

Supplementary Committee Agenda



Finance and Performance Management Scrutiny Panel Tuesday, 13th January, 2009

Place: Committee Room 1, Civic Offices, High Street, Epping

Room: Committee Room 1

Time: 7.00 pm

Committee Secretary: A Hendry - The Office of the Chief Executive
Tel: 01992 564246 Email: ahendry@eppingforestdc.gov.uk

8. DETAILED BUDGET REPORTS (Pages 3 - 32)

(Director of Finance and ICT) The draft detailed budgets for the Housing Revenue Account (HRA) for the panel to consider.

This page is intentionally left blank

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
ESTIMATES 2009/10**

HOUSING REVENUE ACCOUNT ESTIMATES 2009/10

Introduction

The Housing Revenue Account (HRA) has been prepared in accordance with the Local Government and Housing Act 1989, as amended by the Leasehold Reform, Housing and Urban Development Act 1993 and the Local Government Act 2003. Under this legislation the Secretary of State and the DCLG has the power to issue directives in respect of appropriate income and expenditure items and the calculation of central government subsidy entitlement. The 2009/10 budget conforms to the Housing Subsidy Determination, which was issued on 18 December 2008.

The balance at 31 March 2010 is expected to be £5.8m, after a deficit of £22,000 in 2008/09 and £388,000 in 2009/10. The major influences on these figures have been the increase in Revenue Contribution to Capital Outlay (RCCO), from £1.135m in 2008/09 to £1.525m in 2009/10, a decrease in interest accrued on receipts and balances, and an increase in negative Housing Subsidy, from £10.842 m to £11.193 m. The subsidy increase derived from several changes in the Housing Subsidy determination, which are described in more detail in the Housing Subsidy commentary.

The DCLG are currently running a pilot study to assess the impact of ending the Housing Subsidy system altogether. The current proposals for the new system would begin by requiring authorities subject to negative subsidy to make a single payment to the DCLG, representing the equivalent of the next thirty years' subsidy settlements less a discount. Epping Forest District Council's exit payment has been estimated as approximately £60 m.

Five Year Forecast

An updated five year forecast to the year 2013/14 is to be produced in March 2009.

Supervision, Management and Maintenance

Overall expenditure in 2008/09 has increased by around 0.38% in the revised compared to the original estimate. In 2009/10 the cost of management and maintenance has decreased by 0.94% due to a reduction in the contribution to the Repairs Fund over original estimates. Costs have been kept down as much as possible, however, the increase in both gas and electricity provision have meant that the estimated cost of heating and lighting has increased. An element of these costs is to be recovered through charges for services and facilities, although it is not possible to recover the entire cost.

Supporting People (Housing Counselling and Support)

The Supporting People grant is paid by Essex County Council to fund the cost of support to tenants in sheltered housing who are in receipt of benefit. All Supporting People settlements are frozen at 2006/07 levels for the foreseeable future.

Housing Repairs Fund

The Housing Repairs Fund contribution was set at £5.7m for 2007/08. For 2008/09 the contribution will be £6.0 m, Decreasing to £5.6 m in 2009/10.

Capital Expenditure

Capital expenditure charged to revenue is based on the latest predictions of availability of funds to finance the capital programme. The capital programme was approved by the Cabinet in November 2008.

Works Unit

The housing works unit carries out a significant proportion of the repairs required to the Council's stock. The total cost of the unit is recharged to either the Housing Repairs Fund or (for capital projects) to the HRA Capital Programme.

Housing Subsidy

In 2009/10, and for the foreseeable future, the Council's Housing Subsidy is negative. Under the current rules, this sum has to be paid over to the DCLG. The estimates for 2009/10 have been drawn up in accordance with the Housing Subsidy Determination for 2009/10.

Proposed Rent Increase

From 2003/04 rents were set with reference to a new formula based on property values, number of bedrooms and local earnings. The scheme is referred to as rent restructuring, and its intention is to ensure that rents for broadly similar properties should be the same, regardless of whether the landlord is the local authority or a registered social landlord.

The rent for each property moves in equal steps towards its target rent up to 2011/12. This progression is limited by a maximum increase or decrease of £2 per week over inflation plus 0.5% per cent, and is subject also to a predetermined maximum rent (cap) for each size of property. It was acknowledged that some rents would not reach their target rent by 2012 because of the £2 limit but none will be constrained by the cap. Any rents not reaching the target by 2012 would continue to move until such time as they did reach their target.

