

HRA 30 Year Business Plan (revised Year 12 to Year 30)

Line	RAG Rating	Year 12 Original	Year 12 Revised	Year 12 Change	Year 13 Reported Dec 23	Year 13 Revised Jan 24	Year 13 Final Feb 24	Year 13 Change Jan 24 v Feb 24
		2023/24 (1)	2023/24 (2)	2023/24 (3)	2024/25 (4)	2024/25 (5)	2024/25 (6)	2024/25 (7)
		£	£	£	£	£	£	£
	Expenditure							
1	Maintenance incl. stock reduction factor	3,291,150	3,293,150	2,000	3,622,530	3,622,530	3,622,530	0
2	Depreciation - Capital Programme	2,906,670	2,906,670	0	2,906,670	2,906,670	2,906,670	0
3	Revenue Contribution to MRA	407,570	807,570	400,000	407,570	407,570	407,570	0
4	Management Costs (incl Sweeping and RTB Admin)	2,376,130	2,631,000	254,870	2,748,130	2,777,600	2,777,600	0
5	Utilities	504,860	654,860	150,000	687,600	537,600	537,600	0
6	Provision for Bad Debts	55,440	55,440	0	55,440	55,440	55,440	0
7	Council Tax In Empty Properties	130,090	130,090	0	77,830	77,830	77,830	0
8	Debt Management Expenses	71,800	71,800	0	75,390	75,390	75,390	0
9	Revenue Contribution to the Capital Programme	613,630	613,630	0	613,630	613,630	613,630	0
10	HRA Interest Repayments on Debt	1,205,860	1,205,860	0	1,153,530	1,153,530	1,153,530	0
11	Principal Payments on Debt - MRP	1,414,300	1,414,300	0	1,414,300	1,414,300	1,414,300	0
12	Recharges (Including Insurance and Pension Costs)	2,568,290	2,733,160	164,870	2,930,010	2,930,010	2,737,540	(192,470)
		15,545,790	16,517,530	971,740	16,692,630	16,572,100	16,379,630	(192,470)
	Income							
13	Dwelling Rents (incl.stock reduction factor)	(14,288,790)	(14,288,790)	0	(15,389,030)	(15,389,030)	(15,389,030)	0
14	Service Charges (incl.stock reduction factor)	(542,490)	(542,490)	0	(584,260)	(584,260)	(584,260)	0
15	Garage Rents (incl. stock reduction factor)	(166,430)	(166,430)	0	(179,250)	(179,250)	(179,250)	0
16	Non Dwelling Rents	(81,570)	(126,460)	(44,890)	(185,370)	(185,370)	(185,370)	0
17	Misc. Income	(28,620)	(32,910)	(4,290)	(32,910)	(32,910)	(32,910)	0
18	Investment Income	(138,260)	(370,850)	(232,590)	(329,720)	(329,720)	(329,720)	0
19	Capital Receipts (to cover Admin Costs of RTB's)	(19,500)	(19,500)	0	(19,500)	(19,500)	(19,500)	0
		(15,265,660)	(15,547,430)	(281,770)	(16,720,040)	(16,720,040)	(16,720,040)	0
20	Estimated Planned Use of Reserves*	0	(205,760)	(205,760)	(152,460)	(152,460)	(152,460)	0
	Surplus (-)/Deficit (+) on HRA Balance	280,130	764,340	484,210	(179,870)	(300,400)	(492,870)	(192,470)

* This adjustments relates to a separate decision earlier in the year

Revenue Estimates 2024/25

Housing Revenue Account (HRA)

<u>Analysis by Type of Spend</u>	2023/24	2024/25
	Original Estimate	Original Estimate
	£	£
Direct Expenditure		
Employee Expenses	2,116,770	1,933,820
Premises Related Expenditure	4,065,410	4,384,690
Transport Related Expenditure	37,870	37,870
Supplies & Services	645,110	696,590
Third Party Payments	1,030	1,030
Transfer Payments	17,000	17,000
Interest Payments	1,205,860	1,153,530
Direct Capital Financing Costs	2,027,930	2,027,930
Total Direct Expenditure	10,116,980	10,252,460
Direct Income		
Government Grants	0	0
Other Grants, Reimbursements and Contributions	(8,440)	(8,440)
Sales, Fees and Charges	(586,460)	(628,230)
Rents Receivable	(14,532,500)	(15,754,250)
Interest Receivable	(138,260)	(329,120)
Total Direct Income	(15,265,660)	(16,720,040)
Net Direct Costs	(5,148,680)	(6,467,580)
Indirect Income/Expenditure		
FRS17/IAS19 Pension Costs	(754,010)	0
Service Unit and Central Costs	2,971,070	2,911,930
Capital Financing Costs	3,386,040	3,389,630
Recharged Income	(174,390)	(174,390)
Total Indirect Income/Expenditure	5,428,710	6,127,170
Contributions to/(from) reserves		
Contributions to/(from) Reserves	(280,030)	340,410
Total Contributions to/(from) reserves	(280,030)	340,410
Net Contribution to/(from) Reserves	(280,030)	340,410
Total for HRA	0	0

