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HRA BUDGET TABLES



COUNCIL

BUSINESS

GENERAL BUSINESS

9.3 Housing Revenue Account Budget 2024/25 - RES/23/385 (Pages 3 - 14)

Motion and Amendment - Tables - circulated at the meeting

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Martyn Orchard, tel 01224 067598 or morchard@aberdeencity.gov.uk

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Partnership Motion – HRA Budget 2024/25

Table 1

	Budget 24/25 £'000
HRA Summary	
Expenditure	
Housing Staff Management & Operations	15,852
Property Planned & Response Maintenance	41,040
Other Operational Costs (Grounds/Cleaning etc)	15,350
Cost of Repaying Borrowing	20,767
Loss of Rent – Voids and Bad Debt	12,940
Contribution to Capital Investment (CFCR)	9,048
Contribution Working Balances	500
Total Expenditure	115,497
Income	
Rental income at 4.7%	(104,189)
Misc rental including car parking, heat with rent etc	(7,647)
Deficit/ (Surplus)	3,661
Working Balance at 31/3/24 (Forecast)	13,628
Contribution to Working Balances 24/25	500
Use of working balances	(3,661)
Working Balance at 31/3/25 (Forecast)	10,467

Table 2

Details of the rent increase (figures shown are per week on a 48 week basis)

	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Existing 2023/24 rent levels					
	£	£	£	£	£
Multi/flat/maisonette	67.80	80.83	87.35	93.88	100.39
Four in a block	74.32	87.35	93.87	100.40	106.91
Cottage/house	80.85	93.88	100.40	106.93	113.44
Proposed 2024/25 rent levels with 4.7% increase					
	£	£	£	£	£
Multi/flat/maisonette	70.98	84.63	91.46	98.29	105.11
Four in a block	77.81	91.46	98.28	105.12	111.94
Cottage/house	84.65	98.29	105.12	111.96	118.78

Table 3

Figures below are shown per week unless otherwise stated.

ABERDEEN CITY COUNCIL				
HOUSING REVENUE ACCOUNT				
Miscellaneous Rents				
2024/2025				
	Current	Proposed	Increase	Percentage
	Rental	Rental	Per Week	Increase
	£	£	£	%
Miscellaneous Increases - HRA				
Garages	12.65	13.75	1.10	8.70%
Denburn and West North Street Spaces	5.80	6.30	0.50	8.62%
Denburn and West North Street Spaces	21.00	22.75	1.75	8.33%
Garages Sites	4.95	5.35	0.40	8.08%
Car Ports	5.40	5.85	0.45	8.33%
Car Parking Spaces - Local	4.55	4.95	0.40	8.79%
Car Parking Spaces - Non Local	21.00	22.75	1.75	8.33%
Window Cleaning	0.95	1.00	0.05	5.26%
Meals at Denmore & Kingswood	43.00	46.50	3.50	8.14%
Guest Rooms (per night)	10&15	12&18	2 &3	20.00%
House Garden Scheme (annual)	83.00	90.00	7.00	8.43%
General Fund charges - Support Services				
Provision of temporary accommodation as per legislative duty	94	95	1	1.06%
Service Charge for Hostel - West North Street	773	810	37	4.79%
Service charge for supported flats	48	53	5	10.42%

Table 4

Heat with Rent – 48 week basis			Reduction
	Previous	Proposed	per week
Gas Heated Properties	£	£	£
Bedsits	13.29	11.64	(1.65)
1 bed roomed flats	15.32	13.41	(1.91)
2 bed roomed flats	17.42	15.25	(2.17)
3 bed roomed flats	19.45	17.03	(2.42)
Electrically Heated Properties			
Bedsits	14.53	12.81	(1.72)
1 bed roomed flats	16.44	14.49	(1.95)
2 bed roomed flats	18.49	16.30	(2.19)
3 bed roomed flats	20.40	17.98	(2.42)
CHP Properties			
All 1 Bed roomed Properties	15.75	13.61	(2.14)
All 2 Bed roomed Properties	17.80	15.38	(2.42)

