				Appendix A
	HOUSING REVENUE ACCOUNT			
Actual 2014/15	DESCRIPTION	ORIGINAL BUDGET 2015/16 £	REVISED BUDGET 2015/16 £	ORIGINAL BUDGET 2016/17 £
	EXPENDITURE		~	
33,614	Provision for Bad Debts	178,380	177,250	174,140
	Repairs Fund			
	Departmental Support Services Central Support Services	243,340	273,460	278,480
128,670	Central Support Services	136,220	132,720	144,000
2,797,900	Contribution to Fund	2,732,010	2,728,860	2,644,010
	Management			
583,909		596,140	612,590	619,500
	Housing Registor & Lettings	217,660	216,470	209,990
258,096		260,300	260,220	265,380
309,858	Rent Collection & Arrears	305,390	304,860	297,270
60,601	Tenant Participation	65,900	68,050	68,830
341 588	Flats & Communial Centres	394,070	414,800	416,660
•	Supporting People Service	33,470	33,070	54,190
	Laundries	6,230	6,460	6,460
13,939	Cesspools and Management of Shops	14,760	15,270	14,750
	Debt Management			
1 633 273	Interest on Loans (as per Business Plan)	1,623,860	1,623,860	1,610,930
	Revenue set aside (as per Business Plan)	1,300,000	1,300,000	1,450,000
	Allowable Debt from Reciepts	(183,700)	(729,620)	(727,040)
	0			
2,987,150	Capital Capital Spend (as per Business Plan)	3,286,110	3,190,400	3,094,450
1,081,600		1,114,460	1,114,460	1,136,750
11,507,398	Gross Expenditure	12,324,600	11,743,180	11,758,750
	INCOME	-		
24,726		25,110	27,260	27,260
	Service Charges - Window Cleaning	25,630	22,300	22,750
41,187	Service Charges - Cleaning & Caretaking	42,430	37,540	38,290
253,409	Garage Rents	255,830	251,160	277,460
89,672	Shop Rents	81,400	86,730	78,800
	Interest on Sale of Council Houses	-		
41,115	Interest on Balances Pensions reserve	43,160	72,150	79,520
11,645,335		11,891,730	11,816,810	11,609,430
12,095,455	Gross Income	12,365,290	12,313,950	12,133,510
(588,057)	(Surplus)/Deficit for Year	(40,690)	(570,770)	(374,760)
	Revenue Fund balance at start of year	(1,754,574)	(1,978,641)	(2,549,411)
	Revenue Fund balance at end of year	(1,795,264)	(2,549,411)	(2,924,171)
	Average no. of properties (other)	49	43	46
	Average no. of properties (other)	2,646	2,629	2,591

Appendix B

HOUSING REPAIRS FUND

£

Balance at 1 April 2015	336,861
Contribution 2015/16	3,147,610
Expected Use of Fund - Housing Direct Works	(1,937,110)
Expected Use of Fund - Other Contractors	(804,320)
Expected Use of Fund - Departmental and Central Support	(406,180)
Balance at 1 April 2016	336,861
Contribution 2016/17	3,079,060
CONTRIBUTION 20 TO/ TY	3,079,000
Expected Use of Fund - Housing Direct Works	(1,900,780)
Expected Use of Fund - Other Contractors	(755,800)
Expected Use of Fund - Departmental and Central Support	(422,480)
Balance at 1 April 2017	336,861

1500 - 1507 - HOUSING DIRECT WORKS

2014/15	DESCRIPTION	APPROVED BUDGET 2015/16	REVISED BUDGET 2015/16	ORIGINAL BUDGET 2016/17
883,498	Employee Expenditure	928,720	955,330	979,690
616,084	Supplies & Services	738,280	550,940	575,950
141,289	Transport	101,590	209,500	121,410
15,862	Work in Progress and Stocks	-	-	-
1,656,733	GROSS EXPENDITURE	1,768,590	1,715,770	1,677,050
(30,534)	Recharges to Other Services	(55,630)	(55,630)	(55,630)
1,626,199	NET CONTROLLABLE EXPENDITURE	1,712,960	1,660,140	1,621,420
161,620	Departmental Support	163,660	198,290	199,170
76,765	Central Support Services	75,790	78,680	80,190
35,759	Leasing Charges	-	-	-
1,900,343	Net Costs to Repairs Fund	1,952,410	1,937,110	1,900,780