A central government review of rent restructuring in 2006/07 adjusted the original formula with effect from 2003/04 and raised the target rents to a level that could not be reached by the original target date of 2012. For 2009/10 the Government has limited rent increases to 7%, although the DCLG will compensate for loss of income where it is shown that they would otherwise have had higher than 7%. The proposed rent increase for 2009/10 is 4%.

The Housing Subsidy determination for 2009/10 proposes to extend the deadline to up to 2023/24. However, it is anticipated that this will reduce down to 2015/16 or lower by 2010/11 determination.

There are signs that the 'credit crunch' is having an effect on budgets as the fall in interest rates has seen receipts nearly halve. This fall in income together with the low proposed rent increase result in a deficit budget. Whilst this is fine in the short term due to high accumulated balances, this cannot be allowed to continue into the medium / long term. This shows clearly that the situation needs to be monitored closely.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT SUMMARY**

2007/08	2008/09			2009/10
Actual	Original	Revised		Original
£000's	Estimate	Estimate		Estimate
£000's	£000's	£000's		£000's
			EXPENDITURE	
3,996	4,312	4,145	Supervision & Management General	4,251
3,148	3,367	3,586	Supervision & Management Special	3,741
343	369	371	Rents,Rates Taxes & Insurances	378
5,700	6,000	6,000	Contribution to Repairs Fund	5,600
13,187	14,048	14,102	MANAGEMENT & MAINTENANCE	13,970
8,528	8,654	9,175	Depreciation	9,246
53	50	49	Debt Management Expenses	49
8,842	10,842	10,842	HRA Subsidy Payable	11,193
82	110	104	Provision for Bad/Doubtful Debts	104
30,692	33,704	34,272		34,562
			INCOME	
23,396	24,430	24,506	Gross Rent of Dwellings	25,454
2,494	2,501	2,511	Non Dwellings Rent	2,552
1,732	1,512	1,661	Charges for Services & Facilities	1,790
273	323	317	Contribution from General Fund	305
27,895	28,766	28,995		30,101
2,797	4,938	5,277	NET COST OF SERVICES	4,461

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT SUMMARY**

2007/08	2008/09			2009/10
<i>Actual</i> £000's	<i>Original Estimate</i> £000's	<i>Revised Estimate</i> £000's		Original Estimate £000's
2,797	4,938	5,277	NET COST OF SERVICES	4,461
(2,165)	(2,020)	(2,290)	Interest on Receipts and Balances	(1,326)
(3,954)	(4,051)	(4,557)	Depreciation	(4,468)
461	195	189	Pensions Interest Payable/Return on Assets	189
<u>(2,861)</u>	<u>(938)</u>	<u>(1,381)</u>	NET OPERATING INCOME	<u>(1,144)</u>
			APPROPRIATIONS	
2,628	1,135	1,439	Capital Exp. Charged to Revenue	1,525
(351)	(194)	(51)	FRS 17 Adjustment	(24)
15	15	15	Transfer to Capital Reserves	31
<u>2,292</u>	<u>956</u>	<u>1,403</u>		<u>1,532</u>
<u>(569)</u>	<u>18</u>	<u>22</u>	(SURPLUS)/DEFICIT FOR YEAR	<u>388</u>
5,632	6,201	6,201	BALANCE BROUGHT FORWARD	6,179
(569)	18	22	(SURPLUS)/DEFICIT FOR YEAR	388
<u>6,201</u>	<u>6,183</u>	<u>6,179</u>	BALANCE CARRIED FORWARD	<u>5,791</u>

HOUSING PORTFOLIO HOUSING REPAIRS FUND SUMMARY

2007/08	2008/09			2009/10
<i>Actual</i> £000's	<i>Original Estimate</i> £000's	<i>Revised Estimate</i> £000's		<i>Original Estimate</i> £000's
			EXPENDITURE	
3,397	3,668	3,563	Responsive and Void Repairs	3,602
1,902	2,131	2,131	Planned & Cyclical Maintenance	2,131
(59)	166	186	Other items	214
<u>5,240</u>	<u>5,965</u>	<u>5,880</u>	TOTAL EXPENDITURE	<u>5,947</u>
<u>(5,700)</u>	<u>(6,000)</u>	<u>(6,000)</u>	CONTRIBUTION FROM HRA	<u>(5,600)</u>
<u>(460)</u>	<u>(35)</u>	<u>(120)</u>	(SURPLUS)/DEFICIT FOR YEAR	<u>347</u>
3,248	3,708	3,708	BALANCE BROUGHT FORWARD	3,828
(460)	(35)	(120)	(SURPLUS)/DEFICIT FOR YEAR	347
<u>3,708</u>	<u>3,743</u>	<u>3,828</u>	BALANCE CARRIED FORWARD	<u>3,481</u>

