

HOUSING REVENUE ACCOUNT ESTIMATES 2021/22

| | Corby Neighbourhood Account 2021/22 | Kettering Neighbourhood Account 2021/22 | North Northants HRA 2021/22 |
|----------------------------------|--|--|--------------------------------------|
| | £'000 | £'000 | £'000 |
| INCOME | | | |
| Rents - Dwellings Only | 18,956 | 15,066 | 34,022 |
| Service Charges | 622 | 430 | 1,052 |
| HRA Investment Income | 69 | 7 | 76 |
| Total Income | 19,647 | 15,503 | 35,150 |
| EXPENDITURE | | | |
| Repairs and Maintenance | 5,550 | 4,041 | 9,591 |
| General Management | 5,176 | 2,784 | 7,960 |
| HRA Self Financing | 14,663 | 4,585 | 19,248 |
| Revenue Contribution to Capital | 3,791 | 2,555 | 6,346 |
| Transfer To / (From) Reserves | (10,646) | (119) | (10,765) |
| Special Services | 692 | 1,111 | 1,803 |
| Other | 421 | 546 | 967 |
| Total Expenditure | 19,647 | 15,503 | 35,150 |
| | | | |
| Net Operating Expenditure | 0 | 0 | 0 |
| | | | |

CORBY NEIGHBOURHOOD ACCOUNT

| | Original Budget 2020/21 | Original Budget 2021/22 | Movement | Budget Assumptions |
|----------------------------------|-------------------------------|-------------------------------|-------------|--|
| | £000 | £000 | £000 | |
| INCOME | | | | |
| Rents - Dwellings Only | 18,593 | 18,956 | 363 | Rent Increase per Government Guidelines CPI +1% - adjusted for RTB Sales |
| Service Charges | 622 | 622 | 0 | |
| HRA Investment Income | 69 | 69 | 0 | |
| Total Income | 19,284 | 19,647 | 363 | |
| EXPENDITURE | | | | |
| Repairs and Maintenance | 5,400 | 5,550 | 150 | Pay award £137k + £13k Supplies & Services |
| General Management | 5,077 | 5,176 | 99 | Pay award £49k, Premises £33k, Insurance £17k |
| HRA Self Financing | 3,967 | 14,663 | 10,696 | Repayment of Loan £10.696m |
| Revenue Contribution to Capital | 3,646 | 3,791 | 145 | RCCO £145k - Historic £79k & £66k |
| Transfer To / (From) Reserves | 0 | (10,646) | (10,646) | Trans from £10.696m Trans to £50k - Total |
| Special Services | 671 | 692 | 21 | Pay award £21k |
| Other | 467 | 421 | (46) | Loan Saving (£161k) Contingency £46k Bad Debts £70k |
| Total Expenditure | 19,228 | 19,647 | 419 | |
| Net Operating Expenditure | (56) | 0 | (56) | |

KETTERING NEIGHBOURHOOD ACCOUNT

| | Original Budget 2020/21 | Original Budget 2021/22 | Movement | Budget Assumptions |
|----------------------------------|-------------------------------|-------------------------------|-----------|---|
| | £000 | £000 | £000 | |
| INCOME | | | | |
| Rents - Dwellings Only | 14,978 | 15,066 | 88 | Rent Increase per Government Guidelines CPI +1% - adjusted for RTB Sales |
| Service Charges | 453 | 430 | (23) | Reflects lower level of service charges |
| HRA Investment Income | 7 | 7 | 0 | |
| Total Income | 15,438 | 15,503 | 65 | |
| EXPENDITURE | | | | |
| Repairs and Maintenance | 3,817 | 4,041 | 224 | Pay award £69k /Stock £21k /Fleet £100k /Subcontractors (£43k) /Depreciation adjustment £77k |
| General Management | 2,741 | 2,784 | 43 | Pay award £43k |
| HRA Self Financing | 5,162 | 4,585 | (577) | Loan Repayment (£500k) Less in 21/22 / Interest (£77k) |
| Revenue Contribution to Capital | 2,579 | 2,555 | (24) | Realignment of Dep'n to RCCO |
| Transfer To / (From) Reserves | (500) | (119) | 381 | Loan Repayment (£500k) in 20/21 Use of Reserves in 21/22 (£119k) |
| Special Services | 1,096 | 1,111 | 15 | Pay award £15k |
| Other | 543 | 546 | 3 | Minor £3k |
| Total Expenditure | 15,438 | 15,503 | 65 | |
| Net Operating Expenditure | 0 | 0 | 0 | |