NORTH WARWICKSHIRE BOROUGH COUNCIL **HOUSING**

FEES AND CHARGES FROM 1 APRIL 2016

	2015/16	2015/16		2016/17	2016/17	
	TOTAL CHARGE	TOTAL CHARGE	VAT RATING	TOTAL CHARGE	TOTAL CHARGE	VAT RATING
	£	£		£	£	
COMMUNAL CENTRES	Voluntary Groups	Private		Voluntary Groups	Private	
Communal Centres Use of lounge (per 2 hours) Use of kitchen	5.00 1.00	10.00 2.00	Exempt "	5.00 1.00	10.00 2.00	Exempt
Purpose Built Community Ce	ntres					
Use of lounge (per 2 hours) Use of kitchen	7.50 1.50	15.00 3.00	Exempt "	7.50 1.50	15.00 3.00	Exempt "
Multi-Purpose Centres Use of lounge (per 2 hours) Use of kitchen	10.00 2.00	20.00 4.00	Exempt "	10.00 2.00	20.00 4.00	Exempt
	NET CHARGE	VAT RATING	TOTAL CHARGE 20% VAT	NET CHARGE	VAT RATING	TOTAL CHARGE 20% VAT
GUEST BEDROOMS	£		£	£		£
Per night	0.92	Incl. VAT	1.10	0.92	Incl. VAT at	1.10
Per week	6.18	"	7.40	6.30	"	7.55
ALLOTMENT RENT Waverton Avenue, Warton	2.90	Exempt	2.90	3.00	Exempt	3.00
GARAGE PLOTS Bracebridge Road, Lister Road St.George's Road, Atherstone	&					
NWBC council house tenants	24.20	Exempt	24.20	24.70	Exempt	24.70
Others	24.50	Incl. VAT at Standard Rate	29.40	25.00	Incl. VAT at Standard Rate	30.00
COUNCIL OWNED GARAGES	;					
NWBC council house tenants	5.58	•	5.58	6.08	Exempt	6.08
Others	5.58	Incl. VAT at	6.70	6.08	Incl. VAT at	7.30

Name of Scheme	Cost Per Property	Cost per week (48 wks)	Cost Per Property	Cost per week (48 wks)
	2015/16	2015/16	2016/17	2016/17
	£	£	£	£
Alder Court and Heather Atherstone	87.84	1.83	89.76	1.87
Alexandra Court, Atherstone	87.84	1.83	89.76	1.87
St Benedicts Close, Atherstone	87.84	1.83	89.76	1.87
Welcome Street, Atherstone	87.84	1.83	89.76	1.87
Arden Forest Estate, Ridge Lane	87.84	1.83	89.76	1.87
Church Road/Long Street,Dordon	87.84	1.83	89.76	1.87
Chancery Court, Chapel End	87.84	1.83	89.76	1.87
Gramer Court, Mancetter	87.84	1.83	89.76	1.87
Monument View/Sycamore Ave Polesworth	87.84	1.83	89.76	1.87
Abbey Green Court, Polesworth	87.84	1.83	89.76	1.87
Jubilee Court, Kingsbury	87.84	1.83	89.76	1.87
Drayton Court, Hartshill	87.84	1.83	89.76	1.87
Eastlang Road, Fillongley	87.84	1.83	89.76	1.87
Hudson/Wall Avenue, Coleshill	87.84	1.83	89.76	1.87
Digby Road & Clinton Road, Coleshill	87.84	1.83	89.76	1.87
George Road, Water Orton	87.84	1.83	89.76	1.87
Church Hill Coleshill	87.84	1.83	89.76	1.87

