

Report to: **Housing Review Board**

Date of Meeting: 28 March 2019

Public Document: Yes

Exemption: None

Agenda item: 20

Subject:

Housing Revenue Account update to end of February 2019

Purpose of report:

This report provides the Housing Review Board with the current position to February 2019 and details of the year end forecast of the draft Housing Revenue Account for 2018/19. This account shows the main areas of anticipated income and expenditure on landlord activities for the year ahead. Producing a Housing Revenue Account has been a statutory requirement for Councils who manage and own their housing stock for some time, and therefore a key document for the Board to influence.

The report also provides the position of the HRA capital programme for both affordable housing and other capital items outside of the Housing Revenue Account.

Recommendation:

The Housing Review Board is invited to approve the report on the Housing Revenue Account update to February 2019 and recommend it to Cabinet.

Reason for recommendation:

To give the Housing Review Board an involvement opportunity to contribute towards the housing service budget and influence areas of future expenditure.

Officer:

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Financial implications:

These are contained in the report.

Legal implications:

There are no legal implications

Equalities impact:

Low Impact

Risk:

Low Risk

Links to background information:

www.eastdevon.gov.uk/business_plan_hra_2014

Link to Council Plan:

Living in this outstanding place.



1 Housing Revenue Account Reserves Opening Balances

- 1.1 The Housing Revenue Account (HRA) is underpinned and influenced by the HRA Business Plan. The budget process utilises the principles contained within it, notably, to maintain an acceptable surplus whilst at the same time maintaining stock levels through the purchase programme to counteract the impact of continuing right to buy sales.
- 1.2 The proposed budget and use of reserves and capital receipts for 2019/20 was presented at the last HRB.
- 1.3 The following tables provide a further update up to the end of February 2019.

2 Housing Revenue Account – current position to February 2019 & Year End Forecast Position

- 2.1 The table below shows a summary of the HRA position compared to the phased budget for this period as well as the forecast position for the year end compared to the revenue budget set for the year. A review of required accrued expenditure to be taken from the current year's revenue is under way.

Year to Feb 2019				2018/19 Forecast		
Budget	Actuals	Variance		Budget	Forecast	Variance
(16,745,300)	(16,834,933)	(89,633)	TOTAL INCOME	(18,267,620)	(18,237,844)	29,776
13,283,606	12,370,120	(913,486)	TOTAL EXPENDITURE	14,312,011	13,416,614	(895,397)
2,329,201	2,349,380	20,179	COST OF FINANCING	2,542,780	2,542,780	0
			HRA (Surplus)/Deficit	(1,412,829)	(2,278,450)	(865,621)

- 2.2 Income is materially in line with the figures that were presented at the previous HRB. The expenditure in the year is broken down further in the table below and can also be reviewed by line item in the Annexes below.

Year to Jan 2019			TOTAL EXPENDITURE	2018/19 Forecast			%
Budget	Actuals	Variance		Budget	Forecast	Variance	
1,608,300	1,821,281	212,981	Responsive Maintenance	1,754,440	1,986,852	232,412	13%
868,010	678,546	-189,464	Programmed Maintenance	947,000	740,232	-206,768	-22%
1,195,300	1,251,222	55,922	Special Works	1,282,400	1,364,969	82,569	6%
5,303,710	4,927,349	-376,361	Supervision & Management	5,631,451	5,297,228	-334,223	-6%
268,820	217,480	-51,340	Other Expenditure	290,030	237,251	-52,779	-18%
4,039,466	3,474,242	-565,224	Major Repairs	4,406,690	3,790,082	-616,608	-14%
			TOTAL	14,312,011	13,416,614	-895,397	

- 2.3 Notable items of budget variance are;
- Reduction in spending on gas related items due to a delay in the contract
 - Lower than budgeted requirement on asbestos spending
 - Lower than expected salary costs as recruitment continues
 - Higher than budgeted spend on voids and responsive maintenance

3 Capital - Affordable Housing

- 3.1 The business plan includes a programme of expenditure to replace properties lost through RTB sales and ensure that RTB receipts are invested and not returned to central government.
- 3.2 The following table shows the spend for the year funded through RTB receipts and the Future Housing development fund through the prescribed 30:70 ratio. It also shows the impact upon the associated reserve accounts and provides their forecast balances at the year-end.
- 3.3 A breakdown of expenditure by property has been included at the bottom of this report within Annex E.
- 3.4 The residual required balance to make up the Fire & lift reserve as presented at the prior HRB will be taken from the New Homes Development fund with future years budgeted surplus used to fill the funding gap.

