

APPENDIX 1

HOUSING REVENUE ACCOUNT - BASE BUDGET and UPDATED FINANCIAL PROJECTION to 2015

Original Estimate	Probable Out-turn	Base Budget	2004/05		2006/07		2007/08		2008/09		2009/10		2010/11		2011/12		2012/13		2013/14		2014/15	
			£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Expenditure																						
Housing Repairs	2,500,330	2,645,000	2,725,910	2,851,220	2,958,750	3,070,430	3,186,440	3,306,940	3,432,090	3,562,110	3,697,160	3,837,440										
General Management	775,440	815,300	778,900	802,270	800,590	824,610	849,350	874,830	901,070	928,100	955,940	984,620										
Sheltered and Other Services	840,070	794,230	843,030	868,320	894,370	921,200	948,840	977,310	1,006,630	1,036,830	1,067,930	1,099,970										
Council Tax on Void Properties	8,060	43,880	9,470	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500										
Provision for Bad Debts	60,000	20,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000										
Capital Charges	364,670	350,300	333,310	321,840	285,750	277,060	252,000	225,170	194,720	179,070	179,070	179,070										
Payment to Government Pool	3,635,730	3,731,859	3,809,843	3,831,332	3,849,781	3,849,893	3,874,979	3,899,799	3,942,833	3,995,158	4,056,968	4,119,197										
Housing Options Study (Consultants)	44,250	46,580	0	0	0	0	0	0	0	0	0	0										
Cost of Rebates Remaining in HRA	234,010	132,580	101,140	84,140	67,140	50,140	33,140	16,140	0	0	0	0										
Provision for Increase in Pensions	0	0	6,100	6,300	6,400	6,590	6,790	6,990	7,200	7,420	7,640	7,870										
Total Expenditure	8,462,560	8,579,729	8,637,703	8,804,922	8,902,281	9,039,423	9,191,039	9,346,679	9,524,043	9,748,188	10,004,208	10,267,667										

Income																						
Rent from Dwellings	8,208,300	7,933,720	8,117,800	8,118,370	8,176,220	8,238,310	8,313,660	8,388,740	8,497,210	8,642,110	8,826,650	9,014,410										
Other Rents	101,200	93,360	95,870	97,790	99,750	101,750	103,790	105,870	107,990	110,150	112,350	114,600										
Other Fees & Charges	70,650	63,470	61,820	63,060	64,320	65,610	66,920	68,260	69,630	71,020	72,440	73,890										
Other Recharges	7,600	3,070	3,000	3,060	3,120	3,180	3,240	3,300	3,370	3,440	3,510	3,580										
Interest Received from General Fund	38,480	52,850	52,850	51,031	45,309	43,931	39,957	35,703	30,875	28,394	28,394	28,394										
Interest - Sale of Council Houses	9,200	6,500	6,500	5,500	5,500	4,500	4,000	3,000	2,000	1,500	1,500	1,500										
Supporting People Grant	337,300	310,000	315,500	315,500	315,500	315,500	315,500	315,500	315,500	315,500	315,500	315,500										
Total Income	8,772,730	8,462,970	8,653,340	8,654,311	8,709,719	8,772,781	8,847,067	8,920,373	9,026,575	9,172,114	9,360,344	9,551,874										

Projected Deficit / Surplus (-)	-310,170	116,759	-15,637	150,611	192,562	266,642	343,972	426,306	497,468	576,074	643,864	715,794
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HRA General Reserves																						
Balance b/f	875,061	1,371,852	1,255,093	1,270,730	1,120,119	927,557	660,915	316,943	-109,363	-606,830	-1,182,905	-1,826,769										
Deficit / Surplus (-) as above	-310,170	116,759	-15,637	150,611	192,562	266,642	343,972	426,306	497,468	576,074	643,864	715,794										

Balance c/f	1,185,231	1,255,093	1,270,730	1,120,119	927,557	660,915	316,943	-109,363	-606,830	-1,182,905	-1,826,769	-2,542,562
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ANALYSIS OF HOUSING SUBSIDY

2004/05 2005/06 2006/07 2007/08 2008/09 2009/10 2010/11 2011/12 2012/13 2013/14 2014/15

ALLOWANCES DUE TO THE COUNCIL

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Management & Maintenance Allowance											
Number of Properties	3,479	3,310	3,226	3,154	3,082	3,022	2,962	2,914	2,878	2,854	2,830
Multiplied by the Management Allowance	294	341	349	358	367	376	385	395	405	415	425
Multiplied by the Maintenance Allowance	648	716	738	760	782	806	830	855	881	907	934

1 Total M and M Allowance 3,280,245 3,497,379 3,505,389 3,524,463 3,541,812 3,571,504 3,600,044 3,642,342 3,699,580 3,773,014 3,847,652

