

ANALYSIS OF HOUSING SUBSIDY

Revised Budget 2009.10 Draft Budget 2010.11 Projection 2011.12 Projection 2012.13 Projection 2013.14 Projection 2014.15 Projection 2015.16 Projection 2016.17 Projection 2017.18 Projection 2018.19 Projection 2019.20

ALLOWANCES DUE TO THE COUNCIL

Management & Maintenance Allowance

Number of Properties	3,101	3,095	3,062	3,060	3,057	3,052	3,047	3,042	3,037	3,032	3,027
Multiplied by the Management Allowance	428.12	436.73	445.46	458.83	473.74	489.14	505.03	521.45	538.39	555.89	573.96
Multiplied by the Maintenance Allowance	902.62	912.56	930.81	958.74	989.89	1,022.07	1,055.28	1,089.58	1,124.99	1,161.55	1,199.30
Management Allowance	1,327,600	1,351,679	1,364,013	1,404,015	1,448,225	1,492,846	1,538,839	1,586,244	1,635,105	1,685,466	1,737,374
Maintenance Allowance	2,799,025	2,824,373	2,850,144	2,933,731	3,026,107	3,119,345	3,215,448	3,314,502	3,416,598	3,521,830	3,630,293

1 Total M and M Allowance	4,126,625	4,176,053	4,214,156	4,337,746	4,474,332	4,612,192	4,754,286	4,900,745	5,051,703	5,207,296	5,367,667
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Charges for Capital

Subsidy Capital Financing Requirement	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324	9,429,324
Multiplied by Cost of Borrowing	2.00%	2.37%	3.50%	4.50%	5.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
Add Specified Amount for Debt Management	41,930	42,873	42,873	42,873	42,873	42,873	42,873	42,873	42,873	42,873	42,873
Add Provision for Debt Repayment	-	-	-	-	-	-	-	-	-	-	-

2 Total Capital Allowance	230,516	266,348	372,899	467,193	561,486	655,779	655,779	655,779	655,779	655,779	655,779
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Other Items of Reckonable Expenditure

Interest payments	51,253	12,365	9,392	-	-	-	-	-	-	-	-
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3 Total - Other Expenditure Allowance	51,253	12,365	9,392	-	-	-	-	-	-	-	-
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4 Rental Constraint Allowance	-	-	-	-	-	-	-	-	-	-	-
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Major Repairs Allowance

Number of Properties	3,101	3,095	3,062	3,060	3,057	3,052	3,047	3,042	3,037	3,032	3,027
Multiplied by the Major Repairs Allowance	611.36	618.71	635.72	653.20	671.16	689.62	708.58	728.07	748.09	768.66	789.80

5 Total MRA Allowance	1,895,827	1,914,907	1,946,575	1,998,792	2,051,736	2,104,720	2,159,043	2,214,789	2,271,949	2,330,577	2,390,725
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6 TOTAL ALLOWANCES DUE TO THE COUNCIL (1 to 5)	6,304,222	6,369,673	6,543,022	6,803,731	7,087,554	7,372,691	7,569,109	7,771,313	7,979,431	8,193,652	8,414,170
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LESS - Assumed Rent Income

Number of Properties	3,101	3,095	3,062	3,060	3,057	3,052	3,047	3,042	3,037	3,032	3,027
Multiplied by Guideline rent per dwelling (per week)	59.39	61.34	65.71	70.93	73.24	75.62	78.08	80.62	83.24	85.95	88.74
Annual Guideline Rent	9,576,043	9,871,843	10,462,609	11,286,382	11,642,523	12,001,196	12,371,308	12,752,794	13,145,594	13,551,221	13,968,031
Less a Void Allowance of 2%	(191,521)	(197,437)	(209,252)	(225,728)	(232,850)	(240,024)	(247,426)	(255,056)	(262,912)	(271,024)	(279,361)

7 Total - Assumed Rent Income	9,384,522	9,674,406	10,253,357	11,060,654	11,409,673	11,761,172	12,123,882	12,497,738	12,882,682	13,280,197	13,688,670
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8 LESS - Assumed Interest on Investments	965	346	300	200	200	100	100	100	100	100	100
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9 LESS - Net rebates position in subsidy	-	-	-	-	-	-	-	-	-	-	-
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5 LESS - MRA allowance	1,895,827	1,914,907	1,946,575	1,998,792	2,051,736	2,104,720	2,159,043	2,214,789	2,271,949	2,330,577	2,390,725
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NET PAYMENT TO THE NATIONAL POOL (6-7-8-5)	3,081,265	3,305,079	3,710,635	4,257,123	4,322,320	4,388,581	4,554,873	4,726,525	4,903,351	5,086,645	5,274,600
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HRA BASE BUDGET AND FINANCIAL PROJECTION TO 2019/20