CHRAFF - Affordable Housing Financing	2018/19		
	Year to Date		
	Total	RTB Receipts	New Homes Dev Fund
	£	£	£
Opening Bal (YE 2017)	(6,581,581)	(3,484,043)	(3,097,538)
Addition of prior years surplus	(800,915)		(800,915)
Addition of Q1+Q2+Q3 RTB Receipts	(707,406)	(707,406)	
Current Balance before Exp	(8,089,901)	(4,191,449)	(3,898,453)
Year to Date Expenditure	2,882,175	864,652	2,017,522
Current Balance	(5,207,727)	(3,326,796)	(1,880,930)
Forecast Future Expenditure	0	0	0
Forecast Balance 2018 YE	(5,207,727)	(3,326,796)	(1,880,930)

4 Capital – Housing Capital Programme

- 4.1 The proportion of capital receipts which are not allocated to affordable housing fund the Housing Capital programme which has a budget of £835k (prev. £500k) for the current year since the Re-Roofing programme was approved.
- 4.2 The following table shows the opening balance and the impact the budgeted expenditure will have upon the reserve leaving a residual balance of approximately £1.2m ignoring all future receipts from RTB Sales.
- 4.3 This will be used to fund the Fire and Loft reserve as presented at the previous HRB.

Housing Capital Programme	2018/19		
	Year to Date		
	Total	RTB Receipts	Revenue Cont
	£	£	£
Opening Bal (YE 2017)	(1,483,758)	(1,483,758)	0
Addition of Q1+Q2+Q3 RTB Receipts	(486,957)	(486,957)	0
Current Balance before Exp	(1,970,715)	(1,970,715)	0
Year to Date Expenditure	387,774	387,774	0
Current Balance	(1,582,941)	(1,582,941)	0
Forecast Future Expenditure	399,057	399,057	0
Forecast Balance 2018 YE	(1,183,884)	(1,183,884)	0

Annex A – HRA Summary Account

EAST DEVON DISTRICT COUNCIL REVENUE BUDGET MONITORING 2018/2019 SUMMARY OF HOUSING REVENUE ACCOUNT Period to 28 February 2019

2018/19			Service	2018/19			
Budget				Year to Date		Forecast	
Original	Revised	Year to Date		Actual	Variance	YE Proj.	YE Var
£	£	£		£	£		
(17,722,690)	(17,722,690)	(16,245,790)	INCOME	(16,329,505)	(83,715)	(17,690,297)	32,393
(544,930)	(544,930)	(499,510)	Gross Property Rent including Garages	(505,428)	(5,918)	(547,547)	(2,617)
(18,267,620)	(18,267,620)	(16,745,300)	Total Income	(16,834,933)	(89,633)	(18,237,844)	29,776
			EXPENDITURE				
			Repairs & Maintenance				