Table 5

Housing Capital Budget 2024/25 to 2028/29					
	2024/25	2025/26	2026/27	2027/28	2028/29
PROJECT	£'000	£'000	£'000	£'000	£'000
SCOTTISH HOUSING QUALITY STANDARDS					
1 Compliant with the tolerable standard					
1.1 Major Repairs-					
Pitch Roof Replacement (Flats, Houses and Cottages)	3,922	7,662	6,986	7,480	6,599
	3,922	7,662	6,986	7,480	6,599
2 Free from Serious Disrepair					
2.1 <u>Primary Building Elements</u>					
Structural Repairs Multi Storey	3,289	3,930	4,225	4542	976
City Centre Multi Storey Proposals	500	100	100	100	100
Structural Repairs General Housing	1,750	2,500	2,500	2,500	2,500
<u>Secondary Building Elements</u>					
2.2 Upgrading of Flat Roofs General	1,674	1,700	1,926	1,667	124
Upgrading of Flat Roofs General Cottages	1,884	168	626	34	38
2.3 Upgrade Flat Roofs Multi Storey	1,129	1,213	1,304	935	2,010
2.6 Window Replacement Houses	4,118	2,917	9,218	6,462	14,725
Window Replacement Flats	7,962	9,902	5,428	8,912	16,293
Window Replacement General – Communal	454	500	560	400	495
Window Replacement - Rosemount Square (flats and comunals)	2,800	-	-	-	-
2.7 Window Replacement-Multi Storey (Communal)	-	75	81	60	129
Window Replacement-Multi Storey (Flats)	-	2,345	2,880	2,635	5,814
	25,560	25,350	28,848	28,247	43,204
3 Energy Efficient					
<u>Effective insulation</u>					
3.1 Cavity Wall Insulation	250	300	400	500	500
3.2 General Houses Loft Insulation	728	787	565	610	0
<u>Efficient Heating</u>					
3.3 Heating Systems Replacement	6,670	6,367	6,685	6,466	6,952
Heating option appraisal	0	0	0	0	0
Torry Heat Network	4,000	-	-	-	-
3.6 Energy Efficiency Sheltered	640	690	740	800	860
<u>Additional Energy Efficiency measures</u>					
3.7 SCARF	35	35	35	35	35
3.8 Solid Wall Insulation	3,280	3,000	3,240	3,340	3,340
	15,603	11,179	11,665	11,751	11,687

Housing Capital Budget 2024/25 to 2028/29					
	2024/25	2025/26	2026/27	2027/28	2028/29
PROJECT	£'000	£'000	£'000	£'000	£'000
Modern Facilities & Services					
<u>Bathroom and Kitchen Condition</u>					
4.1 Modernisation Programme – Bathroom	4,152	3,676	2,456	2,310	3,792
Modernisation Programme – Kitchen	12,060	17,340	14,172	15,967	18,559
	16,212	21,016	16,628	18,277	22,351
5 Healthy, Safe & Secure					
<u>Safe</u>					
5.3 Rewiring	1,130	1,171	262	2,474	7,651
5.4 Lift Replacement Multi Storey/Major Blocks	1,440	1,935	2,080	2,235	-
5.5 Smoke Detectors – Common Areas Major Blocks	255	274	295	316	397
5.6 Services					
Cyclical maintenance/replacement of the following services	812	50	50	50	50
<u>Secure</u>					
5.11 Door Entry Systems	109	45	48	42	17
5.12 Replace Door Entry Systems - Major Blocks	522	481	603	740	795
5.13 Other Initiatives FD 60 Doors	2,317	914	980	261	2,055
	6,585	4,870	4,318	6,118	10,965
NON SCOTTISH HOUSING QUALITY STANDARDS					
6 Community Plan & LOIP					
6.2 Community Initiatives	250	250	250	250	250
6.7 Adaptations Disabled	1,000	1,000	1,000	1,000	1,000
6.8 Special Initiatives/Barrier Free Housing	300	150	150	150	150
6.9 Housing For Varying Needs- Amenity/Adaptations	150	150	150	150	150
6.1 Housing For Varying Needs- Extra Care/Adaptations	200	200	200	150	150
6.11 Roads/Paths	200	200	150	150	150
6.17 New Build/Formal Council House Buy Back	64,666	61,495	41,538	13,771	2,000
6.18 Clinterty	0	0	0	0	0
6.19 206 Union Street	3,000	700	0	0	0
6.20 Defibrillators	125	0	0	0	0
	69,891	64,145	43,438	15,621	3,850