	Revised Budget 2009.10	Draft Budget 2010.11 £	Projection 2011.12 £	Projection 2012.13 £	Projection 2013.14 £	Projection 2014.15 £	Projection 2015.16 £	Projection 2016.17 £	Projection 2017.18 £	Projection 2018.19 £	Projection 2019.20 £
Income											
Rent from Dwellings	9,512,082	9,660,103	10,161,600	10,767,400	11,632,800	11,871,900	12,238,000	12,615,300	13,003,800	13,405,000	14,083,000
Other Rents	100,427	98,440	99,920	102,420	105,240	108,130	111,100	114,160	117,300	120,530	123,840
Interest - Sale of Council Houses	1,006	396	-	-	-	-	-	-	-	-	-
Other Fees & Charges	83,602	160,992	163,410	167,500	172,110	176,410	180,820	185,340	189,970	194,720	199,590
Other Recharges	15,603	15,600	15,990	16,390	16,800	17,220	17,650	18,090	18,540	19,000	19,480
Interest Received from General Fund	73,722	18,936	31,488	41,660	40,284	32,155	31,677	21,770	9,311	(6,103)	(24,724)
Adjustment to above	12,484	(877)									
Supporting People Grant	400,000	410,000	420,250	430,760	441,530	452,570	463,880	475,480	487,370	499,550	512,040
Total Income	10,198,926	10,363,589	10,892,658	11,526,130	12,408,764	12,658,385	13,043,127	13,430,140	13,826,291	14,232,697	14,913,226
Expenditure											
Housing Repairs	3,007,959	3,041,776	3,117,820	3,226,940	3,347,950	3,473,500	3,603,760	3,738,900	3,879,110	4,024,580	4,175,500
General Management	1,106,652	1,066,879	1,080,210	1,101,810	1,134,860	1,168,910	1,203,980	1,240,100	1,277,300	1,315,620	1,355,090
Choice-based lettings	65,952	30,024	30,400	31,010	31,940	32,740	33,560	34,400	35,260	36,140	37,040
Share of Corporate & Democratic	131,000	134,500	136,520	139,930	143,780	147,730	151,790	155,960	160,250	164,660	169,190
Non-allocated costs charged to HRA	38,500	39,250	39,840	40,840	41,960	43,110	44,300	45,520	46,770	48,060	49,380
Sheltered and Other Services	971,701	1,000,415	1,012,920	1,033,180	1,064,180	1,096,110	1,128,990	1,162,860	1,197,750	1,233,680	1,270,690
Council Tax on Void Properties	1,800	4,518	4,520	4,520	4,520	4,520	4,520	4,520	4,520	4,520	4,520
Provision for Bad Debts	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Capital Charges	133,928	110,390	103,920	109,411	130,465	151,429	151,504	151,589	151,684	151,789	151,904
Net Payment to Government Pool	3,081,265	3,305,079	3,710,635	4,257,123	4,322,320	4,388,581	4,554,873	4,726,525	4,903,351	5,086,645	5,274,600
Depreciation - Dwellings	1,895,827	1,914,907	1,946,575	1,998,792	2,051,736	2,104,720	2,159,043	2,214,789	2,271,949	2,330,577	2,390,725
Provision for Increase in Pensions / Pay & Grading Review	22,660	22,940	23,230	23,690	24,400	25,010	25,640	26,280	26,940	27,610	28,300
Provision for inflation	145,761	125,074	104,490	156,263	192,478	199,189	206,137	213,330	220,776	228,485	236,466
Total Expenditure	10,610,505	10,803,253	11,318,579	12,131,009	12,498,089	12,843,049	13,275,597	13,722,272	14,183,160	14,659,866	15,150,904
HRA Surplus (Deficit)	(411,579)	(439,664)	(425,922)	(604,879)	(89,324)	(184,664)	(232,470)	(292,132)	(356,869)	(427,169)	(237,678)
HRA General Reserves											
Balance b/f	2,730,587	2,319,008	1,879,344	1,453,423	848,543	759,219	574,555	342,085	49,953	(306,917)	(734,086)
Net surplus (deficit) for year (as above)	(411,579)	(439,664)	(425,922)	(604,879)	(89,324)	(184,664)	(232,470)	(292,132)	(356,869)	(427,169)	(237,678)
Balance c/f	2,319,008	1,879,344	1,453,423	848,543	759,219	574,555	342,085	49,953	(306,917)	(734,086)	(971,764)