**HOUSING PORTFOLIO
MAJOR REPAIRS RESERVE SUMMARY**

2007/08		2008/09			2009/10
<i>Actual</i>	<i>Original</i>	<i>Revised</i>			<i>Original</i>
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>			<i>Estimate</i>
	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>
			EXPENDITURE		
3,611	7,650	6,713	CAPITAL EXPENDITURE		5,301
3,954	4,036	4,557	TRANSFERRED TO HRA		4,468
<u>7,565</u>	<u>11,686</u>	<u>11,270</u>	TOTAL EXPENDITURE		<u>9,769</u>
<u>(8,528)</u>	<u>(8,654)</u>	<u>(9,175)</u>	DEPRECIATION		<u>(9,246)</u>
<u>(963)</u>	<u>3,032</u>	<u>2,095</u>	(SURPLUS)/DEFICIT FOR YEAR		<u>523</u>
5,655	6,618	6,618	BALANCE BROUGHT FORWARD		4,523
(963)	3,032	2,095	(SURPLUS)/DEFICIT FOR YEAR		523
<u>6,618</u>	<u>3,586</u>	<u>4,523</u>	BALANCE CARRIED FORWARD		<u>4,000</u>

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
SUPERVISION AND MANAGEMENT GENERAL**

Policy and Management

The increase in budgets for the revised 2008/09 and the 2009/10 figures are due to a change in staff time allocations.

Council House Sales

The increase in budgets for the revised 2008/09 and the 2009/10 figures are due to a change in staff time allocations.

Capital Monitoring

The increase in the 2008/09 and 2009/10 budgets relates to support service recharges.

Business Premises

The increase between the 2008/09 budget and the 2009/10 budget is due to inflationary increases. The increase in budgets between original and revised 2008/09 figures are due to a change in staff time allocations.

Burton Road Pay & Display Car Park

This relates to a proportion of the car park management contract and related staff cost in relation to this New Pay and Display Car Park at Burton Road.

Housing Integrated System

Installation of the leasehold module of the Housing computer system has been delayed until 2009/10.

Tenant Participation

There are no major variations.

Contribution to General Fund

The increase between original and revised 2008/09 budgets relates to an increase in graffiti removal costs. The decrease between revised 2008/09 and the original 2009/10 relates to a vacancy allowance of 2% of HRA salaries excluding the works unit.

Repairs and Maintenance Management

Staff time directly involved in delivering capital expenditure projects has now been charged to the schemes concerned, previous practice was to charge that expenditure to revenue. This charge is in line with proper practice.

Managing Tenancies

The decrease in budgets for the revised 2008/09 and the 2009/10 figures are due to a reduction in professional fees and a change in staff time allocations.

Waiting Lists and Allocations

The decrease in budgets for the revised 2008/09 and the 2009/10 figures are due to a change in staff time allocations. This budget includes the cost of choice based lettings.

Rent Determination & Collection

The budget decrease in both years over the original 2008/09 costs is due to staff time allocation changes.

Housing Support Services

The budget decrease in both years over the original 2008/09 costs is due to staff time allocation changes.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
SUPERVISION & MANAGEMENT GENERAL**

2007/08	2008/09			2009/10		
Actual	Original	Revised		Gross	Gross	Net
£000's	Estimate	Estimate		Expend	Income	Expend
	£000's	£000's		£000's	£000's	£000's
257	296	306	Policy and Management	314	0	314
48	52	56	Sale of Council Houses	60	0	60
82	105	120	Capital Monitoring	118	0	118
218	222	240	Business Premises Admin.	269	0	269
0	0	22	Burton Road P&D Car Park	18	0	18
0	7	0	Housing Computer System	10	0	10
67	75	76	Tenant Participation	82	0	82
592	610	711	Contribution to General Fund	654	0	654
838	896	810	Repairs Management	870	0	870
845	937	827	Managing Tenancies	866	0	866
355	351	344	Waiting Lists & Allocations	345	0	345
502	544	472	Rent Determination & Collection	480	0	480
192	217	161	Housing Management Support Services	165	0	165
3,996	4,312	4,145		4,251	0	4,251

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
SUPERVISION AND MANAGEMENT SPECIAL**

Aged Persons Management

The heating and lighting contracts relating to some sheltered units have been re-negotiated resulting in an increase in charges.

