

**HOUSING REVENUE ACCOUNT - DRAFT TWO YEAR BUDGET - 2019/20 & 2020/21**

	<b>2018/19 Original £M</b>	<b>2019/20 Draft £M</b>	<b>2020/21 Draft £M</b>
<b>INCOME</b>			
1 Dwellings Rent	(68.891)	(67.822)	(69.434)
2 Non Dwellings Rents	(0.361)	(0.361)	(0.361)
3 Heating Charges	(0.525)	(0.525)	(0.525)
4 Other Charges for Services and Facilities	(0.465)	(0.465)	(0.465)
5 Contributions Towards Expenditure	(1.107)	(1.057)	(1.057)
	<b>(71.349)</b>	<b>(70.230)</b>	<b>(71.842)</b>
<b>EXPENDITURE</b>			
6 Repairs and Maintenance (Including Fees)	19.790	19.140	19.344
7 Berneslai Homes' Management Fee	13.778	11.716	11.951
8 Other Supervision, Management & Special Services	2.667	5.180	5.603
9 Rents, Rates, Taxes and Other Charges	0.246	0.251	0.256
10 Increased Provision for Doubtful Debts	1.033	2.035	2.083
11 Depreciation of Fixed Assets	14.457	16.556	16.556
12 Debt Management Costs	0.096	0.096	0.098
	<b>52.067</b>	<b>54.974</b>	<b>55.891</b>
<b>13 Net Cost of Services</b>	<b>(19.282)</b>	<b>(15.256)</b>	<b>(15.951)</b>
14 Interest Payable and Similar Charges	10.630	11.115	11.255
15 Amortised Premiums and Discounts	0.078	0.053	-
16 Investment Income	(0.089)	(0.093)	(0.130)
<b>17 Net Operating Expenditure</b>	<b>(8.663)</b>	<b>(4.181)</b>	<b>(4.826)</b>
<b>Appropriations</b>			
18 Transfer to/from Major Repairs Reserve	6.870	4.181	4.732
19 Revenue Contribution to Capital	15.809	-	-
20 Debt Repayment	2.110	-	-
<b>21 Base Budget</b>	<b>16.126</b>	<b>-</b>	<b>(0.094)</b>
22 Use of (-) / Contribution to HRA Reserves	(16.126)	-	0.094
<b>23 Surplus (-) /Deficit to be Financed</b>	<b>-</b>	<b>-</b>	<b>-</b>

## HOUSING REVENUE ACCOUNT - MEDIUM TERM FINANCIAL STRATEGY (MTFS)

	2020/21	2021/22	2022/23
	£M	£M	£M
<b>Opening Forecast Deficit / (Surplus)</b>	-	(0.094)	(0.378)
<b>Fixed &amp; Ongoing Costs</b>			
Inflation - Repairs & Maintenance	0.379	0.384	0.388
Inflation - Management Fee	0.234	0.239	0.244
Inflation - Other Management	0.093	0.095	0.097
Inflation - Other	0.007	0.007	0.005
Contribution to Capital Programme	0.550	0.532	0.545
Repairs & Maintenance - Stock Changes	(0.115)	(0.140)	(0.184)
Repairs & Maintenance - Other Changes	(0.060)	-	-
Capital Financing Costs (Premiums, Interest etc)	0.053	0.118	-
Bad Debt Provision - Impact of UC	0.048	0.047	(0.681)
<b>Sub Total - Fixed &amp; Ongoing Costs</b>	<b>1.189</b>	<b>1.282</b>	<b>0.414</b>
<b>Investment &amp; Other Policy Decisions</b>			
Review of Cost Sharing Arrangements	0.330	-	-
<b>Sub Total - Investments &amp; Other Policy Decisions</b>	<b>0.330</b>	<b>-</b>	<b>-</b>
<b>Income Assumptions</b>			
Government Policy - Rent Assumptions (minus 1%)	-	-	-
Government Policy - Rent Assumptions (CPI plus 1%)	(1.613)	(1.566)	(1.444)
Grant Funding Fallout	-	-	0.146
Change in RTB Assumptions	-	-	-
Review of Charges to HRA from GF	-	-	-
<b>Sub Total - Income</b>	<b>(1.613)</b>	<b>(1.566)</b>	<b>(1.298)</b>
<b>Revised Forecast as at November 2018 (pre efficiencies)</b>	<b>(0.094)</b>	<b>(0.378)</b>	<b>(1.262)</b>
<b>Sub Total - EFFICIENCIES - 2020/21</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REVISED FORECAST AFTER EFFICIENCIES</b>	<b>(0.094)</b>	<b>(0.378)</b>	<b>(1.262)</b>

