**Derby City Council** **APPENDIX 2**
**Business Planning Assumptions**
**30 Year Housing Revenue Account**

| | | Expenditure | | | | | | | | | Income | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | | Major Repairs Allowance | Contribution to Repairs Account (net) | Provision for bad debt | Estates Pride | RCCO (Cap Prog) | Supervision and Management | Capital Financing Mainstream | Capital Financing ALMO | Total Expenditure | Gross Rent | HRA Subsidy Receivable/ (Payable) (Mainstream) | HRA Subsidy Receivable (ALMO) | HRA Subsidy Receivable/ (Payable) (Total) | Community Facilities & Other Income | Total Income | Net Income/ (Expenditure) | General Reserves Balance Brought Forward | Interest | Balance Carried Forward | Overall Change In Year |
| | | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 | £000 |
| 2009/10 | 0 | 7,814 | 9,612 | 623 | 2,954 | 2,900 | 13,882 | 3,745 | 3,903 | 45,434 | 43,003 | (7,004) | 7,774 | 770 | 249 | 44,022 | -1,412 | 16,092 | 231 | 14,910 | **-1,182** |
| 2010/11 | 1 | 7,901 | 9,914 | 639 | 3,777 | 4,400 | 13,954 | 3,713 | 3,884 | 48,182 | 43,764 | (7,832) | 7,774 | -58 | 257 | 43,963 | -4,219 | 14,910 | 192 | 10,883 | **-4,027** |
| 2011/12 | 2 | 8,020 | 10,244 | 632 | 1,890 | *750* | 14,150 | 3,682 | 3,884 | 43,253 | 45,989 | (9,165) | 3,884 | -5,281 | 264 | 40,972 | -2,281 | 10,883 | 146 | 8,748 | **-2,135** |
| 2012/13 | 3 | 8,208 | 10,574 | 643 | 1,386 | *773* | 14,228 | 3,684 | 3,884 | 43,380 | 48,211 | (10,739) | 3,884 | -6,855 | 272 | 41,628 | -1,752 | 8,748 | 236 | 7,233 | **-1,516** |
| 2013/14 | 4 | 8,395 | 10,882 | 655 | 204 | *796* | 14,495 | 4,192 | 4,467 | 44,085 | 50,477 | (10,336) | 4,467 | -5,869 | 280 | 44,888 | 803 | 7,233 | 229 | 8,265 | **1,032** |
| 2014/15 | 5 | 8,580 | 11,190 | 666 | 0 | *820* | 14,881 | 4,186 | 4,467 | 44,788 | 52,342 | (11,742) | 4,467 | -7,276 | 289 | 45,356 | 568 | 8,265 | 256 | 9,089 | **824** |
| 2015/16 | 6 | 8,762 | 11,466 | 678 | 0 | *844* | 15,158 | 4,199 | 4,467 | 45,574 | 54,018 | (12,761) | 4,467 | -8,294 | 297 | 46,021 | 448 | 9,089 | 279 | 9,816 | **727** |
| 2016/17 | 7 | 8,941 | 11,751 | 690 | 0 | *869* | 15,491 | 4,233 | 4,467 | 46,441 | 55,641 | (13,563) | 4,467 | -9,097 | 306 | 46,851 | 410 | 9,816 | 301 | 10,527 | **711** |
| 2017/18 | 8 | 9,117 | 12,043 | 702 | 0 | *896* | 15,868 | 4,304 | 4,467 | 47,396 | 57,229 | (14,300) | 4,467 | -9,833 | 316 | 47,712 | 316 | 10,527 | 321 | 11,163 | **636** |
| 2018/19 | 9 | 9,297 | 12,343 | 714 | 0 | *922* | 16,202 | 4,340 | 4,467 | 48,285 | 58,815 | (15,016) | 4,467 | -10,549 | 325 | 48,591 | 306 | 11,163 | 339 | 11,808 | **646** |
| 2019/20 | 10 | 9,482 | 12,649 | 727 | 0 | *950* | 16,540 | 4,342 | 4,467 | 49,157 | 60,379 | (15,749) | 4,467 | -11,282 | 335 | 49,431 | 275 | 11,808 | 358 | 12,441 | **633** |
| 2020/21 | 11 | 9,670 | 12,964 | 739 | 0 | *979* | 16,941 | 4,345 | 4,467 | 50,104 | 61,968 | (16,486) | 4,467 | -12,019 | 345 | 50,294 | 190 | 12,441 | 376 | 13,007 | **566** |
| 2021/22 | 12 | 9,862 | 13,286 | 752 | 0 | *1,008* | 17,280 | 4,348 | 4,467 | 51,003 | 63,598 | (17,318) | 4,467 | -12,851 | 355 | 51,102 | 99 | 13,007 | 392 | 13,498 | **491** |