<u>Analysis by Section/Function</u>	2023/24 Original Estimate	2024/25 Original Estimate
	£	£
HRA - I&E - Capital Grants		
Indirect Income/Expenditure	0	0
Net Total	0	0
HRA - MIRS Items to be excluded from HRA balance		
Direct Expenditure	613,630	613,630
Indirect Income/Expenditure	345,570	345,570
Net Total	959,200	959,200
HRA - MIRS Reversal of Capital Grant		
Indirect Income/Expenditure	0	0
Net Total	0	0
HRA - MIRS HRA - Contributions Payable to the Pension Scheme		
Direct Expenditure	525,520	0
Net Total	525,520	0
HRA - MIRS Total IAS 19 Adjustments		
Indirect Income/Expenditure	(945,290)	0
Net Total	(945,290)	0
HRA - MIRS Minimum Revenue Provision		
Direct Expenditure	1,414,300	1,414,300
Net Total	1,414,300	1,414,300
Total for Finance - Financing Items	1,953,730	2,373,500
HRA - Lease Holders Charges		
Direct Income	(84,000)	(90,470)
Indirect Income/Expenditure	17,630	16,530
Net Total	(66,370)	(73,940)
Total for CD Operations and Delivery Management and Administration	(66,370)	(73,940)
HRA - Policy & Management		
Direct Expenditure	53,940	53,940
Direct Income	0	0
Indirect Income/Expenditure	550,720	445,880
Net Total	604,660	499,820

<u>Analysis by Section/Function</u>	2023/24 Original Estimate	2024/25 Original Estimate
	£	£
HRA - Tenancy Management & Rent Collection		
Direct Expenditure	979,570	1,128,660
Direct Income	(8,440)	(8,440)
Indirect Income/Expenditure	519,740	584,240
Net Total	1,490,870	1,704,460
HRA - Tenant Relations		
Direct Expenditure	66,450	107,390
Direct Income	(2,200)	(2,200)
Indirect Income/Expenditure	54,140	36,600
Net Total	118,390	141,790
HRA - Right to Buy Administration		
Direct Expenditure	41,710	51,940
Direct Income	(19,500)	(19,500)
Indirect Income/Expenditure	55,890	76,040
Net Total	78,100	108,480
HRA - Unapportionable Central Overheads Contribution		
Indirect Income/Expenditure	275,720	275,720
Net Total	275,720	275,720
HRA - Pumping Stations		
Direct Expenditure	6,570	6,570
Direct Income	(2,710)	(2,920)
Indirect Income/Expenditure	5,360	5,520
Net Total	9,220	9,170
HRA - Sewerage Expenses		
Direct Expenditure	22,200	22,200
Direct Income	(21,340)	(22,980)
Indirect Income/Expenditure	5,170	5,420
Net Total	6,030	4,640
HRA - Communal Central Heating		
Direct Expenditure	249,500	249,500
Direct Income	(85,540)	(92,130)
Indirect Income/Expenditure	0	13,660
Net Total	163,960	171,030
HRA - Sheltered Units		
Direct Expenditure	343,770	360,150
Direct Income	(171,290)	(182,760)
Indirect Income/Expenditure	73,810	35,960
Net Total	246,290	213,350

<u>Analysis by Section/Function</u>	2023/24 Original Estimate	2024/25 Original Estimate
	£	£
HRA - Sheltered Units ECC Grant Funded Pilots		
Direct Expenditure	3,000	3,000
Net Total	3,000	3,000
HRA - Estate Sweeping		
Direct Expenditure	104,500	104,500
Net Total	104,500	104,500
HRA - Communal Cleaning		
Direct Expenditure	85,250	85,250
Direct Income	(35,010)	(37,710)
Indirect Income/Expenditure	0	0
Net Total	50,240	47,540
HRA - Communal Electricity		
Direct Expenditure	224,200	256,940
Direct Income	(78,470)	(84,510)
Indirect Income/Expenditure	3,510	3,350
Net Total	149,240	175,780
HRA - Estate Lighting		
Direct Expenditure	19,120	19,120
Net Total	19,120	19,120
HRA - Maintenance Of Grounds		
Direct Expenditure	22,620	22,620
Direct Income	(86,400)	(93,050)
Indirect Income/Expenditure	220,970	187,190
Net Total	157,190	116,760
HRA - Tenants Rentals		
Direct Expenditure	0	0
Direct Income	(14,508,710)	(15,622,370)
Net Total	(14,508,710)	(15,622,370)
HRA - Rents & Other Charges		
Direct Expenditure	130,090	77,830
Net Total	130,090	77,830