**SAVINGS PROPOSALS**

Savings Proposals		2019/20		2020/21		2021/22		2022/23	
		£	£	£	£	£	£	£	£
BH Mgmt	HRA 1 - BH Zero Based Budget Review - 19/20 Efficiencies Template	(205,340)		-		-		-	
BH Mgmt	HRA 2 - Customer & Estates Services Restructure - 19/20 Efficiencies Template	(206,740)		-		-		-	
Repairs	HRA 3 - NPS Admin Fee - 19/20 Efficiencies Template	(10,000)		-		-		-	
Capital MRR	HRA 4 - Review of Damp Proof Course Requirement - 19/20 Efficiencies Template	(1,150,000)		-		-		-	
Debt Repayment	HRA 5 - Reduce Voluntary MRP	(2,109,680)		-		-		-	
<b>TOTAL</b>			<b>(3,681,760)</b>		<b>-</b>		<b>-</b>		<b>-</b>

## HOUSING CAPITAL INVESTMENT PROGRAMME 2019 - 2024

	2018/19 £M	For Approval 2019/20 £M	2020/21 £M	Indicative			TOTAL £M
				2021/22 £M	2022/23 £M	2023/24 £M	
<b>Expenditure:</b>							
<b>Core Programme:</b>							
1 Barnsley Homes Standard	12.600	15.950	14.473	14.743	15.017	15.298	88.081
2 Heating Works	0.037	1.081	1.075	1.080	1.080	1.080	5.433
3 Replacement Items	2.006	1.539	1.556	1.573	1.573	1.573	9.820
4 Major Adaptations	1.954	2.007	2.056	2.066	2.066	2.066	12.215
5 Structural Extensive Works	1.823	1.685	1.750	1.687	1.687	1.687	10.319
6 Other	1.353	0.648	0.515	0.527	0.505	0.501	4.049
	<b>19.773</b>	<b>22.910</b>	<b>21.425</b>	<b>21.676</b>	<b>21.928</b>	<b>22.205</b>	<b>129.917</b>
<b>Housing Growth Investment:</b>							
7 New Build	5.852	8.674	3.900	Individual schemes are being developed over the medium term based on anticipated available resources - paragraph 8.18 of the report refers			18.426
8 Acquisitions	5.742	2.786	0.730				9.258
9 Other Housing Growth	1.118	1.490	0.900				3.508
	<b>12.712</b>	<b>12.950</b>	<b>5.530</b>	-	-	-	<b>31.192</b>
<b>10 Total Expenditure</b>	<b>32.485</b>	<b>35.860</b>	<b>26.955</b>	<b>21.676</b>	<b>21.928</b>	<b>22.205</b>	<b>161.109</b>
<b>Resources:</b>							
11 Major Repairs Reserve	(21.327)	(20.737)	(21.288)	(21.820)	(22.365)	(22.924)	(130.461)
12 Capital Reserve	(7.787)	(1.520)	-	-	-	-	(9.307)
13 Capital Receipts	(0.757)	(0.990)	(0.843)	(0.856)	(0.868)	(0.851)	(5.165)
14 1-4-1 Capital Receipts	(1.337)	(0.220)	-	-	-	-	(1.557)
15 HRA Reserve Funding	(4.322)	(9.190)	(5.430)	-	-	-	(18.942)
16 Other Reserves	(1.636)	(0.502)	-	-	-	-	(2.138)
17 Grants & Contributions	(1.570)	(2.913)	(0.100)	-	-	-	(4.583)
<b>18 Total Resources</b>	<b>(38.736)</b>	<b>(36.072)</b>	<b>(27.661)</b>	<b>(22.676)</b>	<b>(23.233)</b>	<b>(23.775)</b>	<b>(172.153)</b>
<i>(Increase) / Decrease in Capital Resources in Year</i>	<i>(6.251)</i>	<i>(0.212)</i>	<i>(0.706)</i>	<i>(1.000)</i>	<i>(1.305)</i>	<i>(1.570)</i>	
<b>Major Repairs Reserve Balance</b>							
Opening Balance	4.198	10.449	10.661	11.367	12.367	13.672	
Net Amount Used / Held In Year	6.251	0.212	0.706	1.000	1.305	1.570	
Closing Balance	10.449	10.661	11.367	12.367	13.672	15.242	

