

LISTER HOUSING CO-OPERATIVE
Budget & 3 Year Projection April 2021 to March 2024

Budget 2020/21	Statement of Comprehensive Income	Note	Actual Qtr 2 £	Budget 2021/22 £	Apr - Jul £	Aug - Sep £
821,331	Rental & Service Charge Income (net)		408,933	829,459	207,365	207,365
16,031	Non-housing Activities	7	1,997	16,020	4,005	4,005
1,000	Other Revenue Grants		-	1,000	250	250
23,000	Interest Earned		11,500	20,000	5,000	5,000
	- Cancellation of Shares		-	-	-	-
82,025	Amortisation of Government grants		41,013	82,025	20,506	20,506
#REF!	Rechargeable Income		2,937			
943,387			466,380	948,504	237,126	237,126
	Expenditure					
172,578	Housing Management	1	87,427	202,557	49,424	51,044
112,296	Day to Day Maintenance	2	61,315	122,892	30,246	30,882
142,176	Cyclical Maintenance	4	35,809	136,447	33,588	34,286
133,500	Enhancements/Adaptations	5	9,647	64,600	16,150	16,150
67,840	Major Repairs	3	18,934	65,720	16,430	16,430
1,800	Service Costs	6	548	4,799	1,200	1,200
2,889	Bad Debts		(612)	2,907	727	727
	- Loan Interest		-	-	-	-
184,737	Property Depreciation		92,368	184,737	46,184	46,184
11,717	Non-Housing Activities	7	5,142	11,236	2,782	2,818
829,533			310,578	795,895	196,730	199,721
113,854	Surplus/(Loss) before Transfers to Reserves		155,802	152,608	40,396	37,405
	Unrealised surplus/(Loss) on revaluation of housing properties		0			
	Total Comprehensive income for the period		155,802	152,608	40,396	37,405

Budget LISTER HOUSING CO-OPERATIVE
2020/21 Budget & 3 Year Projection April 2021 to March 2024

£	Actual	Budget	Apr - Jul	Aug - Sep
	Qtr 2	2021/22	£	£
109,540 Property Revenue Account Surplus	158,946	147,826	39,173	36,218
#REF!				
4,314 Non-housing surplus/(loss) Other	(3,145)	4,784	1,223	1,187
113,854	155,801	152,609	40,396	37,405
(4,314) Transfer (to) / from Non-Housing Surplus	3,145	(4,784)	(1,223)	(1,187)
- Transfer (to) Major Repairs Fund		-	-	-
67,840 Transfer from Major Repairs Fund (Designated)	18,934	65,720	16,430	16,430
177,380	177,880	213,546	55,603	52,648
2,557,297 Revenue Reserves Carried Forward	2,744,438	3,012,618	3,068,221	3,120,869
2,734,677	2,922,318	3,226,164	3,123,824	3,173,516

LISTER HOUSING CO-OPERATIVE
Budget & 3 Year Projection April 2021 to March 2024

Budget INCOME	Actual	Budget	Apr - Jul	Aug - Sep
2020/21	Qtr 2	2021/22	£	£
£		£		
825,308 Housing Rents	412,828	830,473	207,618	207,618
1,800 Service Charge	900	4,799	1,200	1,200
1,000 Grant Receivable	-	1,000	250	250
#REF! Cancellation of share	-			
82,025 Amortisation of Government grants	41,013	82,025	20,506	20,506
#REF! Rechargeable Income	2,937			
23,000 Interest earned	11,500	20,000	5,000	5,000
933,133	469,177	938,297	234,574	234,574
5,777 Deduct: voids at 0.7%	4,795	5,813	1,453	1,453

927,356

464,383

932,484

233,121

233,121

Budget

2020/21

EXPENDITURE

172,578	Housing Management	1	87,427	202,557	49,424	51,044
112,296	Day to day Maintenance	2	61,315	122,892	30,246	30,882
67,840	Major Repairs	3	18,934	65,720	16,430	16,430
142,176	Cyclical Maintenance	4	9,647	136,447	33,588	34,286
133,500	Enhancements / Adaptations	5	35,809	64,600	16,150	16,150
1,800	Service Costs	6	548	4,799	1,200	1,200
2,889	Bad Debts (0.75%)		(612)	2,907	727	727
	- Loan Repayments and Interest Charges		-	-	-	-
184,737	Property Depreciation		92,368	184,737	46,184	46,184
817,816			305,437	784,658	193,948	196,903

