

Supplementary Committee Agenda



Finance and Performance Management Scrutiny Panel Monday, 16th January, 2006

Place: Civic Offices, High Street, Epping

Room: Committee Room 1

Time: 7.00 pm

Committee Secretary: S G Hill - Senior Democratic Services Officer
Tel: 01992 564249 Email: shill@eppingforestdc.gov.uk

7.a Housing Revenue Account - Portfolio Holder Budget (Pages 3 - 28)

The attached draft HRA Budget will be considered at the meeting alongside the other Portfolio Holder Budgets. Please bring these with you to the meeting.

This page is intentionally left blank

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
ESTIMATES 2006/07**

HOUSING REVENUE ACCOUNT ESTIMATES 2006/07

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 ODPM has the power to issue directives in respect of appropriate income and expenditure items and the calculation of central government subsidy entitlement. The 2006/07 Budget conforms to the latest determinations received on 21 December 2005.

The balance at 31 March 2007 is expected to be £5.2m, after a surplus of £432,000 in 2005/06 and a deficit of £104,000 in 2006/07. A major contributor to the fall in the size of the surplus is an increase in negative Housing Subsidy, from £7,746,000 to £8,429,000.

Five Year Forecast

An updated five year forecast to the year 2010/11 is to be produced shortly.

Supervision, Management and Maintenance

Overall expenditure in 2005/06 has decreased slightly compared to the original estimate. In 2006/07 management and maintenance has increased by 8%. This is above inflation, as some areas - in particular heating and lighting - have seen considerably higher rises as cost increases within the industry have been significant. An element of this is to be recovered from charges for services and facilities and accounts for an element of the increase shown here.

Supporting People (Housing Counselling and Support)

The Supporting People grant is paid by Essex County Council. It funds the cost of support to tenants in sheltered housing who are in receipt of benefit.

Housing Repairs Fund

The Housing Repairs Fund contribution was set at £5,000,000 for 2005/06 and thereafter. However, following a virement of £20,000 to special items for revenue costs related to the transfer of Wickfields, the contribution for 2005/06 has been reduced to £4,980,000. The 2006/07 contribution has been raised to £5,500,000.

Capital Expenditure

The 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 2005.

Works Unit

The housing works unit carries out a significant proportion of the repairs required to the Council's stock. The recent job evaluation resulted in a substantial increase in salaries this is included in the total cost of the unit is recharged to either the housing repairs fund or (for more significant works) to the HRA Capital Programme.

Rent Rebates

As part of the 2003 Local Government Act, rent rebates and the related subsidy payments were removed from the HRA from 1 April 2004, and are now accounted for in the General Fund. Any subsidy limitation that might occur due to increases above the limit rent would still be borne by the HRA, though in the case of this authority this is unlikely. Transitional measures have been put into place for 2005/06 to reimburse the General Fund for the unsubsidised element of the 'incentive area' allowance previously borne by the HRA. This amounts to £55,000 in 2005/06; the arrangements cease beyond 2005/06.

Housing Subsidy

In 2005/06 and for the foreseeable future Housing Subsidy is negative. Under the current rules, this sum has to be paid over to the ODPM. The estimates for 2006/07 have been drawn up in accordance with the Housing Subsidy Final Determination for 2006/07, which was issued by the ODPM on 21 December 2005.

Proposed Rent Increase

As 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.

Over the next seven years, the rent for each property will continue to move in equal steps to its target rent. This progression is limited by a maximum increase or decrease of £2 per week over inflation plus 0.5% per cent, and subject also to a predetermined maximum rent for each size of property. Some rents will not reach their target rent by 2012 because of the £2 limit but none will be constrained by the cap. Any rent not reaching the target by 2012 will therefore continue to move until such time as they do reach their target.