| 2022/23 | 13 | 10,058 | 13,616 | 765 | 0 | *1,038* | 17,662 | 4,351 | 4,467 | 51,957 | 65,218 | (18,061) | 4,467 | -13,594 | 366 | 51,990 | 32 | 13,498 | 405 | 13,936 | **438** |
| 2023/24 | 14 | 10,258 | 13,954 | 779 | 0 | *1,069* | 18,088 | 4,354 | 4,467 | 52,969 | 66,878 | (18,826) | 4,467 | -14,359 | 377 | 52,895 | -74 | 13,936 | 417 | 14,279 | **343** |
| 2024/25 | 15 | 10,461 | 14,301 | 792 | 0 | *1,101* | 18,454 | 4,357 | 4,467 | 53,933 | 68,577 | (19,614) | 4,467 | -15,147 | 388 | 53,818 | -115 | 14,279 | 427 | 14,590 | **311** |
| 2025/26 | 16 | 10,669 | 14,657 | 806 | 0 | *1,134* | 18,863 | 4,360 | 4,467 | 54,955 | 70,286 | (20,425) | 4,467 | -15,959 | 400 | 54,727 | -229 | 14,590 | 434 | 14,796 | **206** |
| 2026/27 | 17 | 10,881 | 15,021 | 820 | 0 | *1,168* | 19,316 | 4,363 | 4,467 | 56,036 | 72,036 | (21,261) | 4,467 | -16,794 | 412 | 55,654 | -382 | 14,796 | 438 | 14,852 | **57** |
| 2027/28 | 18 | 11,097 | 15,394 | 835 | 0 | *1,204* | 19,709 | 4,366 | 4,467 | 57,070 | 73,831 | (22,121) | 4,467 | -17,654 | 424 | 56,601 | -470 | 14,852 | 439 | 14,821 | **-31** |
| 2028/29 | 19 | 11,317 | 15,777 | 849 | 0 | *1,240* | 20,166 | 4,370 | 4,467 | 58,185 | 75,670 | (23,006) | 4,467 | -18,540 | 437 | 57,567 | -617 | 14,821 | 435 | 14,640 | **-182** |
| 2029/30 | 20 | 11,542 | 16,169 | 864 | 0 | *1,277* | 20,628 | 4,373 | 4,467 | 59,319 | 77,555 | (23,918) | 4,467 | -19,451 | 450 | 58,554 | -765 | 14,640 | 428 | 14,302 | **-337** |
| 2030/31 | 21 | 11,771 | 16,570 | 879 | 0 | *1,315* | 21,050 | 4,377 | 4,467 | 60,429 | 79,487 | (24,856) | 4,467 | -20,390 | 463 | 59,561 | -868 | 14,302 | 416 | 13,850 | **-452** |
| 2031/32 | 22 | 12,004 | 16,982 | 895 | 0 | *1,355* | 21,518 | 4,380 | 4,467 | 61,600 | 81,467 | (25,823) | 4,467 | -21,356 | 477 | 60,589 | -1,011 | 13,850 | 400 | 13,239 | **-611** |
| 2032/33 | 23 | 12,243 | 17,404 | 910 | 0 | *1,395* | 21,431 | 4,384 | 4,467 | 62,233 | 83,497 | (26,817) | 4,467 | -22,350 | 492 | 61,638 | -595 | 13,239 | 388 | 13,032 | **-207** |
| 2033/34 | 24 | 12,486 | 17,837 | 926 | 0 | *1,437* | 21,890 | 4,388 | 4,467 | 63,430 | 85,577 | (27,841) | 4,467 | -23,374 | 506 | 62,709 | -721 | 13,032 | 380 | 12,692 | **-340** |
| 2034/35 | 25 | 12,733 | 18,280 | 943 | 0 | *1,480* | 22,355 | 4,391 | 4,467 | 64,649 | 87,709 | (28,895) | 4,467 | -24,428 | 522 | 63,803 | -846 | 12,692 | 368 | 12,213 | **-478** |
| 2035/36 | 26 | 12,986 | 18,734 | 959 | 0 | *1,525* | 22,852 | 4,395 | 4,467 | 65,918 | 89,894 | (29,979) | 4,467 | -25,512 | 537 | 64,919 | -999 | 12,213 | 351 | 11,566 | **-648** |
| 2036/37 | 27 | 13,244 | 19,200 | 976 | 0 | *1,570* | 23,362 | 4,399 | 4,467 | 67,217 | 92,134 | (31,095) | 4,467 | -26,629 | 553 | 66,058 | -1,159 | 11,566 | 330 | 10,736 | **-829** |
| 2037/38 | 28 | 13,507 | 19,677 | 993 | 0 | *1,617* | 23,883 | 4,404 | 4,467 | 68,547 | 94,429 | (32,244) | 4,467 | -27,778 | 570 | 67,222 | -1,326 | 10,736 | 302 | 9,713 | **-1,023** |
| 2038/39 | 29 | 13,775 | 20,166 | 1,010 | 0 | *1,666* | 24,415 | 4,408 | 4,467 | 69,906 | 96,782 | (33,426) | 4,467 | -28,960 | 587 | 68,409 | -1,497 | 9,713 | 269 | 8,485 | **-1,228** |
| 2039/40 | 30 | 14,048 | 20,667 | 1,028 | 0 | *1,716* | 24,958 | 4,412 | 4,467 | 71,296 | 99,193 | (34,643) | 4,467 | -30,176 | 605 | 69,621 | -1,675 | 8,485 | 229 | 7,040 | **-1,445** |