Aged Persons Support

The variations in 2008/09 relates to a reduction in support service allocations. However, this fall has been counteracted by inflation in 2009/10.

Special Items

Costs have increased in both 2008/09 and 2009/10 with the main increases relating to district heating increasing by £60,000 in both years and staircase lighting (£20,000 in 2008/09 and £30,000 in 2009/10). A further £30,000 increase in revised 2008/09 was in relation to the housing land cleansing contract.

Homelessness Management

The majority of the costs relate to the provision of services at Norway House. Non employee related costs have generally remained stable, but due to a change in staff time allocations the budgets for revised and original have increased slightly.

Homelessness Support

The increase in costs relate to the increase in staff time allocations.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
SUPERVISION & MANAGEMENT SPECIAL**

2007/08		2008/09			2009/10		
<i>Actual</i>	<i>Original</i>	<i>Revised</i>					
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>		Gross	Gross	Net	
	<i>£000's</i>	<i>£000's</i>		Expend	Income	Expend	
				£000's	£000's	£000's	
677	717	771	Aged Persons Management	836	0	836	
393	427	417	Aged Persons Support Servs.	433	0	433	
1,820	1,937	2,090	Special Items	2,155	0	2,155	
242	268	282	Homelessness Management	288	0	288	
16	18	26	Homelessness Support Servs.	29	0	29	
3,148	3,367	3,586		3,741	0	3,741	

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
RENTS, RATES, TAXES & INSURANCES**

Dwelling Insurance

This entry comprises buildings insurance on the Council's properties

NDR and Council Tax

These are business rates payable on the Council's commercial premises and Council tax payable in respect of Norway House.

Other Insurances

These are insurances other than buildings insurance - mainly public liability insurance.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
RENTS, RATES, TAXES & INSURANCE**

2007/08	2008/09			2009/10
Actual £000's	Original Estimate £000's	Revised Estimate £000's		Net Expend £000's
221	234	225	Dwelling Insurances	239
43	44	52	NDR and Council Tax	41
0	15	15	Water Charges	15
79	76	79	Other Insurances and Recharges	83
343	369	371		378

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
OTHER EXPENDITURE**

Capital Expenditure Charged to Revenue

Capital Expenditure Charged to Revenue has been increased by £304,000 to £1.439m in 2008/09 and revised to £1.525m in 2009/10. This is to avoid an excessive balance on the HRA at the end of 2008/09. The updated five year forecast is to be produced in March 2009 which, amongst other matters, will examine the affordability for future years.

Capital Financing Costs

This relates to a proportion of the costs of the Council's Treasury Management function. As a substantial amount of the interest income received is passed on to the HRA, most of the cost is borne by the HRA.

Bad Debts

The contribution to the bad debts provision is based on an assessment of the likelihood of a particular debt category being paid. The assessment takes into account the level of arrears, the size of individual debts and whether those debts relate to current or former tenants.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
OTHER EXPENDITURE**

2007/08	2008/09			2009/10
Actual	Original	Revised		Net
£000's	Estimate	Estimate		Expend
£000's	£000's	£000's		£000's
2,628	1,135	1,439	Capital Expenditure Charged to Revenue	1,525
53	50	49	Debt Management Expenses	49
82	110	104	Provision for Bad/Doubtful Debts	104
2,763	1,295	1,592		1,678

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
CAPITAL CHARGES**

Depreciation

The depreciation charge of £9.175 m in 2008/09 (£9.246 m in 2009/10) is based on the average age of council dwellings. However £4.557m (£4.468m in 2009/10) is reversed out again below the "net costs of services" line. This is done so that an amount equivalent to the major repairs allowance is credited to the major repairs reserve, thus making the reserve available for re-investment in stock.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
CAPITAL CHARGES**