Name of Scheme	Cost Per Property	Cost per Week (48)	Cost Per Property	Cost per Week (48)
	2015/16	2015/16	2016/17	2016/17
	£	£	£	£
Alder Court and Heather Atherstone	36.00	0.75	36.72	0.77
Alexandra Court, Atherstone	25.44	0.53	25.95	0.54
Coleshill Road Atherstone	33.60	0.70	34.27	0.71
Long Street Atherstone	47.52	0.99	48.47	1.01
St Benedicts Close, Atherstone	27.36	0.57	27.91	0.58
Welcome Street, Atherstone	50.88	1.06	51.90	1.08
Arden Forest Estate, Ridge Lane	28.32	0.59	28.89	0.60
Church Road, Dordon	54.72	1.14	55.81	1.16
Long Street, Dordon	54.24	1.13	55.32	1.15
St Leonards Close, Dordon	37.92	0.79	38.68	0.81
Chancery Court, Chapel End	43.68	0.91	44.55	0.93
Gramer Court, Mancetter	33.12	0.69	33.78	0.70
Monument View/Sycamore Ave Polesworth	49.44	1.03	50.43	1.05
Abbey Green Court, Polesworth	34.08	0.71	34.76	0.72
Jubilee Court, Kingsbury	42.24	0.88	43.08	0.90
Oldbury View, Hartshill	48.00	1.00	48.96	1.02
Drayton Court, Hartshill	32.64	0.68	33.29	0.69
Eastlang Road, Fillongley	46.08	0.96	47.00	0.98
Hudson/Wall Avenue, Coleshill	56.16	1.17	57.28	1.19
Digby Road, Coleshill	56.16	1.17	57.28	1.19
Clinton Road, Coleshill	60.00	1.25	61.20	1.28
Delves Cresent, Wood End	54.24	1.13	55.32	1.15
George Road, Water Orton	59.52	1.24	60.71	1.26
Church Hill Coleshill	57.12	1.19	58.26	1.21

HOUSING REVENUE ACCOUNT	ORIGINAL	ORIGINAL	ORIGINAL	ORIGINAL
DESCRIPTION	BUDGET 2016/17 £	BUDGET 2017/18 £	BUDGET 2018/19 £	BUDGET 2019/20 £
EXPENDITURE			~	
Provision for Bad Debts	174,140	285,890	286,850	280,810
Repairs Fund				
Departmental Support Services	278,480	285,190	291,850	298,890
Central Support Services	144,000	157,360	159,940	163,220
Contribution to Fund	2,644,010	2,570,610	2,620,190	2,666,260
Management				
General Administration	619,500	635,920	650,710	667,600
Housing Registor & Lettings	209,990	214,930	219,430	224,590
Tenancy & Estate Management Rent Collection & Arrears	265,380 297,270	271,600 304,030	277,200	283,720
Rent Collection & Arrears	297,270	304,030	309,870	316,950
Tenant Participation	68,830	70,390	71,580	73,200
Flats & Communial Centres	416,660	443,660	449,970	464,040
Supporting People Service	54,190	65,840	67,260	68,870
Laundries	6,460	6,660	6,660	6,870
Cesspools and Management of Shops	14,750	15,210	15,530	15,920
Debt Management				
Interest on Loans (as per Business Plan)	1,610,930	1,593,150	1,568,820	1,538,850
Revenue set aside (as per Business Plan)	1,450,000	1,600,000	1,700,000	1,750,000
Allowable Debt from Receipts	(727,040)	(724,790)	(722,210)	(719,950)
RTB Receipts income Use of MRA reserve	-	(541,000) -	(539,000)	(362,000) (678,000)
Control				
Capital Capital Spend (as per Business Plan)	3,094,450	3,431,440	3,323,720	3,131,990
Capital Spend - New Build and Reserve	1,136,750	1,159,490	1,182,680	1,206,330
Suprial Speria Trew Build and Treserve	1,100,700	1,100,400	1,102,000	1,200,000
Gross Expenditure	11,758,750	11,845,580	11,941,050	11,398,160
INCOME				
Service Charges - Leaseholders	27,260	27,260	27,260	27,260
Service Charges - Window Cleaning	22,750	23,200	23,670	24,140
Service Charges - Cleaning & Caretaking	38,290	39,060	39,840	40,640
Garage Rents	277,460	277,460	303,760	303,760
Shop Rents	78,800	78,800	78,800	78,800
Interest on Sale of Council Houses Interest on Balances	79,520	- 84,020	90,720	- 88,590
Gross Rents (less voids)	11,609,430	11,435,410	11,473,810	11,232,350
Gross Income	12,133,510	11,965,210	12,037,860	11,795,540
(Surplus)/Deficit for Year	(374,760)	(119,630)	(96,810)	(397,380)
Revenue Fund balance at start of year	(2,549,411)	(2,924,171)	(3,043,801)	(3,140,611)
Revenue Fund balance at end of year	(2,924,171)	(3,043,801)	(3,140,611)	(3,537,991)
Average no. of properties (other)	46	55	86	112
Average no. of properties (other)	2,591	2,559	2,529	2,499

