

OH BUDGET FOR THE YEAR 2022/23

Income	Value
Rental income	£8,891,827
Garage Rental Income	£7,690
Service charges	£182,594
Leases	£492,322
Gross Rental Income	£9,574,433
Void Loss	(£63,575)
Total Turnover	£9,510,858

Other Income	Value
Grant Release	£1,350,000
Management Fee	£57,454
Lease income HQ	£32,750
Adaptation income	£27,000
Misc income	£13,500
Tenants Recharge Income	£4,000
Total Other Income	£1,484,704

Total Income **£10,995,562**

Expenditure	Value
Salaries	£1,592,000
Travel & Other Expenses	£75,813
Subscriptions	£28,217
Staff Training & Conferences	£53,652
Health & Safety	£5,154
Office Costs	£42,876
Board Expenses	£3,800
Board Training & Conferences	£8,761
Events/Publicity	£25,800
Printing, Postage & Stationery	£17,147
Insurance	£124,706
Information Technology & Telephony	£194,765
Professional Fees	£113,703
Bank Charges	£36,600
Depreciation - Housing	£2,250,000
Depreciation - Non Housing	£75,000
Loss/(Gain) on asset disposal	£150,000
Reactive Maintenance	£881,286
Planned Maintenance	£296,450
Voids Maintenance	£344,760
Cyclical Maintenance	£218,057
Cyclical Heating Servicing	£103,779
Recoverable Service Costs	£181,278
Adaptations	£24,546
Tenant Participation	£28,040
Loan/bank Interest (incl non utilisation)	£1,940,834
Release of Capitalised Facility Fees	£21,731
Compensation	£3,000
Bad Debt Write Off	£135,278
Total Expenditure	£8,977,033

Net Surplus **£2,018,529**

New Build	Value
Development Costs	£11,857,809
Housing Association Grant	(£6,791,309)
Total New Build	£5,066,500

Component Renewals	Value
Boilers	£288,480
Heating Systems	£67,452
Bathrooms	£223,560
Kitchens	£620,868
Doors	£138,600
Windows	£312,480
Total Component Renewals	£1,651,440

Other Capital	Value
IT	£9,182
Furniture & Fittings	£0
Total Other Capital	£9,182

Total Capital **£6,727,122**