

MIDLOTHIAN COUNCIL

Appendix B

HOUSING REVENUE ACCOUNT CAPITAL PLAN 2024/25

	Revised Budget £'000	Actuals to Date £'000	Projected Outturn £'000	Variation (Under)/Over £'000
FUNDING				
Scottish Government Grants				
- Affordable Housing Supply Programme Funding	7,947	7,037	7,947	0
- Off Market Purchases Funding	471	0	471	0
- Social Housing Net-zero Funding	0	0	825	825
Other Receipts	0	175	175	175
Council Tax on Second Homes	90	0	90	0
Borrowing Requirement	38,951	23,560	37,921	(1,030)
TOTAL AVAILABLE FUNDING	47,459	30,772	47,429	(30)

	£'000	£'000	£'000	£'000
APPROVED EXPENDITURE				
New Build Houses Phase 2 - Phase 5	33,184	24,409	33,184	0
Dalkeith Town Centre Regeneration - Social Housing	500	2	500	0
Backdated Developer Contribution	724	0	724	0
Off Market Purchases	1,260	165	1,260	0
Aids & Adaptations	519	252	519	0
Environmental Improvements	100	0	100	0
BDHS Meters	500	0	500	0
Homelessness - Temporary Accommodation Provision	30	0	0	(30)
Scottish Housing Quality Standard				
-Upgrade Central Heating Systems	1,677	654	1,677	0
-Energy Efficiency Standard for Social Housing (EESSH)	2,800	472	2,800	0
-Scottish Housing Quality Standards (SHQS) Repairs	6,165	4,818	6,165	0
TOTAL EXPENDITURE	47,459	30,772	47,429	(30)

MIDLOTHIAN COUNCIL

Appendix C

HOUSING REVENUE ACCOUNT 2024/25

	Revised Budget	Projected Outturn	Variation (Under)/Over
Average No of Houses	7,664	7,595	(69)
	£000's	£000's	£000's
Repairs and Maintenance			
General Repairs	8,483	9,421	938
Decant/Compensation	71	73	2
Grounds Maintenance	603	574	(29)
	9,157	10,068	911
Administration and Management	5,537	5,687	150
Loan Charges	16,568	15,357	(1,211)
Other Expenses	2,942	3,059	117
TOTAL EXPENDITURE	34,204	34,171	(33)
Rents			
Houses	35,299	35,215	84
Garages	690	690	0
Others	176	178	(2)
TOTAL RENTS	36,165	36,083	82
NET EXPENDITURE/(INCOME)	(1,961)	(1,912)	49
<u>Movement in HRA Reserve</u>			
Opening HRA Reserve		(33,182)	
Enhancement during 2024/25 as above		(1,912)	
Reserve Earmarked to fund capital investment plans		(35,094)	

HOUSING REVENUE ACCOUNT CAPITAL PLAN 2025/26-2027/28

	Proposed Budget 2025/26 £'000	Indicative Budget 2026/27 £'000	Indicative Budget 2027/28 £'000
FUNDING			
Grants			
- Affordable Housing Supply Programme Funding	6,211	7,626	8,586
- Off Market Purchases Funding	990	110	0
Council Tax on Second Homes	92	94	96
Borrowing Requirement	72,949	64,173	35,457
TOTAL AVAILABLE FUNDING	80,242	72,003	44,139
APPROVED EXPENDITURE			
	£'000	£'000	£'000
New Build Houses Phase 3 - Phase 5	44,026	42,334	22,245
Backdated Developer Contributions	1,000	1,000	1,000
Housing Led Town Centre Regeneration	10,000	9,500	0
Off Market Purchases	2,850	265	0
Aids & Adaptations	529	540	551
Bonnyrigg District Heating Scheme Meters	800	0	0
Environmental Improvements	2,000	2,000	2,000
Scottish Housing Quality Standard			
-Upgrade Central Heating Systems	3,012	0	0
-Energy Efficiency Standard for Social Housing	12,551	12,890	15,704
-SHQS Upgrades	3,474	3,474	2,639
TOTAL EXPENDITURE	80,242	72,003	44,139

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HOUSING REVENUE ACCOUNT 2025/26-2027/28

Appendix E

	2025/26 Proposed Budget	2026/27 Indicative Budget	2027/28 Indicative Budget
Average No of Houses	7,747	8,068	8,228
	£000's	£000's	£000's
Repairs and Maintenance			
General Repairs	9,099	9,506	9,811
Decant/Compensation	85	87	88
Grounds Maintenance	586	597	609
	9,770	10,190	10,508
Administration and Management	5,801	5,910	6,021
Loan Charges	18,240	21,466	24,081
Other Expenses	3,919	3,185	3,304
TOTAL EXPENDITURE	37,730	40,751	43,914
Income			
Houses Rents	36,840	40,131	43,296
Garages Rents	710	742	775
Other Income	180	187	195
TOTAL RENTS	37,730	41,060	44,266
NET EXPENDITURE/(INCOME)	0	(309)	(352)
BALANCE BROUGHT FORWARD	(35,094)	(35,094)	(35,403)
BALANCE CARRIED FORWARD	(35,094)	(35,403)	(35,755)