Housing Capital Budget 2024/25 to 2028/29					
	2024/25	2025/26	2026/27	2027/28	2028/29
PROJECT	£'000	£'000	£'000	£'000	£'000
8 Service Expenditure					
8.1 Other Departmental Fees	8,720	7,967	7,439	7,812	13,954
	8,720	7,967	7,439	7,812	13,954
Gross Programme	146,493	142,189	119,322	95,306	112,610
Less 27% Slippage	(23,443)	(22,597)	(21,542)	(22,554)	(38,505)
Net Programme	123,050	119,592	97,780	72,752	74,105
Financed by:-					
Borrowing	(96,423)	(96,959)	(91,590)	(70,691)	(73,605)
Other income eg Grants, Affordable Homes Reserve	(17,579)	(13,127)	(500)	(500)	(500)
CFCR	(9,048)	(9,506)	(5,690)	(1,561)	0
Total Funding	(123,050)	(119,592)	(97,780)	(72,752)	(74,105)

Amendment by Labour Group – HRA Budget and rent setting 2024/25 & Capital Programme 2024/25-2028//29:

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	Budget 24/25 £'000
HRA Summary	
Expenditure	
Housing Staff Management & Operations	15,852
Property Planned & Response Maintenance	41,040
Other Operational Costs (Grounds/Cleaning etc)	15,350
Cost of Repaying Borrowing	20,767
Loss of Rent – Voids and Bad Debt	12,885
Contribution to Capital Investment (CFCR)	9,048
Contribution Working Balances	500
Total Expenditure	115,442
Income	
Rental income at 4%	(103,492)
Misc rental including car parking, heat with rent etc	(7,647)
Deficit/ (Surplus)	4,303
Working Balance at 31/3/24 (Forecast)	13,628
Contribution to Working Balances 24/25	500
Use of working balances	(4,303)
Working Balance at 31/3/25 (Forecast)	9,825

Table 2

Impact of the rent increase (figures shown are per week on a 48 week basis)

	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Existing 2023/24 rent levels					
	£	£	£	£	£
Multi/flat/maisonette	67.80	80.83	87.35	93.88	100.39
Four in a block	74.32	87.35	93.87	100.40	106.91
Cottage/house	80.85	93.88	100.40	106.93	113.44
Proposed 2024/25 rent levels with 4% increase					
	£	£	£	£	£
Multi/flat/maisonette	70.51	84.06	90.84	97.64	104.41
Four in a block	77.29	90.84	97.63	104.42	111.19
Cottage/house	84.08	97.64	104.42	111.21	117.98

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<u>Additional Energy Efficiency measures</u>					
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NON SCOTTISH HOUSING QUALITY STANDARDS					
6 Community Plan & LOIP					
6.2 Community Initiatives	250	250	250	250	250
6.7 Adaptations Disabled	1,000	1,000	1,000	1,000	1,000
6.8 Special Initiatives/Barrier Free Housing	300	150	150	150	150
6.9 Housing For Varying Needs- Amenity/Adaptations	150	150	150	150	150
6.1 Housing For Varying Needs- Extra Care/Adaptations	200	200	200	150	150
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6.17 New Build/Formal Council House Buy Back	64,666	61,495	41,538	13,771	2,000
6.18 Clinterty	0	0	0	0	0
6.19 206 Union Street	3,000	700	0	0	0
6.20 Defibrillators	125	0	0	0	0
	69,891	64,145	43,438	15,621	3,850

Housing Capital Budget 2024/25 to 2028/29					
	2024/25	2025/26	2026/27	2027/28	2028/29
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Gross Programme	146,493	142,189	119,322	95,306	112,610
Less 27% Slippage	(23,443)	(22,597)	(21,542)	(22,554)	(38,505)
Net Programme	123,050	119,592	97,780	72,752	74,105
Financed by:-					
Borrowing	(96,423)	(96,959)	(91,590)	(70,691)	(73,605)
Other income eg Grants, Affordable Homes Reserve	(17,579)	(13,127)	(500)	(500)	(500)
CFCR	(9,048)	(9,506)	(5,690)	(1,561)	0
Total Funding	(123,050)	(119,592)	(97,780)	(72,752)	(74,105)