109,540 SURPLUS / (DEFICIT) FOR PERIOD

158,946

147,826

39,173

36,218

Budget NOTES

2020/21 1. HOUSING MANAGEMENT

£

	Actual	Budget	Apr - Jul	Aug - Sep
	Qtr 2	2021/22	£	£
32,800	Property Insurance	57,250	14,313	14,313
12,000	Council Tax & Water	11,900	2,975	2,975
4,500	Other housing management costs	5,000	1,250	1,250
2,400	Common Housing Register	2,400	600	600
120,878	Administrative Costs	126,007	30,287	31,907
172,578		202,557	49,424	51,044

Budget 2. DAY-TO-DAY MAINTENANCE

2020/21

65,000	Repairs & Maintenance	28,618	70,000	17,500	17,500
3,060	Entry phones, TV aerials & stair electricity	2,017	3,400	850	850

44,236	Administrative Costs	8	30,678	49,492	11,896	12,532
112,296			61,315	122,892	30,246	30,882

LISTER HOUSING CO-OPERATIVE

Budget & 3 Year Projection April 2021 to March 2024

3. MAJOR REPAIRS

54,000	Major Repairs - Main site		15,178	52,000	13,000	13,000
10,000	Major Repairs - New site		2,684	10,000	2,500	2,500
3,840	Administrative Costs	8	1,072	3,720	930	930
67,840			18,934	65,720	16,430	16,430

LISTER HOUSING CO-OPERATIVE

Budget & 3 Year Projection April 2021 to March 2024

NOTES

Budget 4. CYCLICAL MAINTENANCE

2020/21

£

			Actual	Budget	Apr - Jul	Aug - Sep
			Qtr 2	2021/22	£	£
				£	£	£
69,000	Repairs & Maintenance		11,688	60,500	15,125	15,125
13,500	Gardening		3,728	17,500	4,375	4,375
2,700	Agency Fees		-	2,600	650	650
1,600	Consultancy		2,476	1,500	375	375
55,376	Administrative Costs	8	17,917	54,347	13,063	13,761
142,176			35,809	136,447	33,588	34,286

Budget NOTES

2020/21 5. ENHANCEMENTS/ADAPTATIONS

£

			Actual	Budget	Apr - Jul	Aug - Sep
			Qtr 2	2021/22	£	£
				£	£	£
#REF!	Enhancements - Main site Grant spend		-			
125,000	Enhancements - Main site Lister spend		3,336	60,000	15,000	15,000
750	Adaptations - Main site		-	750	188	188
#REF!	Enhancements - New site Grant spend		-			
	- Enhancements - New site Lister spend		-			

250 Adaptations - New site		5,765	250	63	63
7,500 Administrative Costs	8	546	3,600	900	900
#REF!		9,647	64,600	16,150	16,150

MAINTENANCE SUMMARY

		Actual Qtr 2	Budget 2021/22 £	Apr - Jul £	Aug - Sep £
112,296 Day-to-day maintenance costs		61,315	122,892	30,246	30,882
142,176 Cyclical maintenance costs		35,809	136,447	33,588	34,286
254,472 Total Maintenance costs		97,124	259,339	63,834	65,169

6. SERVICE COSTS

		Actual Qtr 2	Budget 2021/22 £	Apr - Jul £	Aug - Sep £
1,624 Stair & Window Cleaning		522	4,570	1,143	1,143
95 Transfer (from)/to provision		-	-	-	-
81 Administrative costs	8	26	229	57	57
1,800		548	4,799	1,200	1,200

