

**MIDLOTHIAN COUNCIL**

Appendix C

**HOUSING REVENUE ACCOUNT CAPITAL PLAN 2022/23**

	<b>Revised Budget 2022/23 £'000</b>	<b>Actuals to Date £'000</b>	<b>Projected Outturn £'000</b>	<b>Variation (Under)/Over £'000</b>
<b>FUNDING</b>				
<b>Grants</b>				
- Incentivising New Build	7,742	0	7,742	0
- Buy Backs Funding	880	250	880	0
Council Tax on Second Homes	96	0	96	0
Borrowing Requirement	32,682	26,343	32,682	0
<b>TOTAL AVAILABLE FUNDING</b>	<b>41,400</b>	<b>26,593</b>	<b>41,400</b>	<b>0</b>
<b>APPROVED EXPENDITURE</b>	<b>£'000</b>	<b>£'000</b>	<b>£'001</b>	<b>£'000</b>
New Build Houses Phase 2, Phase 3 & Phase 4	31,295	20,310	31,295	0
Buy Backs	3,300	2,348	3,300	0
Aids & Adaptations	454	275	454	0
Homelessness - Temporary Accommodation Provision	508	341	508	0
<b>Scottish Housing Quality Standard</b>				<b>0</b>
-Upgrade Central Heating Systems	1,073	420	1,073	0
-SHQS Repairs	4,770	2,899	4,770	0
<b>TOTAL EXPENDITURE</b>	<b>41,400</b>	<b>26,593</b>	<b>41,400</b>	<b>0</b>

**MIDLOTHIAN COUNCIL**

Appendix D

**HOUSING REVENUE ACCOUNT 2022/23**

	<b>Revised Budget</b>	<b>Projected Outturn</b>	<b>Variation (Under)/Over</b>
<b>Average No of Houses</b>	<b>7,451</b>	<b>7,370</b>	<b>(81)</b>
	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
<b>Repairs and Maintenance</b>			
General Repairs	6,356	7,101	745
Decant/Compensation	63	63	0
Grounds Maintenance	801	827	26
	<b>7,220</b>	<b>7,991</b>	<b>771</b>
<b>Administration and Management</b>	5,332	5,332	0
<b>Loan Charges</b>	13,790	12,002	(1,788)
<b>Other Expenses</b>	2,702	3,076	374
<b>TOTAL EXPENDITURE</b>	<b>29,044</b>	<b>28,401</b>	<b>(643)</b>
<b>Rents</b>			
Houses	31,950	31,143	807
Garages	617	617	0
Others	486	547	(61)
<b>TOTAL RENTS</b>	<b>33,053</b>	<b>32,307</b>	<b>746</b>
<b>NET EXPENDITURE/(INCOME)</b>	<b>(4,009)</b>	<b>(3,906)</b>	<b>103</b>

**Movement in HRA Reserve**

<b>Opening HRA Reserve</b>	<b>(28,084)</b>
<b>Enhancement during 2022/23 as above</b>	<b>(3,906)</b>
<b>Reserve Earmarked to fund capital investment plans</b>	<b>(31,990)</b>

**HOUSING REVENUE ACCOUNT CAPITAL PLAN 2023/24-2025/26**

	<b>Proposed Budget 2023/24 £'000</b>	<b>Proposed Budget 2024/25 £'000</b>	<b>Proposed Budget 2025/26 £'000</b>
<b>FUNDING</b>			
<b>Grants</b>			
- Incentivising New Build	11,238	14,860	7,100
- Buy Backs Funding	560	520	520
Council Tax on Second Homes	98	100	103
Borrowing Requirement	100,407	87,409	51,412
<b>TOTAL AVAILABLE FUNDING</b>	<b>112,303</b>	<b>102,889</b>	<b>59,135</b>

	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>APPROVED EXPENDITURE</b>			
New Build Houses Phase 2 - Phase 4	59,498	40,202	10,944
New Build Houses Phase 5	14,834	36,066	26,740
Backdated Developer Contributions	9,638	0	0
Housing Led Town Centre Regeneration	10,000	10,000	0
Buy Backs	2,100	1,950	1,950
Aids & Adaptations	499	519	529
Bonnyrigg District Heating Scheme Meters	1,300	0	0
Environmental Improvements	2,000	2,000	2,000
<b>Scottish Housing Quality Standard</b>			
-Upgrade Central Heating Systems	1,677	1,677	2,925
-Energy Efficiency Standard for Social Housing	2,933	6,112	10,573
-SHQS Upgrades	7,824	4,363	3,474
<b>TOTAL EXPENDITURE</b>	<b>112,303</b>	<b>102,889</b>	<b>59,135</b>

# MIDLOTHIAN COUNCIL

HOUSING REVENUE ACCOUNT 2023/24-2025/26

Appendix F

	2023/24 Proposed Budget	2024/25 Indicative Budget	2025/26 Indicative Budget
Average No of Houses	7,636	7,980	8,385
	£000's	£000's	£000's
<b>Repairs and Maintenance</b>			
General Repairs	7,492	7,659	8,068
Decant/Compensation	65	66	67
Grounds Maintenance	891	968	1,006
	<b>8,448</b>	<b>8,693</b>	<b>9,141</b>
<b>Administration and Management</b>	5,433	5,537	5,643
<b>Loan Charges</b>	14,484	18,774	22,067
<b>Other Expenses</b>	3,028	3,056	3,100
<b>TOTAL EXPENDITURE</b>	<b>31,393</b>	<b>36,060</b>	<b>39,950</b>
<b>Income</b>			
Houses Rents	32,819	35,931	40,564
Garages Rents	647	678	724
Other Income	569	589	613
<b>TOTAL RENTS</b>	<b>34,035</b>	<b>37,197</b>	<b>41,901</b>
<b>NET EXPENDITURE/(INCOME)</b>	<b>(2,642)</b>	<b>(1,137)</b>	<b>(1,951)</b>
<b>BALANCE BROUGHT FORWARD</b>	<b>(31,990)</b>	<b>(34,632)</b>	<b>(35,769)</b>
<b>BALANCE CARRIED FORWARD</b>	<b>(34,632)</b>	<b>(35,769)</b>	<b>(37,720)</b>