2,701,440	2,701,440	2,476,310	General	2,499,827	23,517	2,727,084	25,644
1,282,400	1,282,400	1,195,300	Special Works	1,251,222	55,922	1,364,969	82,569
			Supervision & Management				
4,030,340	4,030,340	3,799,720	General	3,569,837	(229,883)	3,844,760	(185,580)
1,601,111	1,601,111	1,503,990	Special	1,357,512	(146,478)	1,452,468	(148,643)
290,030	290,030	268,820	Other Expenditure	217,480	(51,340)	237,251	(52,779)
9,905,321	9,905,321	9,244,140	Total Management & Maintenance	8,895,878	(348,262)	9,626,532	(278,789)
0	0	0	Adjustment to Bad Debt Provision	0	0	0	0
1,312,250	1,312,250	1,202,896	Depreciation - dwellings	1,202,896	0	1,312,250	0
0	0	0	- other	0	0	0	0
3,094,440	3,094,440	2,836,570	Transfer to Major Repairs Reserve	2,271,346	(565,224)	2,477,832	(616,608)
14,312,011	14,312,011	13,283,606	Total Expenditure	12,370,120	(913,486)	13,416,614	(895,397)
(3,955,609)	(3,955,609)	(3,461,694)	NET COST OF SERVICE	(4,464,813)	(1,003,119)	(4,821,230)	(865,621)
(20,170)	(20,170)	(20,170)	Interest on Balances	0	20,170	(20,170)	0
2,562,960	2,562,960	2,349,380	Principal & Interest Payable (PWLb loans)	2,349,380	0	2,562,960	0
(10)	(10)	(9)	Interest on Council House Sales (mortgages)	0	9	(10)	0
2,542,780	2,542,780	2,329,201		2,349,380	20,179	2,542,780	0
(1,412,829)	(1,412,829)	(1,132,493)	NET OPERATING EXPENDITURE - Deficit / (Surplus)	(2,115,433)	(982,940)	(2,278,450)	(865,621)
0	0	0	Prov for Bad Debts increase	0	0	0	0
(1,412,829)	(1,412,829)	(1,132,493)	Deficit / (Surplus) for the Year	(2,115,433)	(982,940)	(2,278,450)	(865,621)
			REVISED BALANCES				
(3,100,000)	(3,100,000)	(3,100,000)	Balance b/f HRA	(3,100,000)	0	(3,100,000)	0
(291,680)	(291,680)	(291,680)	Balance b/f Future Housing Development Fund	(291,680)	0	(291,680)	0
(1,600,000)	(1,600,000)	(1,600,000)	Balance b/f Volatility Reserve	(1,600,000)	0	(1,600,000)	0
(1,412,829)	(1,412,829)	(1,132,493)	Deficit / (Surplus) in year	(2,115,433)	(982,940)	(2,278,450)	(865,621)
(6,404,509)	(6,404,509)	(6,124,173)	Total Balance C/F	(7,107,113)	(982,940)	(7,270,130)	(865,621)
(3,100,000)			required balance: £500 per property + £1m Buffer				
(1,412,829)			(over)/under required balance ignoring Fund & Reserve				