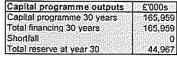
SELF FINANCING HRA BUSINESS PLAN January 2016

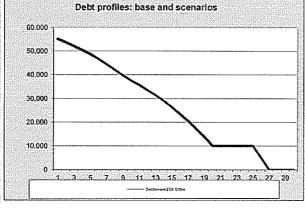
NORTH WARWICKS Date 19.1.16 Assumes a 1% rent reduction 2016-17 to 2019-20, change in prop numbers 15-16 onwards for sales and new props added to 18-19 and update inflation figures and capital spend on 10 year cycle add new build 19-20 onwards redcuing from 25-26

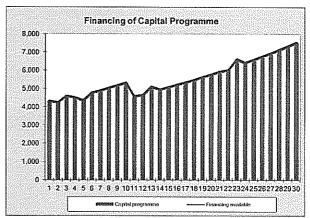
	Inflation sensitivities
2.00%	CPI/rent Inflation from 2015
2.00%	GDP/expenditure inflation from 2015
0.00%	Additional real Mgt cost inflation
to year	10
0.00%	Additional real Maint cost inflation
to year	30
0.00%	Additional real Cap cost inflation
to year	30
	Capital / debt sensitivities
0%	MRP annual %age
V	Additional set aside from revenue
2012.13	YEAR OF SELF FINANCING
	Scenario schedules
(1) Scenari	o: opening debt
9	Review report - with uplift
#N/A	Opening debt
2) RTB rec	eipts to the HRA
P	Pooling (as per current system)
	RTB receipts included in Plan Set at Zero as Receipts
0.0%	used for General Fund purposes
(3) Future s	urplus sharing
L	Local 100% retain surpluses
100%	%age surpluses retained locally
0%	%age surpluses paid over nationally
(4) Borrowi	ng controls
31.02 5 .000	Self financed borrowing locally

Key outputs	£'000s
Debt adjustment	59,539
Opening debt	59,539
Closing debt	0.00
Peak debt	54,989
Year of peak debt	1
Closing HRA reserve	-44.967

Peak debt 54,989 Year of peak debt 1 Closing HRA reserve -44,967	Total reserve at year 30
Debt profiles: base and scenarios	8,000 7,000
,000	5,000