<i>2007/08</i>	<i>2008/09</i>			<i>2009/10</i>
<i>Actual</i>	<i>Original</i>	<i>Revised</i>		<i>Net</i>
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>		<i>Expend</i>
<i>£000's</i>	<i>£000's</i>	<i>£000's</i>		<i>£000's</i>
8,528	8,654	9,175	Depreciation	9,246
<u>8,528</u>	<u>8,654</u>	<u>9,175</u>		<u>9,246</u>

HOUSING PORTFOLIO HOUSING REVENUE ACCOUNT PROPERTY RELATED INCOME

Gross Rent of Dwellings

Rental income likely to be received in 2008/09 is slightly higher than the original estimate, due to a lower than predicted number of council house sales during the year. The rental income estimate for 2009/10 is based on a slightly reduced stock of houses (with an estimate of 15 council houses sold) and an expected average increase in rents of 4.00%. The determination issued by the DCLG gives discretion to authorities to increase rents by up to 7% for the next two years. This means in effect that rent restructuring has been suspended for that period of time. Whilst this gives a degree of control over the rent setting back to authorities it does mean that convergence with registered social landlord rents is put back even further than previously expected.

Business Premises

Rental income from shops has shown no change. The drop in income is due to the temporary closure of the Broadway Market whilst the works to the Broadway is undertaken.

Garages

Garage rents will increase from £6.86 per week in 2008/09 to £7.20 in 2009/10, an increase of 5.0%.

Charges for Services and Facilities

Charges for services and facilities have increased from the original to the revised 2008/09 estimates due to income (£54,000) being received from the car park at Burton Road; increase in the Supporting People Grant of £28,000; and from the increase in cost of heating and lighting at Norway House recovered from tenants.

Contribution from General Fund

This is the contribution made towards grounds maintenance costs of housing land in relation to properties that have been sold under the housing Right to Buy legislation. Savings on staff related costs within the Grounds Maintenance section have reduced this charge.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
PROPERTY RELATED INCOME**

2007/08		2008/09			2009/10
Actual	Original	Revised			Net
£000's	Estimate	Estimate			Expend
	£000's	£000's			£000's
23,396	24,430	24,506	Gross Rent of Dwellings		25,454
1,644	1,667	1,662	Business Premises		1,662
815	799	814	Garages		855
35	35	35	Ground Rents		35
1,732	1,512	1,661	Charges for Service & Facilities		1,790
273	323	317	Contribution from General Fund		305
27,895	28,766	28,995	Property Related Income		30,101

HOUSING PORTFOLIO HOUSING REVENUE ACCOUNT SUBSIDY

The budget was prepared on the basis of the final Housing Subsidy determination for 2009/10 which was issued on 18 December 2008.

The HRA Subsidy Determination reflects the Governments preferred option of fixed guideline rent increases for the next two years. Under the fixed option, the rent convergence date will change depending on what the actual rate of inflation is in the September prior to the draft determination being issued. For 2009/10 using a fixed average guideline rent increase of 6.2% the convergence date has to be pushed back to 2023/24 to accommodate the RPI for September at 5%.

To protect tenants from both high and variable increases in inflation, the Government has set a limit on actual rent rises above 7%. Councils will be compensated for loss of income where the Government calculations shows they would otherwise have had actual rent increases of higher than 7% if rent restructuring principles, as currently operated, were adhered to.

A total subsidy of £11.193m payable is expected for 2009/10, a increase of £351,000 (3.2%) on 2008/09 £10.842m.

The key changes from 2008/09 to note for Management and Maintenance Allowances are the return to the use of a three year average for crime data inputs and the use of a three year average to smooth changes in the BCIS building cost adjustment. The subsidy determinations for 2009/10 have increased the Management Allowance per dwelling by 0.8%, and the Maintenance Allowance per dwelling by 5.8% from 2008/09. Although there has been a small fall in stock levels the total Management and Maintenance allowance has increased by £380,000, i.e. from £10.329 m to £10.709 m.

The Major Repairs Allowance (MRA) for 2009/10 also incorporates a three year average building cost adjustor but retains the original national base weights. MRA per dwelling has been increased by 3.9%. This has seen an increase in the total allowance by 3.46%, or £160,000 despite a small fall in stock levels.