Appendix 3

## Summary Revenue Budget 2010/2011 Housing Revenue Account

| SERVICE ACTIVITY | Departmental Expenditure: Employees £000's | Departmental Expenditure: Running Costs £000's | Indirect Expenditure: Capital Charges £000's | Indirect Expenditure: Support Services Expenditure £000's | Gross Expenditure 2009/10 £000's | Departmental Income: Grants £000's | Departmental Income: Other Income £000's | Support Services Income £000's | Gross Income 2009/10 £000's | Total Approved Budget 2009/10 £000's |
|---|---|---|---|---|---|---|---|---|---|---|
| Contribution to Repairs Account | | 9,914 | | | 9,914 | | | | | 9,914 |
| Major Repairs Allowance | | 7,901 | | | 7,901 | | | | | 7,901 |
| Supervison & Management:- | | | | | | | | | | |
| Derby Homes | | 10,488 | | 974 | 11,462 | | | | | 11,462 |
| Derby Homes - Incentive Scheme | | 150 | | | 150 | | | | | 150 |
| Special - Retained HRA | 309 | 167 | | | 476 | | (383) | | (383) | 93 |
| General - Retained HRA | 1,150 | 358 | | 867 | 2,375 | | (126) | | (126) | 2,249 |
| Estates Pride | | 3,777 | | | 3,777 | | | | | 3,777 |
| RCCO - Capital Programme | | | 4,400 | | 4,400 | | | | | 4,400 |
| Provision for bad and doubtful debts | | 639 | | | 639 | | | | | 639 |
| | 1,459 | 33,394 | 4,400 | 1,841 | 41,094 | | (509) | | (509) | 40,585 |
| INCOME | | | | | | | | | | |
| Gross Rent | | | | | | | (43,764) | | (43,764) | (43,764) |
| Housing Revenue Account Subsidy | | | | | | | 58 | | 58 | 58 |
| Contributions - Community Facilities | | | | | | | (257) | | (257) | (257) |
| | | | | | | | (43,963) | | (43,963) | (43,963) |
| **NET COST OF SERVICES** | **1,459** | **33,394** | **4,400** | **1,841** | **41,094** | | **(44,472)** | | **(44,472)** | **(3,378)** |
| Actual Capital Charges - Interest | | | | | | | | | | |
| Loan Charges - Interest | | | 7,593 | | 7,593 | | | | | 7,593 |
| Interest Receivable | | | | | | | (192) | | (192) | (192) |
| **NET OPERATING EXPENDITURE** | 1,459 | 33,394 | 11,993 | 1,841 | 48,687 | | (44,664) | | (44,664) | 4,023 |
| Appropriations | | | | | | | | | | |
| Loan Charges - Minimum Revenue Provision | | | 4 | | 4 | | | | | 4 |
| **Change in Working Balances** | **1,459** | **33,394** | **11,997** | **1,841** | **48,691** | | **(44,664)** | | **(44,664)** | **4,027** |
| **Net Balance at start of year** | | | | | | | | | | **(14,910)** |
| **NET BALANCE AT END OF YEAR** | | | | | | | | | | **(10,883)** |