LISTER HOUSING CO-OPERATIVE

Budget & 3 Year Projection April 2021 to March 2024

LOAN REPAYMENTS

- Loan costs

-	-	-	-
---	---	---	---

7. NON-HOUSING ACTIVITIES

Budget
2020/21
£

INCOME

		Actual Qtr 2	Budget 2021/22 £	Apr - Jul £	Aug - Sep £
15,480 Commercial Rents (incl ins recharge)		1,968	15,480	3,870	3,870
551 Other income		29	540	135	135

16,031	1,997	16,020	4,005	4,005
EXPENDITURE				
#REF! Depreciation of Commercial Property				
1,530 Other Expenditure	1,550	1,540	385	385
6,829 Taxation	1,953	6,196	1,556	1,547
3,358 Administrative Costs 8	1,638	3,500	841	886
#REF!	5,142	11,236	2,782	2,818
#REF!	(3,145)	4,784	1,223	1,187
SURPLUS ON NON-HOUSING ACTIVITIES				

Budget 2020/21 LISTER HOUSING CO-OPERATIVE
Budget & 3 Year Projection April 2021 to March 2024

£ 8. ADMINISTRATION COSTS

	Actual Qtr 2	Budget 2021/22 £	Apr - Jul £	Aug - Sep £
159,237 Employee costs	78,214	159,855	37,714	40,714
- Recruitment costs	-	3,500	875	875
(100) Stage III grant	-	(100)	(25)	(25)
5,200 PoLHA Finance fees	2,424	5,200	1,300	1,300
13,400 Office rates & insurance	7,012	14,800	3,700	3,700
1,050 Printing & Stationery	243	850	213	213
23,000 Computer maintenance	10,570	24,000	6,000	6,000
5,500 Telephone & Postage	1,956	4,200	1,050	1,050
408 Training	-	400	100	100
1,020 Health & Safety	222	1,200	300	300
102 Travel & Subsistence	-	100	25	25
1,530 Heat & Light	870	1,860	465	465
11,220 Audit, tax & legal fees	5,520	13,000	3,250	3,250
1,020 Bank charges	609	1,000	250	250
- Depn of Office	-	-	-	-
- Depn of Equip	-	-	-	-
- Depn of Computer & software	-	930	233	233
1,530 Conference costs	-	500	125	125
5,000 Office maintenance & cleaning	1,677	4,000	1,000	1,000

- Office redecoration / Major repairs	-	-	-	-
1,734 Community costs	-	1,700	425	425
3,468 Affiliation fees	1,447	3,400	850	850
750 Other expenses	84	500	125	125
235,069	110,847	240,895	57,974	60,974

Allocated as follows:

120,878 Housing Management (54% of balance)	54.0%	59,156	126,007	30,287	31,907
44,236 Day-to-Day Maintenance (44.5% pro-rata of balance)	44.5%	30,776	49,492	11,896	12,532
55,376 Cyclical Maintenance (44.5% pro-rata of balance)	44.5%	17,974	54,347	13,063	13,761
7,500 Enhancements (6% of spend)	6.0%	200	3,600	900	900
3,840 Major Repairs (6% of spend)	6.0%	1,072	3,720	930	930
81 Services (5% of spend)	5.0%	26	229	57	57
3,358 Non-Housing Activities (1.5% of balance)	1.5%	1,643	3,500	841	886
235,269		110,847	240,895	57,974	60,974

68,060 Day-to-Day Maintenance (44.5% pro-rata)	30,636	73,400	18,350	18,350
85,200 Cyclical Maintenance (44.5% pro-rata)	17,892	80,600	20,150	20,150
153,260	48,528	154,000	38,500	38,500

LISTER HOUSING CO-OPERATIVE

Budget & 3 Year Projection April 2021 to March 2024

Statement of Financial Position

	Actual Qtr 2 £	Balance sheet at March 2021 £	Budget 2021/22 £	Budget 2022/23 £
Housing Properties - Cost	11,164,360	11,464,466	11,964,466	11,964,466
Housing Properties - Depreciation	(4,308,832)	(4,206,938)	(4,240,272)	(4,240,272)
HAG			-	-
Other Grant			-	-
	6,855,528	7,257,528	7,724,194	7,724,194
Other Fixed Assets	312,385	309,600	309,600	309,600
	7,167,914	7,567,128	8,033,794	8,033,794
Debtors	77,088	77,088	77,088	77,088
Cash at Bank	2,363,041	2,003,747	1,783,350	2,116,705