The Government calculates three rents each year as part of the rent restructuring exercise. The formula rent is the average rent that needs to be charged within the restructuring period to bring local authority rents into line with those charged by registered social landlords. The 2009/10 formula rent stands at £84.57. The guideline rent stands at £76.41 - an increase of 4% from 2008/09. This is used to calculate the notional rent income within housing subsidy. The limit rent stands at £79.46 - an increase of 6% on 2008/09. This is the maximum average rent that can be charged before incurring subsidy limitation on HRA Rent Rebate subsidy.

The interest element, known as the Item 8 Credit, consists of a mortgage interest allowance and an estimate of the investment interest earned on surplus HRA cash.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
HOUSING REVENUE ACCOUNT SUBSIDY**

<i>2007/08</i>	<i>2008/09</i>			<i>2009/10</i>
<i>Actual</i> <i>£000's</i>	<i>Original</i> <i>Estimate</i> <i>£000's</i>	<i>Revised</i> <i>Estimate</i> <i>£000's</i>		<i>Net</i> <i>Income</i> <i>£000's</i>
10,353	10,329	10,329	Management and Maintenance	10,709
4,603	4,618	4,618	Major Repairs Allowance	4,778
(23,583)	(24,781)	(24,781)	Notional Rent Income	(25,676)
(818)	(1,008)	(1,008)	Interest on Receipts	(1,004)
603	0	0	Rent cap compensation	0
<u>(8,842)</u>	<u>(10,842)</u>	<u>(10,842)</u>	HRA Subsidy	<u>(11,193)</u>

HOUSING PORTFOLIO HOUSING REVENUE ACCOUNT INTEREST INCOME

Revenue Balances

During 2009/10, the interest on HRA revenue balances are expected to fall to £519,000, as the level of interest rates decrease.

Capital Balances

The interest on capital balances is based on the mid year HRA Capital Financing requirement (CFR). The CFR represents the authority's underlying need to borrow for capital purposes. The CFR is negative, which means that the authority does not need to borrow. In 2008/09, interest receipts will increase, due to high interest rates in the first 6 months of the year; the current forecast for 2009/10 predicts a steady fall in the general level of interest rates.

Mortgage Interest

The governing legislation states that the interest rate charged on Council mortgages must be the higher of the local average rate (calculated as the average rate payable on its external debt) or the standard national rate. As the Council has repaid all of its external debt, there is no local rate. The charge on all mortgages is therefore the national rate. The standard national rate was 6.89% but was reduced to 5.07% with effect from 1 December 2008. There are now very few mortgages left as the Council no longer grants them and the old ones are gradually redeemed.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
INTEREST INCOME**

2007/08		2008/09			2009/10
Actual	Original	Revised			Net
£000's	Estimate	Estimate			Income
	£000's	£000's			£000's
820	749	942	Revenue Balances		519
1,332	1,254	1,339	Capital Balances		800
13	17	9	Mortgages		7
2,165	2,020	2,290			1,326

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
SUPPORT & TRADING SERVICES**

Housing Services Administration

Costs have increased on this budget from the original 2008/09 estimates, mainly due to the management restructure when the private sector housing section transferred from environmental services.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
SUPPORT & TRADING SERVICES**

<i>2007/08</i>		<i>2008/09</i>			<i>2009/10</i>
<i>Actual</i>	<i>Original</i>	<i>Revised</i>			<i>Net</i>
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>			<i>Expend</i>
<i>£000's</i>	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>
311	360	458	Housing Services Administration		442
311	360	458			442

