

Appendix F - Slough Borough Council Housing Revenue Account(HRA) Medium Financial Plan 2021-22 to 2023-24

	Budget 2020/21 £000	Budget 2021/22 £000	Budget 2022/23 £000	Budget 2023/24 £000
Income				
(1) Rent Income - Dwellings	(32,179)	(32,788)	(33,285)	(33,951)
(2) Non Dwellings- Shops, Garages, etc	(1,568)	(1,575)	(1,582)	(1,589)
(3) Charges for Services & Facilities - Tenants & Leaseholders	(1,952)	(2,428)	(2,461)	(2,490)
Total Income	(35,699)	(36,790)	(37,328)	(38,029)
Expenditure				
(4) Repairs & Maintenance	8,551	8,765	8,984	9,209
Rents, Rates, Taxes and other charges	186	187	189	191
(5) Supervision & Management	8,744	9,032	9,339	9,653
(6) Special Services- Ground Maintenance, Building Cleaning,etc	2,346	2,492	2,517	2,542
(7) Increase/Decrease in Provision for Doubtful Debts	500	1,338	1,050	731
(8) Contingency Budget	3,500	3,500		
(9) Revenue Contributions to Capital	8,750	4,783	8,020	8,162
Total Operating Expenditure	32,577	30,097	30,100	30,488
Net Cost of Service before Interest Payable on HRA Debts	(3,122)	(6,694)	(7,228)	(7,542)
10) Interest Payable on HRA Debts	5,563	6,195	6,511	6,528
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Reserves				
11) HRA Revenue balance - Brought Forward	(13,419)	(10,978)	(11,477)	(12,193)
Transfer from Reserve	2,441	(499)	(717)	(1,014)
Housing Revenue Deficit/(Surplus)	(0)	0	0	0
Balance - Carried Forward	(10,978)	(11,477)	(12,193)	(13,207)

Notes

- (1) Dwelling rents are assumed to increase by 1.50% in line with the Rent Regulation determination
- (2) Non Dwellings- Shops, Garages are assumed increase in line with Sept 2020 CPI inflation of 0.5%
- (3) Service charges are assumed to increase in line with September 2020 CPI inflation
- (4) Repairs & Maintenance are assumed to increase by 2.5% in with 30 year HRA Business Plan assumptions
- (5) Supervision & Management General relate to staff cost and operational cost. Staff salaries are assumed to increase by 2% in 2021/22 and 22/23
- (6) Special Services- Ground Maintenance, Building Cleaning,etc are assumed to increase by Sept 2020 CPI inflation of 0.5%
- (7) The bad debt provision is assumed to increase to 4% of rental income in 2021/22 based expected increased risk of higher rent arrears due the impact of Covid-19; and reduced to 3% in 2022/23 and 2% in 2023/24 to reflect target improvement
- (8) This a contingency budget includes £1.5m for potential claims for compensation to tenant re water commission
- (9) Revenue Contributions to capital, this relates to funding of HRA Capital Programme
- (10) The debt costs are based upon the assumption that new housing is funded through a increase in borrowing at 1.59% and £2m for potential pension liability relating to the RMI contract
- (11) The HRA accounts for 2018-19 and 2019/20 are still subject to audit and therefore the HRA reserves are provisional and may be subject to further changes