A central government review of rent restructuring set for 2006/07 onwards proposed some amendments to the current formula. These have now been confirmed, and although there has not been sufficient time to assess the full effect of these, it is clear that the target rent will be substantially raised. This will have the effect of raising many of the target rents to a level that cannot be reached by the target date of 2012, meaning that the rent adjustments will have to continue beyond that date.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT SUMMARY**

2004/05		2005/06			2006/07
Actual	Original	Revised			Original
£000's	Estimate	Estimate			Estimate
£000's	£000's	£000's			£000's
			EXPENDITURE		
3,349	3,521	3,615	Supervision & Management General		3,959
2,680	2,932	2,772	Supervision & Management Special		3,037
375	414	342	Rents,Rates Taxes & Insurances		358
5,000	5,000	4,980	Contribution to Repairs Fund		5,500
11,404	11,867	11,709	MANAGEMENT & MAINTENANCE		12,854
23,570	19,792	21,994	Capital Charges		23,022
8,073	8,174	8,210	Depreciation		8,381
40	41	39	Debt Management Expenses		46
7,556	7,746	7,746	HRA Subsidy Payable		8,429
107	105	95	Provision for Bad/Doubtful Debts		95
50,750	47,725	49,793			52,827
			INCOME		
20,305	20,727	21,216	Gross Rent of Dwellings		22,369
2,297	2,171	2,304	Non Dwellings Rent		2,409
1,507	1,638	1,544	Charges for Services & Facilities		1,598
242	273	241	Contribution from General Fund		285
24,351	24,809	25,305			26,661
26,399	22,916	24,488	NET COST OF SERVICES		26,166

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT SUMMARY**

2004/05		2005/06			2006/07
<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>
26,399	22,916	24,488	NET COST OF SERVICES		26,166
(1,455)	(1,536)	(1,474)	Interest on Receipts and Balances		(1,374)
(23,586)	(19,792)	(22,009)	Capital Charges		(23,037)
(3,570)	(3,585)	(3,621)	Depreciation		(3,854)
369	409	369	Pensions Interest Payable/Return on Assets		369
<u>(1,843)</u>	<u>(1,588)</u>	<u>(2,247)</u>	NET OPERATING INCOME		<u>(1,730)</u>
			APPROPRIATIONS		
950	1,600	2,000	Capital Exp. Charged to Revenue		2,000
(537)	(310)	(255)	FRS 17 Adjustment		(181)
15	0	15	Transfer to Capital Reserves		15
110	55	55	Transfer to General Fund		0
<u>538</u>	<u>1,345</u>	<u>1,815</u>			<u>1,834</u>
<u>(1,305)</u>	<u>(243)</u>	<u>(432)</u>	(SURPLUS)/DEFICIT FOR YEAR		<u>104</u>
3,529	4,834	4,834	BALANCE BROUGHT FORWARD		5,266
(1,305)	(243)	(432)	(SURPLUS)/DEFICIT FOR YEAR		104
<u>4,834</u>	<u>5,077</u>	<u>5,266</u>	BALANCE CARRIED FORWARD		<u>5,162</u>

**HOUSING PORTFOLIO
HOUSING REPAIRS FUND SUMMARY**

2004/05		2005/06			2006/07
<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>			<i>£000's</i>
				EXPENDITURE	
2,780	3,449	3,367		Responsive and Void Repairs	3,532
1,509	1,549	1,752		Planned & Cyclical Maintenance	1,803
129	177	202		Other items	227
4,418	5,175	5,321		TOTAL EXPENDITURE	5,562
(5,000)	(5,000)	(4,980)		CONTRIBUTION FROM HRA	(5,500)
(582)	175	341		(SURPLUS)/DEFICIT FOR YEAR	62
2,466	3,048	3,048		BALANCE BROUGHT FORWARD	2,707
(582)	175	341		(SURPLUS)/DEFICIT FOR YEAR	62
3,048	2,873	2,707		BALANCE CARRIED FORWARD	2,645

**HOUSING PORTFOLIO
MAJOR REPAIRS RESERVE SUMMARY**

2004/05		2005/06			2006/07
<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	
6,628	5,613	4,664		CAPITAL EXPENDITURE	4,913
3,570	3,585	3,621		TRANSFERRED TO HRA	3,854
10,198	9,198	8,285		TOTAL EXPENDITURE	8,767
(8,073)	(8,174)	(8,210)		DEPRECIATION	(8,381)
2,125	1,024	75		(SURPLUS)/DEFICIT FOR YEAR	386
3,539	1,414	1,414		BALANCE BROUGHT FORWARD	1,339
2,125	1,024	75		(SURPLUS)/DEFICIT FOR YEAR	386
1,414	390	1,339		BALANCE CARRIED FORWARD	953

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

Managing Tenancies Generally

The cost of insuring the housing stock has decreased in both years, offset partly in 2006/07 by increases in support services.