		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23										
30 уеаг																			
total	SELF FINANCING	1 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
	RA (OPERATING ACCOUNT)																		
-410,644 Re		-11,727	-11,442	-11,187	-10,944	-10,708	-10,897	-11,087	-11,279	-11,473	-11,668	-11,903	-12,181	-12,465	-12,755	-13,051	-13,354	-13,663	-1
	ntal income new build	-234	-264	-320	-602	-595	-670	-749	-834	-923	-1,015	-1,074	-1,133	-1,196	-1,261	-1,329	-1,400	-1,473	3
-5,496 Rei	ntal income rent to target	0	-45	-44	-44	-43	-83	-85	-88	-90		-133	-137	-142	-146	-150	-192	-197	
4,642 Voi		145	143	118	117	114	116	119	122	125		131	135	138	142	145	149	153	
-18,735 Oth		-425	-445	-446	-473	-476	-501	-502	-528	-529		-557	-581	-583	-609	-611	-635	-639	,
-472,850 Grd		-12,241	-12,053	-11,879	-11,946	-11,708	-12,035	-12,304	-12,607			-13,536	-13,897	-14,248	-14,629	-14,996	-15,432	-15,819) -
	nagement (incl DME)	1,932	1,953	2,028	2,068	2,122	2,175	2,229	2,285	2,342	2,401	2,461	2,522	2,585	2,650	2,716	2,784	2,854	,
111,930 Ma		3,135	3,066	3,013	3,072	3,128	3,162	3,217	3,262	3,308		3,402	3,460	3,519	3,579	3,639	3,701	3,764	,[
	d debt provision	177	174	286	287	281	288	295	302	309		324	333	342	351	360	370	380	
	erating expenditure	5,244	5,193	5,327	5,427	5,531	5,625	5,741	5,849	5,959	6,071	6,187	6,315	6,446	6,580	6,715	6,855	6,998	\top
	t Cost of Services	-6,997	-6,860	-6,552	-6,519	-6,177	-6,410	-6,563	-6,758	-6,931	-7,131	-7,349	-7,582	-7,802	-8,049	-8,281	-8,577	-8,821	П
	erest payments	1,624	1,611	1,593	1,569	1,539	1,504	1,460	1,406	1,348	1,285	1,228	1,170	1,111	1,043	967	887	791	Т
	/LB Settlement fee	0	O	0	0	0	0	0	0	5	0	0	0	0	O O	0	0	0	\top
	erest received	-74	-78	-83	-91	-89	-131	-109	-85	-62	-44	-37	-37	-37	-37	-37	-37	-37	\top
-247,140 Nel	t operating expenditure	-5,447	-5,327	-5,042	-5,041	-4,727	-5,037	-5,212	-5,437	-5,645	-5,890	-6,158	-6,449	-6,728	-7,043	-7,351	-7,727	-8,067	\vdash
56,289 Rev	venue set aside (debt repayment)	1,300	1,450	1,600	1,700	1,750	2,000	2,250	2,260	2,350	2,350	2,450	2,600	3,100	2,900	3,250	4,280	4,750	\Box
0 Nev	w Borrowing and Repayments	0	0	0	0	0	0	0	0	0	-200	-500	-450	-1,100	-450	-650	-1,400	-1,700	, T
147,865 Dire	ect revenue financing (RCCO fund cap Prog)	3,574	3,503	3,324	3,245	2,578	2,971	3,794	3,923	4,056	4,193	4,221	4,291	4,743	4,596	4,726	4.863	5,004	,†
-42,986 ln y	year (surplus)/deficit	-573	-374	-118	-96	-399	-66	832	746	761	453	13	-8	15	. 3	-2 5	16	-13	\perp
HR	A reserve b/fwd (-ve = Surplus)	-1,979	-2,552	-2,926	-3,044	-3,140	-3,538	-3,604	-2,772	-2.027	-1.266	-813	-800	-808	-793	-790	-815	-799	
	A reserve c/fwd (-ve = Surplus)	-2,552	-2,926	-3,044	-3,140	-3,538	-3.604	-2,772	-2,027	-1,266	-813	-800	-808	-793	-790	-815	-799	-755	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1,000	2,0.00			0,000	5,55 1				010		-000	-1.75	-, 50	-013	-133	-012	+
	PITAL PROGRAMME																		\vdash
	penditure (Cap spend with Inflation)	3,190	3,094	3,431	3,324	3,132	3,525	3,631	3,740	3,852	3,968	4,087	4,159	4,612	4,467	4,599	4,737	4,880	
20,731 Nev		1,114	1,136	1,159	1,182	1,206	1,230	1,255	1,280	1,305	1,331	490	483	477	470	463	457	450	
	anced by																		Т
1,376 Use	e of MRA Reserve	0	0	0	0	678	698	0	0	0	0	0	0	0	0	0	ol	0	T
0 Use	e of New Build Reserve	0	0	0	0	Ö	0	0	0	0.	0	0	0	0	0	0	0	0	,
	owable debt from receipts	730	727	725	722	720	717	715	713	710	707	209	206	203	200	197	194	191	T
5,922 RTE	B receipts and other resources	0	0	541	539	362	369	376	384	392	399	147	145	143	141	139	137	135	
	ect revenue financing	3,574	3,503	3,324	3,245	2,578	2,971	3,794	3,923	4,056	4,193	4,221	4,291	4,743	4,596	4,726	4.863	5.004	
165 050 Tot	tal financing	4.304	4,230	4,590	4,506	4,338	4,755	4.886	5,020	5.157	5.299	4,577	4,642	5,089	4,937	5,062	5,194	5,330	

ING HRA BUSINESS PLAN January 2016

Inflation sensitivities CPI/rent inflation from 2015 GDP/expenditure inflation from 2015 Additional real Mot cost inflation Additional real Maint cost inflation Additional real Cap cost inflation Capital / debt sensitivities MRP annual %age Additional set aside from revenue YEAR OF SELF FINANCING Scenario schedules : opening debt Review report - with uplift Opening debt elpts to the HRA Pooling (as per current system)
RTB receipts included in Plan Set at Zero as Receipts used for General Fund purposes urplus sharing Local 100% retain surpluses %age surpluses retained locally %age surpluses paid over nationally ng controls Self financed borrowing locally