<u>Analysis by Section/Function</u>	2023/24 Original Estimate	2024/25 Original Estimate
	£	£
HRA - Rent Income		
Direct Income	(23,790)	(23,790)
Net Total	(23,790)	(23,790)
HRA - Interest Receivable		
Direct Income	(138,260)	(329,120)
Net Total	(138,260)	(329,120)
HRA - Rent Arrears Provision		
Direct Expenditure	55,440	55,440
Net Total	55,440	55,440
HRA - Interest Charges		
Direct Expenditure	1,205,860	1,153,530
Net Total	1,205,860	1,153,530
HRA - Capital Charges		
Indirect Income/Expenditure	3,040,470	3,044,060
Net Total	3,040,470	3,044,060
HRA - Use of Balances		
Contributions to/(from) reserves	(280,030)	340,410
Net Total	(280,030)	340,410
Total for Housing	(7,042,400)	(7,708,850)
Jaywick Flexible Workspace (HRA)		
Direct Expenditure	0	25,100
Direct Income	0	(108,090)
Indirect Income/Expenditure	0	81,440
Net Total	0	(1,550)
Total for Economic Growth	0	(1,550)
HRA - Repair & Maintenance		
Direct Expenditure	3,291,150	3,620,470
Direct Income	0	0
Indirect Income/Expenditure	1,092,900	973,070
Net Total	4,384,050	4,593,540
HRA - Repairs & Maintenance - Surveyors		
Direct Expenditure	658,590	820,380
Indirect Income/Expenditure	112,400	(3,080)
Net Total	770,990	817,300
Total for Development and Building Management	5,155,040	5,410,840
Total for HRA	0	0

Housing Portfolio - HRA

Scale of Charges 2024/25

	Date last revised	(A)	(B)	(C)	(D)	VAT Ind
		2023/24		2024/25		
		Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	
Effective from		01/04/2023 £	01/04/2023 £	01/04/2024 £	01/04/2024 £	
<u>GARAGE RENTS AND ACCOMMODATION CHARGES</u>						
Guest room accommodation at sheltered units per night:						
With en-suite facilities (St Marys Court, Groom House, Greenfields, Ironside Walk, Belmans Court)	Apr-18	25.00	30.00	25.00	30.00	V
Without en-suite facilities (Vyntoner House, Kate Daniels House, Mead House, Crooked Elms)	Apr-18	20.83	25.00	20.83	25.00	V
Garage rents HRA (not subject to VAT unless separately let to non-council tenants)	Apr-18	10.27	10.27	11.06	11.06	*
<u>QUESTIONNAIRES</u>						
Second mortgage enquiries (per enquiry)	Apr-18	158.33	190.00	158.33	190.00	V
Solicitors enquiries on resale of council flats	Apr-18	158.33	190.00	158.33	190.00	V
<u>SERVICE CHARGES (per week)</u>						
Sewerage charges (not subject to VAT) (See Note 1):						
Treatment Works:						
Goose Green, Tendring	Apr-23	9.00	9.00	9.00	9.00	Z
Coronation Villas, Beaumont	Apr-23	9.00	9.00	9.00	9.00	Z
Whitehall Lane, Thorpe	Apr-24	6.18	6.18	6.66	6.66	Z
Shop Road, Little Bromley	Apr-23	9.00	9.00	9.00	9.00	Z
Horsley Cross, Mistley	Apr-23	9.00	9.00	9.00	9.00	Z
Bio Systems	Apr-24	8.61	8.61	9.00	9.00	Z
Septic Tanks	Apr-24	3.27	3.27	3.52	3.52	Z
Pumping Stations (not subject to VAT)	Apr-24	5.97	5.97	6.43	6.43	Z
Sewerage charge cap where tenant in receipt of benefit	Apr-08	5.00	5.00	5.00	5.00	Z
Communal central heating charges (not subject to VAT) (see note 1):						
Heating and hot water:						
Single units	Apr-24	7.98	7.98	8.59	8.59	N
Double units	Apr-24	9.19	9.19	9.90	9.90	N
Belmans Court	Apr-24	1.86	1.86	2.00	2.00	N
Other Service Charges (not subject to VAT):						
Sheltered Housing:						
Grounds Maintenance	Apr-24	1.73	1.73	1.86	1.86	X
Communal Electricity	Apr-24	3.01	3.01	3.24	3.24	N
Non Sheltered Housing						
Grounds Maintenance	Apr-24	1.30	1.30	1.40	1.40	N
Communal Electricity	Apr-24	1.15	1.15	1.24	1.24	N
Communal Cleaning (not subject to VAT) (See Note 1):						
Langham Drive, Clacton	Apr-24	3.11	3.11	3.35	3.35	N
Nayland Drive, Clacton	Apr-24	3.09	3.09	3.33	3.33	N
Boxted Ave (3 Storey) , Clacton	Apr-24	3.04	3.04	3.27	3.27	N
Boxted Ave (2 Storey) , Clacton	Apr-24	1.73	1.73	1.86	1.86	N
Polstead Way, Clacton	Apr-24	1.73	1.73	1.86	1.86	N
Porter Way, Clacton	Apr-24	1.46	1.46	1.57	1.57	N
Tanner Close, Clacton	Apr-24	1.37	1.37	1.48	1.48	N
Mason Road, Clacton	Apr-24	1.56	1.56	1.68	1.68	N
Maldon Way, Clacton	Apr-24	1.56	1.56	1.68	1.68	N
Groom Park, Clacton	Apr-24	1.61	1.61	1.73	1.73	N
Leas Road , Clacton	Apr-24	1.61	1.61	1.73	1.73	N
Rivers House, Walton	Apr-24	1.37	1.37	1.48	1.48	N
Rochford House, Walton	Apr-24	1.37	1.37	1.48	1.48	N
D'arcy House , Walton	Apr-24	1.37	1.37	1.48	1.48	N
Churchill Court, Dovercourt	Apr-24	1.77	1.77	1.91	1.91	N
Cliff Court, Dovercourt	Apr-24	2.07	2.07	2.23	2.23	N
Nichols Close, Lawford	Apr-24	2.74	2.74	2.95	2.95	N
Grove Avenue Walton	Apr-24	0.86	0.86	0.93	0.93	N
<u>SHELTERED UNITS SERVICE CHARGES (Not subject to VAT) (see Note 2):</u>						
Housing Related Support Charge	Apr-17	6.34	6.34	6.34	6.34	X
Landlord Costs	Apr-15	13.60	13.60	13.60	13.60	X
Careline Alarm	Apr-17	2.00	2.00	2.00	2.00	X