Business Premises

In 2006/07 the cost of buildings maintenance has increased.

Rent Accounting

The budget in 2005/06 shows an increase in the cost of equipment and printing. 2006/07 expenditure has increased due to higher support service costs and inflation.

Waiting Lists and Allocations

£40,000 is included for consultants' costs in 2006/07, in order to implement a Choice Based Letting scheme.

Council House Sales

Due to a change in policy, only administrative costs that relate to completed council house sales can be offset against pooled capital receipts. This has increased costs in both 2005/06 and 2006/07.

Capital Monitoring

In 2006/07 costs have risen due to support service allocation changes.

Housing Integrated System

A small budget remains here for the implementation of the leasehold module.

Tenants Participation Compacts

There is a small increase in grant payments in 2006/07. The rest of the increase relates to inflation.

Contribution to General Fund

A contribution toward the cost of the Corporate and Democratic Core is made to the General Fund.

Repairs and Maintenance Management

This relates to the management of the day to day and cyclical repair work that form the Housing Repairs Fund. There has been an increase in allocations in both years.

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

<i>2004/05</i>		<i>2005/06</i>			<i>2006/07</i>		
<i>Actual</i>	<i>Original</i>	<i>Revised</i>			<i>Gross</i>	<i>Gross</i>	<i>Net</i>
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>			<i>Expend</i>	<i>Income</i>	<i>Expend</i>
	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>	<i>£000's</i>	<i>£000's</i>
1,007	1,018	936	Managing Tenancies		1,001	0	1,001
199	259	256	Hsg. Management Support Servs		271	0	271
241	218	214	Business Premises Admin.		235	0	235
415	426	445	Rent Determination & Collection		469	0	469
245	254	273	Waiting Lists & Allocations		332	0	332
25	22	78	Sale of Council Houses		83	0	83
213	234	241	Policy and Management		255	0	255
49	55	58	Capital Monitoring		67	0	67
0	7	0	Computer Costs New Hsg.System		7	0	7
60	72	72	Tenant Participation		79	0	79
454	509	470	Contribution to General Fund		519	0	519
780	796	821	Repairs Management		902	0	902
3,688	3,870	3,864			4,220	0	4,220

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

Aged Persons Management

Inflation accounts for most of the increase in heating and lighting costs between 2005/06 and 2006/07.

Aged Persons Support

The variations here relate to changes in salary allocations.

Special Items

The decrease in the revised estimate for 2005/06 is due to lower grounds maintenance costs. In 2006/07 extra costs are included for the housing stock revaluation and an additional £20,800 for the Paternoster ward street cleansing contract. Cost increases in the gas and electricity industry will also impact here, although a proportion is recoverable from tenants via the heating charge element of charges for services and facilities.

Homelessness

In 2006/07 the increase is mainly due to inflation on gas and electricity expenditure.

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

<i>2004/05</i>		<i>2005/06</i>			<i>2006/07</i>		
<i>Actual</i>	<i>Original</i>	<i>Revised</i>			<i>Gross</i>	<i>Gross</i>	<i>Net</i>
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>			<i>Expend</i>	<i>Income</i>	<i>Expend</i>
	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>	<i>£000's</i>	<i>£000's</i>
610	709	679	Aged Persons Management		745	0	745
352	383	364	Aged Persons Support Servs.		393	0	393
1,512	1,642	1,572	Special Items		1,717	0	1,717
218	238	225	Homelessness Management		251	0	251
24	25	25	Homelessness Support Servs.		28	0	28
2,716	2,997	2,865			3,134	0	3,134

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
OTHER EXPENDITURE**

Capital Expenditure Charged to Revenue

Revenue Contribution to Capital Outlay of £2.0 million is included in 2005/06 and 2006/07. The updated five year forecast to be produced shortly should confirm that this is possible.