2 Anti Social Behaviour Allowance 1,000 0 0 0 0 0 0 0 0 0 0 0

Charges for Capital

Mid Year Subsidy Credit Ceiling	8,681,784	9,249,121	9,749,121	9,749,121	9,749,121	9,749,121	9,749,121	9,749,121	9,749,121	9,749,121	9,749,121
Multiplied by Cost of Borrowing	0.0506	0.0480	0.0500	0.0500	0.0500	0.0500	0.0500	0.0500	0.0500	0.0500	0.0500
Add Specified Amount for Debt Management	37,432	38,597	38,597	38,597	38,597	38,597	38,597	38,597	38,597	38,597	38,597
Add Provision for Debt Repayment	65,016	43,344	0	0	0	0	0	0	0	0	0

3 Total Capital Allowance 541,746 525,899 526,053 526,053 526,053 526,053 526,053 526,053 526,053 526,053 526,053

Other Items of Reckonable Expenditure

Lease Rentals	20,250	0	0	0	0	0	0	0	0	0	0
Covenant Interest	130,383	100,058	85,659	64,007	58,795	43,754	27,659	9,386	0	0	0

4 Total - Other Expenditure Allowance 150,633 100,058 85,659 64,007 58,795 43,754 27,659 9,386 0 0 0

5 TOTAL ALLOWANCES DUE TO THE COUNCIL (1 to 4) 3,973,624 4,123,336 4,117,101 4,114,523 4,126,660 4,141,311 4,153,756 4,177,780 4,225,633 4,299,067 4,373,705

LESS - Assumed Rent Income

Number of Properties	3,480	3,310	3,226	3,154	3,082	3,022	2,962	2,914	2,878	2,854	2,830
Multiplied by Guideline rent per dwelling (per year)	2,257	2,444	2,506	2,568	2,632	2,698	2,766	2,835	2,906	2,978	3,053
Less a Void Allowance of 2%	157,093	161,825	137,408	137,700	137,921	138,616	139,261	140,429	142,162	144,501	146,868

6 Total - Assumed Rent Income 7,697,580 7,929,205 7,945,433 7,962,304 7,975,053 8,015,291 8,052,556 8,120,113 8,220,291 8,355,535 8,492,403

7 LESS - Assumed Interest on Investments 7,903 3,974 3,000 2,000 1,500 1,000 500 500 500 500 500

PAYMENT TO GOVERNMENT POOL (5 - 6 - 7) 3,731,859 3,809,843 3,831,532 3,849,781 3,849,893 3,874,979 3,899,799 3,942,833 3,995,158 4,056,968 4,119,197

APPENDIX 3

HOUSING REVENUE ACCOUNT ANALYSIS OF CENTRAL and DEPARTMENTAL SUPPORT CHARGES

Cost Centre/Main Service	Notes	Cash Limit 2004-05 £	Probable 2004-05 £	Nov-04 Base £	Cash Limit 2005-06 £
Computer - PC Charges		1,670	2,040	2,230	2,280
Computer - Mainframe Charges	1	22,920	21,010	0	0
Computer - Development and Support	1	39,190	11,210	9,020	9,220
Financial Management		7,170	8,190	8,190	8,480
Monthly Payroll		5,160	4,440	4,440	4,590
Weekly Payroll		270	260	260	270
Accountancy		28,780	26,970	26,970	27,910
Sundry Debtors		25,890	25,270	25,270	26,150
Creditor Payments		17,180	16,990	16,990	17,590
Insurance Administration		5,270	4,400	4,400	4,550
Internal Audit		8,660	9,910	9,910	10,190
Cash Collection		32,270	33,740	34,740	34,770
Housing Department		772,630	827,010	789,630	793,560
Environmental Health		1,510	1,580	1,690	1,740
Waste and Cleansing		18,600	14,610	13,830	14,210
Community and Leisure Development	2	0	5,770	6,160	6,330
Property Services	2	0	4,420	4,570	4,690
Planning Services	2	0	2,590	2,690	2,770
Corporate Management	3	43,420	7,840	8,230	8,460
Legal Services		20,750	21,720	20,930	21,530
Human Resources		36,120	29,980	30,640	31,470
Operational Buildings (Darklands Depot)	4	26,760	40,940	33,590	34,170
Health and Safety		2,590	1,700	1,700	1,730

TOTAL CHARGES INTO HRA

1,116,810	1,122,590	1,056,080	1,066,660
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NOTES

1. Reduction in Computer Charges due to change of IT systems
2. New charges based on assessment of time spent
3. Reduction in corporate management due to reallocation of new Director
4. Increase in recharges from the Depot account in 2004/05 due to approved health and safety works (HRA's share)