SELF FINANCING	19	20	21	22	23	24	25	26	27	28	29	30
HRA (OPERATING ACCOUNT)												
Rental income	-14,301	-14,630	-14,965	-15,308	-15,658	-16,015	-16,379	-16,751	-17,130	-17,517	-17,912	-18,315
Rental Income new build	-1,633	-1,716	-1,803	-1,895	-1,990	-2,089	-2,194	-2,300	-2,413	-2,530	-2,651	-2,779
Rental income rent to target	-209	-216	-259	-266	-274	-283	-291	-336	-346	-356	-367	-378
Voids	161	166	170	175	179	184	189	194	199	204	209	215
Other income	-665	-692	-693	-718	-722	-747	-749	-775	-777	-802	-806	-832
Gross income	-16,647	-17,088	-17,550	-18,012	-18,465	-18,950	-19,424	-19,968	-20,467	-21,001	-21,527	-22,089
Management (incl DME)	2,998	3,073	3,150	3,229	3,309	3,392	3,477	3,564	3,653	3,744	3,838	3,934
Maintenance	3,893	3,959	4,026	4,094	4,163	4,234	4,306	4,379	4,453	4,528	4,604	4,682
Bad debt provision	400	410	421	432	444	455	467	480	492	505	518	531
Operating expenditure	7,291	7,442	7,597	7,755	7,916	8,081	8,250	8,423	8,598	8,777	8,960	9,147
Net Cost of Services	-9,356	-9,646	-9,953	-10,257	-10,549	-10,869	-11,174	-11,545	-11,869	-12,224	-12,567	-12,942
nterest payments	524	430	350	350	350	350	350	348	173	0	0	(
PWLB Settlement fee	0	0	0	0	0	0	0	0	0	0	0	
nterest received	-41	-45	-108	-236	-366	-503	-655	-740	-758	-864	-1,055	-1,258
Net operating expenditure	-8,873	-9,261	-9,711	-10,143	-10,565	-11,022	-11,479	-11,937	-12,454	-13,088	-13,622	-14,200
Revenue set aside (debt repayment)	0	0	0	. 0	0	0	0	5,000	5,000	0	0	
New Borrowing and Repayments	3,350	3,750	0	0	0	0	0	0	0	0	0	0
Direct revenue financing (RCCO fund cap Prog)	5,298	5,451	5,609	5,705	6,312	6,115	6,292	6,476	6,665	6,860	7,061	7,268
n year (surplus)/deficit	-225	-60	-4,102	-4,438	-4,253	-4,907	-5,187	-461	-789	-6,228	-6,561	-6,932
IRA reserve b/fwd (-ve = Surplus)	-822	-1,047	-1,107	-5,209	-9,647	-13,900	-18,807	-23,994	-24,455	-25,244	-31,472	-38,033
HRA reserve c/fwd (-ve = Surplus)	-1,047	-1,107	-5,209	-9,647	-13,900	-18,807	-23,994	-24,455	-25,244	-31,472	-38,033	-44,965
CAPITAL PROGRAMME												
Expenditure (Cap spend with Inflation)	5,177	5,332	5,492	5,589	6,198	6,003	6,181	6,367	6,558	6,754	6,957	7,166
New Build	437	430	423	417	410	403	397	390	383	377	370	363
inanced by												
Jse of MRA Reserve	0	0	0	0	0	0	0	0	0	0	0	(
Jse of New Build Reserve	0	0	0	0	0	Ō	0	0	0.	0	0	(
Allowable debt from receipts	185	182	179	176	173	170	167	164	161	158	155	152
RTB receipts and other resources	131	129	127	125	123	121	119	117	115	113	111	109
Direct revenue financing	5,298	5,451	5,609	5,705	6,312	6,115	6,292	6,476	6,665	6.860	7,061	7,268
Total financing	5,614	5.762	5.915	6,006	6,608	6,406	6,578	6.757	6,941	7,131	7.327	7,529

Appendix I

Risk Analysis

	Likelihood	Potential impact on Budget
Change in interest rates	Low	High
Reduction in rent levels	Medium	High
Increase in capital expenditure	Low	Medium
An increase in the demand for repairs	Medium	Medium
Reduction in Housing Direct Works performance	Medium	Medium
Asbestos removal	Medium	Medium