Appendix 4

| | 2005/06 2006/07 £000 | 2007/08 £000 | 2008/09 £000 | 2009/10 £000 | 2010/11 £000 | 2011/12 £000 | 2012/13 £000 | 2013/14 £000 | Total EP £000 |
|---|---|---|---|---|---|---|---|---|---|
| **Approved at this stage:** | | | | | | | | | |
| **Neighbourhood Working** | | | | | | | | | |
| Contribution to overall scheme in five priority areas | 233 | 240 | 247 | 254 | 262 | - | - | - | **1,236** |
| Additional expansion of scheme to other areas | 122 | 90 | 120 | 124 | 127 | 131 | 135 | 88 | **937** |
| | **355** | **330** | **367** | **378** | **389** | **131** | **135** | **88** | **2,173** |
| **YIP** | **188** | **194** | **200** | **206** | **212** | **109** | **112** | **116** | **1,337** |
| **Capital Works contributions approved:** | | | | | | | | | |
| Sunnyhill Rec Multi User Games Area | 20 | 45 | - | - | - | - | - | - | **65** |
| Stockbrook Street Rec, Sportswall and footpaths | 6.5 | - | - | - | - | - | - | - | **7** |
| Sherwood Recreation play area and fencing | 17.5 | - | - | - | - | - | - | - | **18** |
| Church Street new play area and lighting | 10.2 | - | - | - | - | - | - | - | **10** |
| Cheviot Street Teen Area age 10 to 18 | 40.5 | - | - | - | - | - | - | - | **41** |
| Chaddesden Park play area equipment / landscaping | - | 50 | - | - | - | - | - | - | **50** |
| Rykneld Rec | 7.2 | - | - | - | - | - | - | - | **7** |
| Tree work - Stockbrook Street additional works | 15 | - | - | - | - | - | - | - | **15** |
| Environmental work - fencing landscaping identifed by the CSP, DH and Police (total £290,000):Stockbrook area | 290 | - | - | - | - | - | - | - | **290** |
| Street Lighting contribution | - | 975 | - | - | - | - | - | - | **975** |
| Osmaston Park (exact amounts 06/07 £20k 07/08 £180k) | 20 | 180 | | | | | | | **200** |
| Warwick Avenue parking | 15 | | | | | | | | **15** |
| Living Streets training | 2 | | | | | | | | **2** |
| Burglary Reduction (exact amount 05/06 06/07£161,226) | 161 | | | | | | | | **161** |
| CCTV revenue costs (city wide 05/06 06/07) exact amount £202,146 | 202 | | | | | | | | **202** |
| Management fee | 90 | 90 | 90 | 118 | 152 | 152 | | | **692** |
| CHIPS work | 430 | | | | | | | | **430** |
| Sussex Circus | | 250 | | | | | | | **250** |
| Sunny Hill CC | | | 200 | | | | | | **200** |
| General estate based environmental improvements agreed by LHB | | | 500 | 470 | 1,782 | 48 | | | **2,800** |
| Harvey Road Improvements | | | | | 500 | | | | **500** |
| Refurbishment of all play areas within council estates | - | - | | 70 | 150 | 150 | 80 | - | **450** |
| Repairs to fencing and garden work to vacant homes | - | - | 100 | 100 | 100 | - | - | - | **300** |
| Youth engagement work in areas not covered by YIP's | - | - | 30 | 30 | 30 | - | - | - | **90** |
| General estate based environmental Improvements agreed by LHB; | - | - | | - | 104 | - | - | - | **104** |
| Local Housing Board allocation | - | 300 | 300 | 250 | 250 | 250 | - | - | **1,350** |
| Housing focus groups allocation | - | - | - | 50 | 50 | 50 | - | - | **150** |
| Contingency | | | | | 58 | | | | **58** |
| **Total** | **1,327** | **1,890** | **1,220** | **1,088** | **3,176** | **650** | **80** | **-** | **9,431** |
| **Total previously approved** | **1,870** | **2,414** | **1,787** | **1,672** | **3,777** | **890** | **327** | **204** | **12,941** |
| **Further works to be drawn up later** | | | | | | | | | |
| **Capital** | | | | | | | | | |
| Possible further physical environmental improvements | | | | | | **1,000** | **1,059** | | **2,059** |
| **Total** | **-** | **-** | **-** | **-** | **-** | **1,000** | **1,059** | **-** | **2,059** |
| **Total programme plan** | **1,870** | **2,414** | **1,787** | **1,672** | **3,777** | **1,890** | **1,386** | **204** | **15,000** |
| **Capital** | 1,237 | 1,800 | 1,130 | 970 | 3,024 | 1,498 | 1,139 | - | 10,798 |
| **Revenue** | 633 | 614 | 657 | 702 | 753 | 392 | 247 | 204 | 4,202 |
| | 1,870 | 2,414 | 1,787 | 1,672 | 3,777 | 1,890 | 1,386 | 204 | 15,000 |