	2,440,129	2,080,835	1,860,438	2,193,793
Creditors	(70,232)	(70,232)	(70,232)	(70,232)
	2,369,898	2,010,603	1,790,206	2,123,561
Mortgages & Loans	-	-	-	-
Deferred Capital Grants	(5,478,763)	(5,437,999)	(5,355,974)	(5,273,949)
Pension Liability	(23,002)	(74,614)	(51,261)	(23,910)
Commercial lease deposit	(3,794)	(3,500)	(3,500)	(3,500)
	4,032,254	4,061,618	4,413,266	4,855,997
Revenue Reserves	2,922,318	3,012,618	3,425,202	3,903,204
Non-Housing Reserves	138,210	142,994	147,778	152,513
Designated Reserves	971,480	905,760	840,040	800,036
Share Capital	246	246	246	246
	4,032,254	4,061,619	4,413,266	4,855,997
	0	(0)	(0)	(0)

LISTER HOUSING CO-OPERATIVE

Budget & 3 Year Projection April 2021 to March 2024

Statement of Cash Flows

	Actual Qtr 2	Cash flows 2020/21 £	Budget 2021/22 £	Budget 2022/23 £
Net cash generated from operating activities (see Note 1)	138,164	216,919	259,603	312,355
Cash flow from investing activities	11,500			
Purchase of tangible fixed assets	(2,564)	(335,000)	(500,000)	
Proceeds from sale of tangible fixed assets				
Grants received	11,500			
Cash flow from financing activities	11,500	23,000	20,000	21,000
Interest received	11,500	23,000	20,000	21,000
Interest paid				
Repayments of borrowings				
New secured Loans				

Issue share capital	-			
Net change in cash and cash equivalents	147,100	(95,081)	(220,397)	333,355
Cash and cash equivalents at 31st March 2020	2,215,941	2,098,828	2,003,747	1,783,350
cash and cash equivalents at the end of March	2,363,041	2,003,747	1,783,350	2,116,705

Note 1

Cash flow from operating activities

Surplus/(Loss) of the year after tax	155,802	113,854	152,608	202,344
Adjustment for non-cash items:				
Depreciation of tangible fixed assets	92,368	184,737	185,667	185,685
Decrease/(increase) in trade and other debtors	(18,658)		-	
Increase/(decrease) in trade and other creditors	(99,907)		-	
Pension costs less contributions payable	-	23,353	23,353	27,351
	61,072			
Government grants utilised in the year	(41,013)	(82,025)	(82,025)	(82,025)
Interest payable				
Interest received	(11,500)	(23,000)	(20,000)	(21,000)
Total	138,164	216,919	259,603	312,355

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
207,365	207,365	845,569	862,481
4,005	4,005	16,340	16,667
250	250	250	1,000
5,000	5,000	21,000	21,000
-	-	-	-
20,506	20,506	82,025	82,025
237,126	237,126	965,185	983,173

51,044	51,044	207,740	211,895
30,882	30,882	129,143	131,857
34,286	34,286	126,626	128,670
16,150	16,150	55,126	56,228
16,430	16,430	40,004	40,804
1,200	1,200	4,894	4,992
727	727	2,965	3,024
-	-	-	-
46,184	46,184	184,737	184,737
2,818	2,818	11,606	11,754
199,721	199,721	762,841	773,962

37,405	37,405	202,344	209,211
---------------	---------------	----------------	----------------

37,405	37,405	202,344	209,211
---------------	---------------	----------------	----------------

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
36,218	36,218	197,609	204,298
1,187	1,187	4,734	4,913
37,405	37,405	202,344	209,211
(1,187)	(1,187)	(4,734)	(4,913)
-	-	-	-
16,430	16,430	40,004	40,804
52,648	52,648	237,614	245,102
3,173,516	3,226,164	3,226,164	3,463,778
3,226,164	3,278,811	3,463,778	3,708,880