Corby Neighbourhood Account - Medium Term Financial Plan

Appendix B

| Corby Neighbourhood Account | 2021/22 £000 | 2022/23 £000 | 2023/24 £000 | 2024/25 £000 | 2025/26 £000 |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| INCOME | | | | | |
| Total Dwelling Rents | 18,956 | 19,207 | 19,413 | 19,619 | 19,826 |
| Total Service Charges | 622 | 622 | 622 | 622 | 622 |
| Other Income | 69 | 20 | 30 | 40 | 51 |
| Total Income | 19,647 | 19,849 | 20,065 | 20,281 | 20,499 |
| HRA Net Budget | 19,228 | 19,647 | 20,170 | 20,564 | 21,064 |
| MTFP CHANGES | | | | | |
| Salary Inflation | 207 | 164 | 168 | 173 | 177 |
| General Inflation / Pressures | 62 | 50 | 50 | 50 | 50 |
| Depreciation / MRR (Add Cap Exp) | 145 | 69 | 71 | 72 | 73 |
| - HRA Self Financing Loan | 10,696 | (10,596) | 0 | 150 | 150 |
| Transfer to / (from) Reserves | (10,646) | 10,646 | 0 | 0 | 0 |
| Interest Payments - Loan | (161) | 55 | 55 | 55 | 55 |
| Contingency | 46 | 55 | 50 | 0 | 0 |
| Contribution to Bad Debts | 70 | 80 | 0 | 0 | 0 |
| HRA Net Revenue Budget | 19,647 | 20,170 | 20,564 | 21,064 | 21,569 |
| Cumulative (Surplus) / Deficit | 0 | 321 | 499 | 783 | 1,070 |
| Annual (Surplus) / Deficit | 0 | 321 | 178 | 284 | 287 |

Notes

The amounts shown in the Medium Term Financial Plan (MTFP) reflect the annual change to the budget.

The Council is required by law (Local Government and Housing Act 1989, Section 76) to avoid budgeting for a deficit on the HRA. The Cumulative (Surplus) / Deficit Line reflects the cumulative savings required over the period of the MTFP - whilst this would not be permissible legally it is shown to provide an indication of the scale of savings required over the MTFP. Whereas the Annual (Surplus) / Deficit Line shows the level of savings required annually following a balanced position being set in the previous year.

Kettering Neighbourhood Account - Medium Term Financial Plan

Appendix B

| Kettering Neighbourhood Account | 2021/22 £000 | 2022/23 £000 | 2023/24 £000 | 2024/25 £000 | 2025/26 £000 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| INCOME | | | | | |
| Total Dwelling Rents | 15,066 | 15,383 | 15,620 | 15,799 | 15,979 |
| Total Service Charges | 430 | 430 | 430 | 430 | 430 |
| HRA Investment Income | 7 | 7 | 7 | 7 | 7 |
| Total Income | 15,503 | 15,820 | 16,057 | 16,236 | 16,416 |
| HRA Net Budget From Previous Year | 15,438 | 15,503 | 16,018 | 16,209 | 16,388 |
| MTFP CHANGES | | | | | |
| Salary Inflation | 127 | 101 | 104 | 106 | 108 |
| General Inflation / Pressures | 101 | 79 | 82 | 83 | 83 |
| Subcontractors | (43) | 0 | 0 | 0 | 0 |
| Fleet | 100 | 0 | 0 | 0 | 0 |
| Depreciation / MRR (Add Cap Exp) | (24) | 80 | 82 | 85 | 89 |
| Interest Payments - Loan | (77) | (72) | (77) | (95) | (95) |
| Loan Repayment | (500) | 0 | 500 | 403 | 0 |
| Transfer to / (from) Reserves | 381 | 327 | (500) | (403) | (208) |
| HRA Net Revenue Budget | 15,503 | 16,018 | 16,209 | 16,388 | 16,365 |
| (Surplus) / Deficit | 0 | 198 | 152 | 152 | (51) |
| Cumulative (Surplus) / Deficit | 0 | 198 | (46) | 0 | (203) |

Notes

The amounts shown in the Medium Term Financial Plan (MTFP) reflect the annual change to the budget.

The Council is required by law (Local Government and Housing Act 1989, Section 76) to avoid budgeting for a deficit on the HRA. The Cumulative (Surplus) / Deficit Line reflects the cumulative savings required over the period of the MTFP - whilst this would not be permissible legally it is shown to provide an indication of the scale of savings required over the MTFP. Whereas the Annual (Surplus) / Deficit Line shows the level of savings required annually following a balanced position being set in the previous year.

