

## North West Leicestershire District Council

### Housing Revenue Account- Revenue Budget Proposals 2023/24 to 2027/28

Proposal Title	Proposal Description & Service Impact	2023/24 £	2024/25 £	2025/26 £	2026/27 £	2027/28 £
Pay award 22/23	Increase from original 22/23 budget assumption	66,976	0	0	0	0
Pay award Future Years	Including NI & Pension & other minor amendments	447,997	280,681	145,954	148,873	161,871
<b>Total Pay Related Costs</b>		<b>514,973</b>	<b>280,681</b>	<b>145,954</b>	<b>148,873</b>	<b>161,871</b>
Housing Management Contracts	Inflation on housing management contracts	20,370	0	0	0	0
Grounds Maintenance	Inflationary increase to grounds maintenance charges	271,624	0	0	0	0
Repairs and Maintenance Costs	11% inflation on repairs and maintenance costs	282,133	0	0	0	0
Ombudsman	Increase in cost of ombudsman and subscriptions	20,000	0	0	0	0
Energy Costs	Energy cost inflation for properties within HRA portfolio	528,627	0	0	0	0
General Materials	General materials inflation	386,665	0	0	0	0
Drainage	Drainage works cost inflation	29,730	0	0	0	0
Premises Insurance	Premises Insurance cost inflation	89,710	0	0	0	0
Audit	Audit cost inflation	33,620	0	0	0	0
Corporate Management	Corporate Management cost inflation	55,060		0	0	0
General inflation	General inflation		296,303	275,507	210,479	216,962
Various	Ten proposals below £15,000	52,597	0	0	0	0
<b>Total Inflation Increases</b>		<b>1,770,136</b>	<b>296,303</b>	<b>275,507</b>	<b>210,479</b>	<b>216,962</b>
Risk management	Additional housing management to manage block inspections and risk.	25,037	96,189	(71,152)	0	0
Tenancy Sustainment	Tenancy sustainment officer. Improving wellbeing and collection rates.	32,063	18,011	1,029	1,049	1,070
Tenants Newsletter	Tenants' newsletters from 4 to 6 per year. Communicate compliance and health and safety information.	7,680	0	0	0	0
Asset Management Restructure	Restructure of Asset management team to effectively deliver programme.	114,670	229,340	0	0	0
<b>Total Service Developments</b>		<b>179,450</b>	<b>343,540</b>	<b>(70,123)</b>	<b>1,049</b>	<b>1,070</b>

Proposal Title	Proposal Description & Service Impact	2023/24 £	2024/25 £	2025/26 £	2026/27 £	2027/28 £
Legal Costs	Legal costs based on increase in cases and costs in 22/23	90,000	0	0	0	0
Estate Roads etc. - Make Safe	No recent inspections - Car parks, footpaths, unadopted roads	47,433	(47,433)	0	0	0
Heating Servicing - Solid Fuel	Based on quantity and price budget is too high	(20,000)	0	0	0	0
Energy Performance Certificates	Energy Performance Certificates	113,032	20,000	(100,000)	0	0
Leaseholder Officer	To manage and recharge leaseholders incl. Sec 20 ( Major Works)	22,500	0	0	0	0
Gas Servicing	Increase to match number of properties and servicing cost per property.	17,384	0	0	0	0
Servicing - Water Hygiene	Increase budget to enable full compliance	21,744	0	0	0	0
Various	Four proposals below £15,000	56,463	0	0	0	0
<b>Total Service Pressures</b>		<b>348,556</b>	<b>(27,433)</b>	<b>(100,000)</b>	<b>0</b>	<b>0</b>
Unallocated savings	J2SS unallocated savings removed	325,000	0	0	0	0
Investment Income	Investment income	(282,620)	69,000	(45,000)	(62,000)	(55,000)
Loan interest	Changes in loan interest due to capital financing requirements	(500)	96,167	260,335	308,390	294,791
	One proposal below £15,000	(500)	0	0	0	0
<b>Total Other Corporate Proposals</b>		<b>41,380</b>	<b>165,167</b>	<b>215,335</b>	<b>246,390</b>	<b>239,791</b>
Loan interest	Separating the principal repayment of annuity loans from the interest	(1,233,197)	0	0	0	0
Depreciation	Change in depreciation due to changes in assets and inflation	280,918	301,416	51,969	88,686	177,917
Various	Two proposals below £15k	(840)	0	0	0	0
<b>Total Technical Adjustments</b>		<b>(953,119)</b>	<b>301,416</b>	<b>51,969</b>	<b>88,686</b>	<b>177,917</b>
Dwellings Rents	Dwellings Rent Increase	(1,267,871)	(424,854)	(220,633)	(283,925)	(333,256)
Service Charges	Service Charge Increase	(68,240)	(25,640)	(13,333)	(13,599)	(13,871)
Central Heating	Central Heating	(23,390)	0	0	0	0
Various	Two proposals below £15,000	11,095	0	0	0	0
<b>Total Changes In Income</b>		<b>(1,348,406)</b>	<b>(450,494)</b>	<b>(233,966)</b>	<b>(297,525)</b>	<b>(347,127)</b>
<b>Total Budget Proposals</b>		<b>552,970</b>	<b>909,180</b>	<b>284,677</b>	<b>397,954</b>	<b>450,483</b>