Annex B – HRA Detailed Account Page 1

EAST DEVON DISTRICT COUNCIL
REVENUE BUDGET MONITORING 2018/2019
HOUSING REVENUE ACCOUNT - DETAILED STATEMENT
Period to 28 February 2019

2018/19			Service	2018/19				
Budget				Year to Date		Forecast		
Original	Revised	Year to Date		Actual	Variance	YE Proj.	YE Var	
£	£	£		£	£			
(17,259,560)	(17,259,560)	(15,821,300)	SB	INCOME				
(463,130)	(463,130)	(424,490)	SB	Gross Property Rents	(15,938,187)	(116,887)	(17,266,369)	(6,809)
(544,930)	(544,930)	(499,510)	SB	Garage Rents	(391,318)	33,172	(423,928)	39,202
			SB	Other Rents and Income	(505,428)	(5,918)	(547,547)	(2,617)
(18,267,620)	(18,267,620)	(16,745,300)		TOTAL INCOME	(16,834,933)	(89,633)	(18,237,844)	29,776
				REPAIRS & MAINTENANCE				
				Repairs and Maintenance - General				
1,754,440	1,754,440	1,608,300	AG	Response Maintenance	1,821,281	212,981	1,986,852	232,412
0	0	0	AG	Rechargeable Works	0	0	0	0
0	0	0	AG	Storm Damage	0	0	0	0
				Programmed Maintenance				
37,000	37,000	33,880	AG	Communal Areas	24,131	(9,749)	26,325	(10,675)
0	0	0	AG	Smoke & Carbon Monoxide Alarms	1,719	1,719	1,875	1,875
20,000	20,000	18,370	AG	Emergency Equipment Test & Repair	21,635	3,265	23,602	3,602
0	0	0	AG	Emergency Light Testing	8,981	8,981	9,797	9,797
0	0	0	AG	Automated Door Servicing	5,314	5,314	5,797	5,797
20,000	20,000	18,370	AG	Legionella Testing	8,970	(9,400)	9,785	(10,215)
1,000	1,000	880	AG	PAT Testing	62	(818)	68	(932)
180,000	180,000	165,000	AG	Solid Fuel Appliances	183,906	18,906	200,625	20,625
450,000	450,000	412,500	AG	Gas Boilers Servicing	230,154	(182,346)	251,077	(198,923)
100,000	100,000	91,630	AG	Electrical Inspections	82,752	(8,878)	90,275	(9,725)
1,000	1,000	880	AG	Clos-o-mat Servicing	5,055	4,175	5,515	4,515
85,000	85,000	77,880	AG	Lift Maintenance	72,654	(5,226)	79,259	(5,741)
25,000	25,000	22,880	AG	External Painting Programme	390	(22,490)	425	(24,575)
8,000	8,000	7,370	AG	Service of Rainwater Harvest Systems	3,872	(3,498)	4,224	(3,776)
20,000	20,000	18,370	AG	Interior Decoration	28,951	10,581	31,583	11,583
947,000	947,000	868,010		Total Programmed Maintenance	678,546	(189,464)	740,232	(206,768)
2,701,440	2,701,440	2,476,310		Total Repairs and Maintenance - General	2,499,827	23,517	2,727,084	25,644
				Repairs and Maintenance - Special Works				
100,000	100,000	91,630	AG	Adaptations for Disabled	170,052	78,422	185,511	85,511
10,000	10,000	9,130	AG	Fence Programme	32,384	23,254	35,328	25,328
250,050	250,050	229,180	AG	Fire Safety Works	338,196	109,016	368,941	118,891
50,000	50,000	45,870	AG	Dampness Eradication & Condensation	43,279	(2,591)	47,213	(2,787)
10,000	10,000	9,130	AG	Loft Insulation	7,630	(1,500)	8,324	(1,676)
120,000	120,000	110,000	AG	Fuel Efficiency Measures	82,715	(27,285)	90,235	(29,765)
10,000	10,000	9,130	AG	Improvements Voucher Scheme	8,124	(1,006)	8,863	(1,137)
12,000	12,000	11,000	AM	Sanctuary Scheme	4,616	(6,384)	5,036	(6,964)
270,000	270,000	247,500	AG	Asbestos Surveys	148,366	(99,134)	161,854	(108,146)
150,000	150,000	137,500	AG	Asbestos Works	95,452	(42,048)	104,129	(45,871)
85,000	85,000	77,880	AG	Gutter Repairs/Improvements	123,469	45,589	134,693	49,693
0	0	0	AG	Renewal of Walls	0	0	0	0
100,350	100,350	91,970	AG	Handyperson Scheme	57,110	(34,860)	62,302	(38,048)
0	0	0	AG	Replacement Floors	0	0	0	0
30,000	30,000	27,500	AG	Structural Works - Subsidence	0	(27,500)	0	(30,000)
5,000	5,000	24,620	SB	Grant via Tenant Participation	3,649	(20,971)	3,981	(1,019)
20,000	20,000	18,370	AG	Energy Performance Certificates	17,216	(1,154)	18,781	(1,219)
10,000	10,000	9,130	AG	Path Repairs	53,871	44,741	58,768	48,768
10,000	10,000	9,130	AG	Minor Schemes	4,192	(4,938)	4,573	(5,427)
10,000	10,000	9,130	AG	Flat Roof Repairs	25,708	16,578	28,045	18,045
30,000	30,000	27,500	AG	Chimney Repairs	35,193	7,693	38,392	8,392
1,282,400	1,282,400	1,195,300		Total Repairs and Maintenance - Special Works	1,251,222	55,922	1,364,969	82,569