Corby Neighbourhood Account - Reserves

Appendix C

| CBC Reserves | Estimated 31/03/20 £'000 | Trans to / (from) Reserves 20/21 £'000 | Projected 31/03/21 £'000 | Trans to / (from) Reserves 21/22 £'000 | Projected 31/03/22 £'000 | Trans to / (from) Reserves 22/23 £'000 | Projected 31/03/23 £'000 | Trans to / (from) Reserves 23/24 £'000 | Projected 31/03/24 £'000 | Trans to / (from) Reserves 24/25 £'000 | Projected 31/03/25 £'000 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HRA Balance | 3,590 | 0 | 3,590 | 0 | 3,590 | 0 | 3,590 | 0 | 3,590 | 0 | 3,590 |
| HRA Earmarked Revenue Reserves | | | | | | | | | | | |
| HRA - Solar FITs Reserve | 2 | (2) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing Property Sinking Fund | 55 | (55) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HRA Debt Management Reserve | 7,900 | 1,650 | 9,550 | (8,946) | 604 | 2,006 | 2,610 | 2,006 | 4,616 | 2,156 | 6,772 |
| Housing Stock Reserves | 3,401 | 57 | 3,458 | 0 | 3,458 | 0 | 3,458 | 0 | 3,458 | 0 | 3,458 |
| Total HRA Earmarked Revenue Reserves | 11,358 | 1,650 | 13,008 | (8,946) | 4,062 | 2,006 | 6,068 | 2,006 | 8,074 | 2,156 | 10,230 |
| Total Revenue Reserves | 14,948 | 1,650 | 16,598 | (8,946) | 7,652 | 2,006 | 9,658 | 2,006 | 11,664 | 2,156 | 13,820 |
| HRA Capital Reserves | | | | | | | | | | | |
| Housing Stock Reserves | 2,355 | 0 | 2,355 | 0 | 2,355 | 0 | 2,355 | 0 | 2,355 | 0 | 2,355 |
| 1-4-1 Receipts | 4,737 | 0 | 4,737 | 0 | 4,737 | 0 | 4,737 | 0 | 4,737 | 0 | 4,737 |
| Total HRA Capital Reserves | 7,092 | 0 | 7,092 | 0 | 7,092 | 0 | 7,092 | 0 | 7,092 | 0 | 7,092 |

Purpose for Reserve

HRA - Solar FITs Reserve- Reserve for receiving feed in tariff on solar panels

Housing Property Sinking Fund - service charges on New Build that cover items such as grey water systems

HRA Debt Management Reserve - Reserve to provide resources for the future repayment of borrowing costs for the HRA self-financing transaction.

Housing Stock Reserves - Reserve for future Capital Investment

Kettering Neighbourhood Account - Reserves

Appendix C

| Reserves | Actual 31/03/20 £'000 | Trans to / (from) Reserves 20/21 £'000 | Projected 31/03/21 £'000 | Trans to / (from) Reserves 21/22 £'000 | Projected 31/03/22 £'000 | Trans to / (from) Reserves 22/23 £'000 | Projected 31/03/23 £'000 | Trans to / (from) Reserves 23/24 £'000 | Projected 31/03/24 £'000 | Trans to / (from) Reserves 24/25 £'000 | Projected 31/03/25 £'000 |
|---|-----------------------------|--|--------------------------------|--|--------------------------------|--|--------------------------------|--|--------------------------------|--|--------------------------------|
| HRA Balance | 850 | 0 | 850 | 0 | 850 | 0 | 850 | 0 | 850 | 0 | 850 |
| HRA Earmarked Revenue Reserves | | | | | | | | | | | |
| HRA Self Financing Reserve | 779 | (500) | 279 | 0 | 279 | 208 | 487 | (292) | 195 | (195) | 0 |
| Capital (Investment - HRA) | 637 | 0 | 637 | (119) | 518 | 0 | 518 | 0 | 518 | 0 | 518 |
| Total HRA Earmarked Revenue Reserves | 1,416 | (500) | 916 | (119) | 797 | 208 | 1,005 | (292) | 713 | (195) | 518 |
| Total Revenue Reserves | 2,266 | (500) | 1,766 | (119) | 1,647 | 208 | 1,855 | (292) | 1,563 | (195) | 1,368 |
| HRA Capital Receipts | | | | | | | | | | | |
| 1-4-1 Receipts | 2,203 | (401) | 1,802 | 0 | 1,802 | 0 | 1,802 | 0 | 1,802 | 0 | 1,802 |
| Attributable debt | 1,336 | 250 | 1,586 | 0 | 1,586 | 0 | 1,586 | 0 | 1,586 | 0 | 1,586 |
| Total HRA Capital Reserves | 3,539 | (151) | 3,388 | 0 | 3,388 | 0 | 3,388 | 0 | 3,388 | 0 | 3,388 |

Purpose for Reserve

HRA Self Financing Reserve - Reserve to provide resources for the future repayment of borrowing costs for the HRA self-financing transaction.

Capital Investment - HRA - Reserve to provide resources for the repair, replacement and acquisition of Housing Revenue Account property.