

## Report of the Executive Director Place

## FINANCIAL IMPLICATIONS

St Michael's Avenue Housing Development

i) <b>Capital Expenditure</b>	<u>2019/20</u> (£)	<u>2020/21</u> (£)	<u>2021/22</u> (£)	<u>2022/23</u> (£)	<u>Total</u> (£)
Private Housing Units		489,449	1,468,348		<b>1,957,797</b>
Social Housing		614,357	1,843,071		<b>2,457,428</b>
Private Rented Units		231,461	694,383		<b>925,844</b>
	<b>0</b>	<b>1,335,267</b>	<b>4,005,802</b>	<b>0</b>	<b>5,341,069</b>

**To be financed from:**

HRA Reserves		430,050	1,290,149		<b>1,720,199</b>
Berneslai Homes Surplus		720,911	2,162,732		<b>2,883,642</b>
1-4-1 Receipts		184,307	552,921		<b>737,228</b>
	<b>0</b>	<b>1,335,267</b>	<b>4,005,802</b>	<b>0</b>	<b>5,341,069</b>

ii) <b>Revenue Effects - HRA</b>	<u>2019/20</u> (£)	<u>2020/21</u> (£)	<u>2021/22</u> (£)	<u>2022/23</u> (£)	<u>FYE</u> (£)
Indicative HRA Property Management and Maintenance				30,286	<b>30,286</b>
Indicative Capital Replacement Programme				10,293	<b>10,293</b>
	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,579</b>	<b>40,579</b>

**To be financed from:**

*Anticipated Rental Income				-83,825	<b>-83,825</b>
	<b>0</b>	<b>0</b>	<b>0</b>	<b>-83,825</b>	<b>-83,825</b>

\*Assumes all HRA properties completed and occupied from 1st April 2022

**Net Revenue Position (HRA):****-43,246 -43,246**

iii) <b>Revenue Effects - Berneslai Homes</b>	<u>2019/20</u> (£)	<u>2020/21</u> (£)	<u>2021/22</u> (£)	<u>2022/23</u> (£)	<u>FYE</u> (£)
Berneslai Homes Management Costs				4,333	<b>4,333</b>
Indicative Repairs and Maintenance				6,990	<b>6,990</b>
Indicative Capital Replacement Programme				8,400	<b>8,400</b>
	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,723</b>	<b>19,723</b>

**To be financed from:**

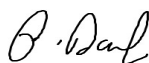
*Anticipated Rental Income				-39,120	<b>-39,120</b>
	<b>0</b>	<b>0</b>	<b>0</b>	<b>-39,120</b>	<b>-39,120</b>

\*Assumes all BH properties completed and occupied from 1st April 2022

**Net Revenue Position (BH):****-19,397 -19,397****Impact on Medium Term Financial Strategy**

Not applicable in this report

Agreed by: .....



.....On behalf of the Service Director-Finance, Section 151 Officer