Annex C – HRA Detailed Account Page 2

EAST DEVON DISTRICT COUNCIL REVENUE BUDGET MONITORING 2018/2019 HOUSING REVENUE ACCOUNT - DETAILED STATEMENT

2018/19			Service		2018/19			
Budget					Year to Date		Forecast	
Original	Revised	Year to Date			Actual	Variance	YE Proj.	YE Var
£	£	£	SUPERVISION & MANAGEMENT		£	£	£	£
			Supervision & Management - General					
2,670,960	2,670,960	2,450,590	Employees		2,324,557	(126,033)	2,535,880	(135,080)
238,980	238,980	238,980	Premises		221,106	(17,874)	238,980	0
127,870	127,870	117,620	Transport		96,073	(21,547)	104,807	(23,063)
250,440	250,440	250,440	Supplies & Services		247,382	(3,058)	250,440	0
936,800	936,800	936,800	Corporate Support Services		936,800	0	936,800	0
262,690	262,690	262,690	Other Support Services		226,240	(36,450)	262,690	0
4,487,740	4,487,740	4,257,120	Total Expenditure		4,052,158	(204,962)	4,329,597	(158,143)
(2,760)	(2,760)	(2,760)	Income		(27,681)	(24,921)	(30,197)	(27,437)
4,484,980	4,484,980	4,254,360	Net Expenditure before Recharges		4,024,477	(229,883)	4,299,400	(185,580)
(454,640)	(454,640)	(454,640)	Recharge income		(454,640)	0	(454,640)	0
4,030,340	4,030,340	3,799,720	Net Supervision & Management - General		3,569,837	(229,883)	3,844,760	(185,580)
			Net Expenditure Analysis by Cost Centre					
856,835	856,835	840,010	JG	General Operational Management	653,599	(186,411)		
225,169	225,169	213,400	JG	Strategic Lead Housing & support	242,305	28,905		
1,215,839	1,215,839	1,133,360	SB	Landlord Services	1,011,931	(121,429)		
1,048,139	1,048,139	977,680	AM	Housing Needs & Strategy	1,025,732	48,052		
1,107,679	1,107,679	1,038,380	AG	Asset & Property	1,059,111	20,731		
31,319	31,319	30,940	AG	Council House Sales	32,006	1,066		
4,484,980	4,484,980	4,233,770		Net Expenditure before Recharges	4,024,684	(209,086)		
(454,640)	(454,640)	(454,640)		Recharge income	(454,640)	0		
4,030,340	4,030,340	3,779,130	Total Analysis by Cost Centre		3,570,044	(209,086)		
			Supervision & Management - Special					
70,160	70,160	66,020	SB	Communal Areas Cleaning	67,686	1,666	73,839	3,679
40,880	40,880	38,520	SB	Community Centres	37,622	(898)	41,042	162
10,000	10,000	9,130	AM	Choice Based Lettings	5,999	(3,131)	6,544	(3,456)
313,000	313,000	313,000	SB	Maintenance of Grounds	312,999	(1)	312,999	(1)
35,320	35,320	32,860	SB	Play Areas	-6,788	(39,648)	(7,405)	(42,725)
45,560	45,560	21,810	SB	Estate Management	33,146	11,336	36,159	(9,401)
13,000	13,000	11,880	SB	Anti Social Behaviour	0	(11,880)	0	(13,000)
410	410	330	SB	Caretaking & Window Cleaning	0	(330)	0	(410)
35,021	35,021	32,120	AG	Communal Areas Lighting	29,375	(2,745)	32,045	(2,976)
6,000	6,000	5,500	AG	Shared House St Andrews Road Exmouth	433	(5,067)	472	(5,528)
5,000	5,000	4,620	AM	Mutual Exchanges	11,115	6,495	12,125	7,125
26,080	26,080	23,870	AG	Communal Areas Heating	14,925	(8,945)	16,282	(9,798)
5,000	5,000	4,620	AM	Longitudinal Study	5,419	799	5,912	912
75,000	75,000	68,750	AG	Stock Condition Survey	0	(68,750)	0	(75,000)
3,290	3,290	3,030	SB	Tenants' Conference	3,027	(3)	3,302	12
15,000	15,000	13,750	AM	New Build Feasibility	6	(13,744)	7	(14,993)
15,000	15,000	13,750	JG	ASW Procurement	12,075	(1,675)	13,173	(1,827)
5,000	5,000	4,620	TC	Decommissioning Costs	0	(4,620)	0	(5,000)
5,000	5,000	4,620	JG	Business Plan Update	0	(4,620)	0	(5,000)
9,400	9,400	9,100	TC	District Offices running expenses	7,075	(2,025)	7,718	(1,682)
777,470	777,470	722,580	TC	Mobile Support Officers	755,040	32,460	823,680	46,210
85,000	85,000	93,990	SH	Sheltered Schemes Equipment Maintenance	61,759	(32,231)	67,373	(17,627)
5,520	5,520	5,520	AG	Sewage Treatment Works	6,599	1,079	7,199	1,679
1,601,111	1,601,111	1,503,990	Total Supervision & Management - Special		1,357,512	(146,478)	1,452,468	(148,643)