THIS PAGE IS INTENTIONALLY LEFT BLANK

HOUSING COMMITTEE

HOUSING REPAIRS FUND FIVE YEAR PROGRAMME

ACTUAL 2007/08	DETAIL	ORIGINAL ESTIMATE 2008/09	PROBABLE OUTTURN 2008/09	ORIGINAL ESTIMATE 2009/10	FORECAST SPENDING			
					2010/11	2011/12	2012/13	2013/14
000'S		000'S	000'S	000'S	000'S	000'S	000'S	000'S
2,635	Responsive Repairs	2,917	2,811	2,850	2,904	2,991	3,080	3,173
762	Voids Refurbishment	752	752	752	775	798	822	846
1,902	Planned Maintenance/ Improvements	2,131	2,131	2,131	2,195	2,261	2,329	2,398
0	Structural Repairs	0	0	0	0	0	0	0
134	Miscellaneous Projects	173	198	234	248	254	259	267
1	Feasibilities	23	10	10	26	27	28	29
0	Contingencies	0	0	0	0	0	0	0
42	Business Premises	48	54	46	56	57	59	61
(236)	Less Income	(79)	(76)	(76)	(78)	(81)	(83)	(86)
5,240	TOTAL EXPENDITURE	5,965	5,880	5,947	6,124	6,307	6,494	6,689
(3,248)	Balance brought forward	(3,708)	(3,708)	(3,828)	(3,481)	(2,957)	(2,250)	(1,356)
(5,700)	Contribution from H.R.A.	(6,000)	(6,000)	(5,600)	(5,600)	(5,600)	(5,600)	(5,600)
5,240	Less Expenditure above	5,965	5,880	5,947	6,124	6,307	6,494	6,689
(3,708)	BALANCE CARRIED FORWARD (SURPLUS) / DEFICIT	(3,743)	(3,828)	(3,481)	(2,957)	(2,250)	(1,356)	(267)

THIS PAGE IS INTENTIONALLY LEFT BLANK

**HOUSING REVENUE ACCOUNT 2009/10
SUBJECTIVE ANALYSIS**

BUDGET	Employee Expenses	Premises Related Expenses	Transport Related Expenses	Supplies and Services	Third Party Payments	Internally Recharged	Contracted Services	Support Services	Capital Financing Costs	Gross Revenue Expenditure
	£	£	£	£	£	£	£	£	£	£
SUPERVISION & MANAGEMENT										
GENERAL										
Policy & Management	78,030	0	190	58,880	0	0	0	176,820	0	313,920
Sale of Council Houses	37,150	0	170	3,160	0	0	0	103,120	(83,940)	59,660
Capital Monitoring	36,330	0	2,300	190	0	0	0	78,790	0	117,610
Business Premises Admin	0	21,820	0	5,000	0	0	0	241,630	0	268,450
Burton Road P&D Car Park	1,380	1,200	200	1,990	0	0	0	13,630	0	18,400
Comp.Costs New Hsg.System	0	0	0	9,500	0	0	0	0	0	9,500
Tenant Participation	39,330	1,000	6,290	10,950	0	0	0	24,310	0	81,880
Contribution to General Fund	(68,940)	29,330	0	42,450	0	0	0	651,130	0	653,970
Repairs Management	514,410	0	48,760	34,440	0	0	0	272,460	0	870,070
Managing Tenancies	469,290	0	20,440	51,100	0	0	0	325,210	0	866,040
Waiting Lists & Allocations	180,840	0	1,820	67,140	0	0	0	95,290	0	345,090
Rent Accounting & Collection	239,780	0	9,160	28,850	0	0	0	202,180	0	479,970
Hsg. Man. Support Servs.	96,020	0	3,530	420	0	0	0	65,330	0	165,300
SUPERVISION & MANAGEMENT										
SPECIAL										
Aged Persons Management	298,290	297,620	9,160	118,100	42,560	0	0	70,190	0	835,920
Aged Persons Support	367,550	0	12,070	60	0	0	0	53,720	0	433,400
Special Items	198,100	821,270	7,840	211,970	761,060	0	0	154,880	0	2,155,120
Homelessness Management	134,640	59,690	5,800	21,360	0	0	0	66,980	0	288,470
Homelessness Support	20,950	0	730	20	0	0	0	6,810	0	28,510
RENTS, RATES TAXES AND INSURANCE										
Rents, Rates, Taxes and Insurance	2,070	297,740	0	78,250	0	0	0	0	0	378,060
HOUSING REPAIRS FUND										
CHARGES FOR CAPITAL/RCCO	0	5,600,000	0	0	0	0	0	0	0	5,600,000
HRA Subsidy Payable										
DEPRECIATION	0	0	0	0	0	0	0	0	1,525,000	1,525,000
DEBT MANAGEMENT										
PROV. FOR BAD & DOUBTFUL DEBTS	0	104,000	0	0	0	0	0	0	49,170	49,170
SUBTOTAL	2,645,220	7,233,670	128,460	743,830	11,997,170	0	0	2,602,480	10,736,680	36,087,510
SUPPORT & TRADING SERVICES										
Housing Services Administration	240,820	0	6,040	79,610	0	(441,650)	0	115,180	0	0
TOTAL	2,886,040	7,233,670	134,500	823,440	11,997,170	(441,650)	0	2,717,660	10,736,680	36,087,510

This page is intentionally left blank