Notes

Housing Portfolio - HRA

Scale of Charges 2024/25

	Date last revised	2023/24		2024/25		VAT Ind
		Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	Charge Exclusive of VAT	Charge Inclusive of VAT where applicable @ 20%	
	Effective from	01/04/2023	01/04/2023	01/04/2024	01/04/2024	
		£	£	£	£	
(1)	These charges are based on the principle of full cost recovery.					
(2)	Only applies to tenants who are not in receipt of Housing Benefit					
*	Garage Rent - VAT:					
	Parking:					
	Council Tenant	N	Storage:			N
	Non-Council Tenant	V	Homeless persons goods			N
			Premises suitable for parking			V
			Premises unsuitable for parking			X

APPENDIX D

<u>HRA Capital Programme</u>					
	2023/24	2024/25	2025/26	2026/27	2027/28
	Base	Budget	Budget	Budget	Budget
	£	£	£	£	£
<i>EXPENDITURE</i>					
Improvements, enhancement & adaptation of the Council's housing stock	3,447,870	3,447,870	3,447,870	3,447,870	3,447,870
Spendells House Project	800,000	0	0	0	0
Disabled adaptations for Council Tenants	400,000	400,000	400,000	400,000	400,000
Information Technology upgrade and replacement	20,000	20,000	20,000	20,000	20,000
Honeycroft New Build Scheme	3,250,000	0	0	0	0
Cash Incentive Scheme	60,000	60,000	60,000	60,000	60,000
	7,977,870	3,927,870	3,927,870	3,927,870	3,927,870
<i>FINANCING</i>					
External Contributions	0	0	0	0	0
Capital Grants	0	0	0	0	0
Capital Receipts	4,050,000	0	0	0	0
Section 106	0	0	0	0	0
Major Repairs Reserve	3,314,240	3,314,240	3,314,240	3,314,240	3,314,240
Direct Revenue Financing of Capital	613,630	613,630	613,630	613,630	613,630
	7,977,870	3,927,870	3,927,870	3,927,870	3,927,870

HRA RESERVES

APPENDIX E

	Balance 31 March 2023 £	Contribution from Reserves 2023/24 £	Contribution to Reserves 2023/24 £	Est. Balance 31 March 2024 £	Contribution from Reserves 2024/25 £	Contribution to Reserves 2024/25 £	Est. Balance 31 March 2025 £
HRA Reserves							
HRA General Balance	4,514,647	(1,164,340)	0	3,350,307	0	492,870	3,843,177
HRA Commitments	1,526,828	(1,526,828)	194,240	194,240	(152,460)	0	41,780
Major Repairs Reserve	4,891,042	(4,163,710)	3,714,240	4,441,572	(3,314,240)	3,314,240	4,441,572
Total Reserves	10,932,517	(6,854,878)	3,908,480	7,986,119	(3,466,700)	3,807,110	8,326,529