Annex D – HRA Detailed Account Page 3

EAST DEVON DISTRICT COUNCIL REVENUE BUDGET MONITORING 2018/2019

HOUSING REVENUE ACCOUNT - DETAILED STATEMENT

2018/19			Service		2018/19			
Budget					Year to Date		Forecast	
Original	Revised	Year to Date			Actual	Variance	YE Proj.	YE Var
£	£	£	OTHER EXPENDITURE		£	£	£	£
54,070	54,070	49,760	AG	Sewerage - Repairs, Maintenance & Emptying	14,224	(35,536)	15,517	(38,553)
29,380	29,380	27,240	SB	Tenant Participation	26,835	(405)	29,275	(105)
5,250	5,250	4,840	SB	Tenant Scrutiny	8,193	3,353	8,938	3,688
2,030	2,030	1,870	SB	Storage	833	(1,037)	909	(1,121)
5,130	5,130	4,730	SB	Honiton - 38 St Pauls Road Heathpark	794	(3,936)	866	(4,264)
20,240	20,240	18,610	SB	Community Development Work	13,092	(5,518)	14,282	(5,958)
0	0	0	SB	Honiton Together	(500)	(500)	(545)	(545)
2,000	2,000	1,870	SB	Minor Management Schemes	(902)	(2,772)	(984)	(2,984)
0	0	0	AG	Road Repairs	745	745	813	813
1,020	1,020	990	SB	Signs on Estates	1,003	13	1,094	74
8,120	8,120	7,480	SB	Eviction Expenses	29,373	21,893	32,043	23,923
0	0	0	AG	Off Street parking - Grants to Tenants	0	0	0	0
3,050	3,050	2,750	AG	Pest Control Expenses	2,188	(562)	2,387	(663)
10,000	10,000	9,130	AG	Gully Cleansing	0	(9,130)	0	(10,000)
31,470	31,470	31,090	AG	Tree Felling and Planting	26,470	(4,620)	28,876	(2,594)
5,000	5,000	4,620	AG	Landscaping	10,907	6,287	11,899	6,899
75,000	75,000	68,750	AM	Removal Expenses (downsizing)	42,490	(26,260)	46,353	(28,647)
0	0	0	AG	Private Water Supplies - Service & Maintenance	0	0	0	0
23,270	23,270	21,340	SB	Removal of Rubbish	34,308	12,968	37,427	14,157
15,000	15,000	13,750	SB	Best Value - Housemark	7,427	(6,323)	8,102	(6,898)
290,030	290,030	268,820	TOTAL OTHER EXPENDITURE		217,480	(51,340)	237,251	(52,779)
			MAJOR REPAIRS ACCOUNT					
20,000	20,000	18,333	AG	Heating Upgrades	96,111	77,778	104,848	84,848
0	0	0		COT heating upgrades	0	0	0	0
800,000	800,000	733,333	AG	Gas Boilers Replacement	245,213	(488,120)	267,505	(532,495)
0	0	0	AG	COT new boilers	8,834	8,834	9,637	9,637
300,000	300,000	275,000	AG	Electrical Updating	86,961	(188,039)	94,867	(205,133)
150,000	150,000	137,500	AG	Roof Renewal	107,641	(29,859)	117,427	(32,573)
350,690	350,690	321,466	AG	Replacement Kitchens	342,811	21,345	373,976	23,286
190,000	190,000	174,167	AG	COT kitchens	139,751	(34,416)	152,456	(37,544)
100,000	100,000	91,667	AG	Replacement Doors	121,235	29,568	132,256	32,256
320,000	320,000	293,333	AG	Replacement uPVC fascias etc	69,717	(223,616)	76,055	(243,945)
210,000	210,000	192,500	AG	Replacement Bathrooms	164,640	(27,860)	179,607	(30,393)
70,000	70,000	64,167	AG	COT bathrooms	77,089	12,922	84,097	14,097
10,000	10,000	9,167	AG	Electrical Works on COT	82,942	73,775	90,482	80,482
1,886,000	1,886,000	1,728,833	AG	COT: Other Expenditure	1,931,297	202,464	2,106,869	220,869
4,406,690	4,406,690	4,039,466	TOTAL MAJOR REPAIRS ACCOUNT		3,474,242	(565,224)	3,790,082	(616,608)

Annex E – Capital – Affordable Housing Expenditure

CHRAFF - Affordable Housing Expenditure	2018/19		
	Year to Date		
	Spend	RTB Receipts	HRA Cont.
	£	£	£
Purchased Property Name			
Hmo 102 St Andrews Rd - Exmth	7,517	2,255	5,262
66 Chestnut Way Honiton	173,476	52,043	121,433
4 Keats Close Exmouth	186,595	55,979	130,617
2 Elmdale Marley Road Exmouth	197,269	59,181	138,088
52 Shand Park Axminster	134,098	40,229	93,869
9 Buttercup Close Seaton	153,000	45,900	107,100
148 Salterton Road Exmouth	144,756	43,427	101,329
26 Orchard Close Sidford	160,886	48,266	112,620
5 Somerville Close Exmouth	221,359	66,408	154,951
71 Wordsworth Close Exmouth	202,948	60,884	142,063
28 Churchill Road Exmouth	218,685	65,605	153,079
9 Primrose Way Seaton	192,444	57,733	134,711
4 Evett Close Exmouth	199,794	59,938	139,856
17 Roseway Exmouth Ex8 2pp	107,745	32,323	75,421
Hmo 1 Morton Way Exmouth	439,141	131,742	307,399
5 Whitton Court Sidmouth	142,463	42,739	99,724
Total	2,882,175	864,652	2,017,522