| Project location | | Est. value |
|---|---|---|
| Austin area property boundaries | 0064 | £100,000 |
| Centurion Walk / Marcus Street | 0083 | £30,000 |
| City Road, John Lombe, Mansfield Road | 0007 | £70,000 |
| Ellesmere Flats | 0091 | £40,000 |
| Hartshorne Road, Oaklands Avenue, Marston Close and Trusley Gardens | 0010 | £50,000 |
| Huntington Green | 0006 | £80,000 |
| Radnor Street | 0015 | £100,000 |
| Berwick Avenue - Chets Shop | 0018 | £10,000 |
| Craddock Avenue, Spondon | 0003 | £130,000 |
| Fenchurch Walk & Enfield Road | 0014 | £165,000 |
| Merrill Way | 0086 | £40,000 |
| Filbert Walk / Aston Close | 0031 | £80,000 |
| Whitecross House | 0008 | £20,000 |
| Keldholme Lane Estate | 0090 | £120,000 |
| Osmaston Road, Oriel Court, Keble Close | 0084 | £75,000 |
| Oaktree / Elm Tree Ave | 0089 | £40,000 |
| Ashworth Avenue / Joh Berrysford Close | 0079 | £80,000 |
| Hampstead/Streatham/Hanover/Camberwell/Wembley Gdns | 0081 | £30,000 |
| Barley Croft | 0085 | £60,000 |
| Finsley Walk | 0087 | £20,000 |
| Oakleigh / Lenton / Rushcliffe | 0078 | £50,000 |
| Harvey Road previously approved resources | | £410,000 |
| **New Schemes to approved within existing funds** | | |
| Harvey Road project | | £90,000 |
| Contribution to large scale parks | | £155,000 |
| LEAPER STREET ST ANNES | 0202 | £97,000 |
| WOODS ROAD CHADDESDEN | 0095 | £45,000 |
| ARTHUR COURT ALEXANDRA GARDENS TINTAGEL CLOSE | 0204 | £75,000 |
| ST CLARES CLOSE | 0205 | £20,000 |
| Total work 2010/11 = | | £2,282,000 |

**Derby Homes Management Fee Projections** **Appendix 5**

| | Core Fee £000 | Leasing Insurance £000 | Mod Fund £000 | Total £000 | max Supp People £000 | max incentive scheme £000 |
|---|---|---|---|---|---|---|
| **2008/9 total** | **10,896** | **727** | **0** | **11,623** | **0** | **150** |
| **2009/2010** | | | | | | |
| Inflation 3% | 318 | | | 318 | | |
| contribution to repairs | -100 | | | -100 | | |
| contribution to LD transfer properties | -125 | | | -125 | | |
| lease and insurance changes | | 0 | | 0 | | |
| remove systems upgrade | -285 | | | -285 | | |
| tenants manual update | 20 | | | 20 | | |
| Stock options appraisal | 45 | | | 45 | | |
| Stock Adjustment RTB 2009/10 | -69 | | | -69 | | |
| | -196 | 0 | 0 | -196 | 0 | 0 |
| **2009/10 total** | **10,699** | **727** | **0** | **11,426** | **0** | **150** |
| **2010/11** | | | | | | |
| Inflation 1% | 107 | | | 107 | | |
| add back contributions | 225 | | | 225 | | |
| reduced base fee for lower inflation 1.25% 9/10 | -190 | | | -190 | | |
| lease and insurance changes | | -36 | | -36 | | |
| remove tenants manual update | -20 | | | -20 | | |
| remove stock options appraisal | -45 | | | -45 | | |
| Stock Adjustment RTB 2010/11 | -6 | | | -6 | | |
| | **10,771** | **691** | **0** | **11,462** | **0** | **150** |
| **2011/12** | | | | | | |
| Inflation 2% (1% + 1% NI) | 215 | | | 215 | | |
| lease and insurance changes | | -138 | | -138 | | |
| LGPS | 100 | | | 100 | | |
| remove additional tree maintenance | 0 | | | 0 | | |
| Inspection Fees | 35 | | | 35 | | |
| Stock Adjustment RTB 2011/12 | -11 | | | -11 | | |
| | **11,110** | **553** | **0** | **11,663** | **0** | **150** |
| **2012/13** | | | | | | |
| Inflation 1% | 111 | | | 111 | | |
| lease and insurance changes | | -45 | | -45 | | |
| remove inspection fees | -35 | | | -35 | | |
| Stock Adjustment RTB 2012/13 | -12 | | | -12 | | |
| | **11,174** | **508** | **0** | **11,682** | **0** | **150** |