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
207,618	207,618	847,082	864,024
1,200	1,200	4,417	4,505
250	250	250	1,000
		-	-
20,506	20,506	82,025	82,025
5,000	5,000	21,000	21,000
234,574	234,574	954,774	972,554
1,453	1,453	5,930	6,048

233,121	233,121	948,845	966,506
----------------	----------------	----------------	----------------

51,044	51,044	207,740	211,895
30,882	30,882	129,143	131,857
16,430	16,430	40,004	40,804
34,286	34,286	126,626	128,670
16,150	16,150	55,126	56,228
1,200	1,200	4,894	4,992
727	727	2,965	3,024
-	-	-	-
46,184	46,184	184,737	184,737
196,903	196,903	751,235	762,208

36,218	36,218	197,609	204,298
---------------	---------------	----------------	----------------

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
14,313	14,313	58,395	59,563
2,975	2,975	12,138	12,381
1,250	1,250	5,100	5,202
600	600	2,448	2,497
31,907	31,907	129,659	132,252
51,044	51,044	207,740	211,895

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
17,500	17,500	71,400	72,828
850	850	3,468	3,537

12,532	12,532	54,275	55,492
30,882	30,882	129,143	131,857

13,000	13,000	27,540	28,091
2,500	2,500	10,200	10,404
930	930	2,264	2,310
16,430	16,430	40,004	40,804

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
15,125	15,125	52,020	53,060
4,375	4,375	17,850	17,850
650	650	2,652	2,705
375	375	1,530	1,561
13,761	13,761	52,574	53,494
34,286	34,286	126,626	128,670

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
15,000	15,000	51,000	52,020
188	188	765	780
-	-	-	-

63	63	255	260
900	900	3,106	3,168
16,150	16,150	55,126	56,228

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
30,882	30,882	129,143	131,857
34,286	34,286	126,626	128,670
65,169	65,169	255,769	260,527

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
1,143	1,143	4,661	4,755
-	-	-	-
57	57	233	238
1,200	1,200	4,894	4,992

- - - -

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
3,870	3,870	15,790	16,105
135	135	551	562

4,005	4,005	16,340	16,667
--------------	--------------	---------------	---------------

385	385	1,571	1,602
1,547	1,547	6,434	6,478
886	886	3,602	3,674
2,818	2,818	11,606	11,754

1,187	1,187	4,734	4,913
--------------	--------------	--------------	--------------

Oct - Dec	Jan - Mar	Budget 2022/23	Budget 2023/24
£	£	£	£
40,714	40,714	163,052	166,313
875	875	3,570	3,641
(25)	(25)	(102)	(104)
1,300	1,300	5,304	5,410
3,700	3,700	15,096	15,398
213	213	867	884
6,000	6,000	24,480	24,970
1,050	1,050	4,284	4,370
100	100	408	416
300	300	1,224	1,248
25	25	102	104
465	465	1,897	1,935
3,250	3,250	13,260	13,525
250	250	1,020	1,040
-	-	-	-
-	-	-	-
233	233	949	968
125	125	510	520
1,000	1,000	4,080	4,162

-	-	-	-
425	425	1,734	1,769
850	850	3,468	3,537
125	125	510	520
60,974	60,974	245,713	250,627

31,907	31,907	129,659	132,252
12,532	12,532	54,275	55,492
13,761	13,761	52,574	53,494
900	900	3,106	3,168
930	930	2,264	2,310
57	57	233	238
886	886	3,602	3,674
60,974	60,974	245,713	250,627

18,350	18,350	74,868	76,365
20,150	20,150	72,522	73,615
38,500	38,500	147,390	149,981

Budget

2023/24

£

11,964,466

(4,240,272)

-

-

7,724,194

309,600

8,033,794

77,088

2,456,946

2,534,034

(70,232)

2,463,803

-

(5,191,924)

-

(3,500)

5,302,173

4,385,271

157,425

759,231

246

5,302,173

(0)

Budget

2023/24

£

319,241

21,000

21,000

340,241
2,116,705
2,456,946

209,211

185,704

27,351

(82,025)

(21,000)

319,241