts (Land and Dwellings)	(0)	(0)	(0)	(0)	(0)
Major Repairs Reserve	(4,780)	(11,099)	(7,505)	(7,664)	(7,828)
Direct Revenue Financing of Capital	(10,482)	(7,740)	(9,284)	(7,880)	(6,458)
Other Capital Resources (Grants / Shared Ownership / R&R Funding)	(3,507)	(6,589)	(1,825)	(2,258)	(300)
Disabled Facilities Grant	(262)	(262)	(262)	(262)	(262)
Developer's Contributions (Affordable Housing)	(0)	(0)	(0)	(0)	(0)
Prudential Borrowing	(0)	(3,533)	(8,542)	(0)	(0)
Total Housing Capital Resources	(19,292)	(29,516)	(27,772)	(18,427)	(15,220)
Net (Surplus) / Deficit of Resources	5,845	503	503	503	503
Capital Balances b/f	(9,190)	(3,345)	(2,842)	(2,339)	(1,836)
Use of / (Contribution to) Balances in Year	5,845	503	503	503	503
Capital Balances c/f	(3,345)	(2,842)	(2,339)	(1,836)	(1,333)