**HOUSING GROWTH INVESTMENT - USE OF HRA RESERVES / BH SURPLUS**

SCHEMES:	TYPE	2017/18	2018/19	2019/20	2020/21	TOTAL	FUNDED FROM:		
		£M	£M	£M	£M	£M	HRA RESERVES £M	BH SURPLUS £M	OTHER £M
<b>Housing Revenue Account - Capital Programme - Housing Growth</b>									
<b>PREVIOUS APPROVALS:</b>									
Beever Street	New Build	-	1.215	0.050	-	1.265	-	-	1.265
Carr Green Lane	Acquisitions	-	0.406	-	-	0.406	-	-	0.406
Carlton Street	Acquisitions	-	0.404	-	-	0.404	-	-	0.404
Bungalows	New Build	-	2.357	0.716	-	3.073	-	-	3.073
Empty Homes Acquisitions	Acquisitions	-	1.654	-	-	1.654	-	-	1.654
Other	Other Housing Growth	-	0.083	-	-	0.083	-	-	0.083
		-	<b>6.119</b>	<b>0.766</b>	-	<b>6.885</b>	-	-	<b>6.885</b>
<b>APPROVED PRIOR TO PRIORITISATION:</b>									
Baden Street	New Build	0.081	1.044	-	-	1.125	0.778	-	0.347
Longcar Lane	New Build	-	0.300	-	-	0.300	0.300	-	-
Bellbrooke	New Build	0.149	0.256	-	-	0.405	0.328	-	0.077
HRA Surveyor - Revenue	Other Housing Growth	-	-	0.100	-	0.100	0.100	-	-
Locksley Gardens, Birdwell	Acquisitions	-	0.675	0.556	-	1.231	0.445	-	0.786
Pilley	Acquisitions	-	0.229	-	-	0.229	0.223	-	0.006
Kings Road, Wombwell	Acquisitions	-	0.209	-	-	0.209	0.203	-	0.006
Empty Homes Acquisitions	Acquisitions	0.003	0.733	0.730	0.730	2.196	2.196	-	-
Broadway Acquisitions OPE Site and Conversion	Acquisitions	-	1.432	-	-	1.432	1.002	-	0.430
		<b>0.233</b>	<b>4.878</b>	<b>1.386</b>	<b>0.730</b>	<b>7.227</b>	<b>5.575</b>	-	<b>1.652</b>
<b>PRIORITISATION (USE OF HRA RESERVES/ BH SURPLUS):</b>									
Hawshaw Lane Mixed Tenure Development	New Build	-	0.500	2.608	-	3.108	0.765	2.343	-
St Michael's Avenue	New Build	-	0.180	2.500	2.500	5.180	4.060	1.120	-
Supported Housing Proposal	Other Housing Growth	-	0.725	-	-	0.725	0.725	-	-
Affordable Warmth Boilers on Prescript	Other Housing Growth	-	0.050	0.100	0.100	0.250	-	0.250	-
Sprinkler Systems to 4 Independent Living Schemes	Other Housing Growth	-	-	0.200	0.200	0.400	0.400	-	-
Sprinkler Systems to Sheffield Road Flats	Other Housing Growth	-	-	0.500	0.500	1.000	1.000	-	-
Feasibility Studies - Revenue	Other Housing Growth	-	0.060	0.140	-	0.200	0.200	-	-
Cromford Avenue - Council Build	New Build	-	-	1.400	-	1.400	1.400	-	-
King Street, Hoyland	New Build	-	-	1.400	1.400	2.800	2.800	-	-
Strategic Acquisitions	Acquisitions	-	-	1.500	-	1.500	1.500	-	-
Property Conversions	Other Housing Growth	-	0.200	0.200	0.100	0.500	0.500	-	-
Environmental Improvements	Other Housing Growth	-	-	0.250	-	0.250	0.250	-	-
		-	<b>1.715</b>	<b>10.798</b>	<b>4.800</b>	<b>17.313</b>	<b>13.600</b>	<b>3.713</b>	-
		<b>0.233</b>	<b>12.712</b>	<b>12.950</b>	<b>5.530</b>	<b>31.425</b>	<b>19.175</b>	<b>3.713</b>	<b>8.537</b>

SCHEMES REQUIRING APPROVAL IN PRINCIPLE

**SPLIT AS PER APPENDIX D:**

	2017/18	2018/19	2019/20	2020/21	TOTAL	FUNDED FROM:		
	£M	£M	£M	£M	£M	HRA RESERVES	BH SURPLUS	OTHER
New Build	0.230	5.852	8.674	3.900	18.656	10.431	3.463	4.762
Acquisitions	0.003	5.742	2.786	0.730	9.261	5.569	-	3.692
Other Housing Growth	0.000	1.118	1.490	0.900	3.508	3.175	0.250	0.083
	<b>0.233</b>	<b>12.712</b>	<b>12.950</b>	<b>5.530</b>	<b>31.425</b>	<b>19.175</b>	<b>3.713</b>	<b>8.537</b>
				less already spent		(0.233)		
						<b>18.942</b>		