Capital Financing Costs

This relates to a proportion of the costs of the Council's Treasury Management function. Bearing in mind that 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 a formula, which 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**

<i>2004/05</i>	<i>2005/06</i>			<i>2006/07</i>
<i>Actual £000's</i>	<i>Original Estimate £000's</i>	<i>Revised Estimate £000's</i>		<i>Net Expend £000's</i>
950	1,600	2,000	Capital Expenditure Charged to Revenue	2,000
40	41	39	Debt Management Expenses	46
107	105	95	Provision for Bad/Doubtful Debts	95
<u>1,097</u>	<u>1,746</u>	<u>2,134</u>		<u>2,141</u>

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
CAPITAL CHARGES**

Capital Charges

The capital charges are based on the value of assets held by the HRA and employed in providing the service. The significant variation between the 2005/06 original and revised estimates is due to the revaluation of the housing stock to values as at 1st April 2003, which were significantly higher than at the previous valuation date.

Depreciation

The charge of £8.210 m (£8.381 m in 2006/07) is based on the average age of council dwellings. However £3.621m (£3.854m in 2006/07) 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>2004/05</i>	<i>2005/06</i>			<i>2006/07</i>
<i>Actual £000's</i>	<i>Original Estimate £000's</i>	<i>Revised Estimate £000's</i>		<i>Net Expend £000's</i>
385	385	388	Capital Charges Shops etc.	393
22,803	19,069	21,258	Capital Charges Dwellings	22,291
291	275	282	Capital Charges Garages	274
8,073	8,174	8,210	Depreciation	8,381
91	63	66	Capital Charges Other	64
<u>31,643</u>	<u>27,966</u>	<u>30,204</u>		<u>31,403</u>

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

Gross Rent of Dwellings

Rental income is higher than the original estimate, due to reduced sales of council houses. The rental income estimate for 2006/07 is based on a slightly reduced stock of houses and an expected increase in actual rents of about 6%, however the actual average increase could vary once the full effects are known.

Business Premises

Rental income from shops has been fairly static in recent years, and indications are that this is likely to remain the case.

Garages

Garage rents are to increase from £6.10 per week in 2005/06 to £6.25 in 2006/07, an increase of approximately 2.5%.

Charges for Services and Facilities

Charges for services and facilities have increased. Much of this relates to the expected increased costs of heating and lighting, which need to be recovered from tenants.

Contribution from General Fund

A contribution is made towards grounds maintenance costs of housing land for those properties that have been sold under the housing Right to Buy legislation. Savings on grounds maintenance have reduced this charge in the revised estimates for 2005/06; however, the figure will increase in 2006/07.

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

2004/05	2005/06			2006/07
Actual £000's	Original Estimate £000's	Revised Estimate £000's		Net Expend £000's
20,305	20,727	21,216	Gross Rent of Dwellings	22,369
1,505	1,355	1,536	Business Premises	1,573
784	808	760	Garages	828
8	8	8	Ground Rents	8
1,507	1,638	1,544	Charges for Service & Facilities	1,598
242	273	241	Contribution from General Fund	285
<u>24,351</u>	<u>24,809</u>	<u>25,305</u>	Property Related Income	<u>26,661</u>

HOUSING PORTFOLIO HOUSING REVENUE ACCOUNT SUBSIDY

Housing revenue account subsidy payable is set at £7.746m in 2005/06; in 2006/07 an amount of £8.429m is expected.

The subsidy determinations have increased the Management Allowance by about 4.0% and the Maintenance Allowance by 7.9%. The increase in the Maintenance Allowance was expected to be a little above inflation; as in 2004/05 and 2005/06, it has exceeded expectations.

The fall in stock levels has had the effect of reducing the total Management and Maintenance allowance by £153,000 i.e. from £9.330m to £9.177m. However, the increase in the allowances have resulted in an increase of £757,000 bringing the total Management and Maintenance allowance to £9.934m for 2006/07.

The major repairs allowance has been decreased by about 1.3%. This is below inflation, and is disappointing, but broadly what was expected.

The year 2006/07 sees the continuation of the Government's rent restructuring regime. The intention of the change is to bring local authority and registered social landlord rents into line with each other over the next six years. In order to achieve this, the government has calculated three rent figures; the formula rent, the guideline rent and the limit rent.

The formula rent is the average rent that needs to be charged within the restructuring period to bring local authority rents into line with registered social landlords. The 2006/07 formula rent stands at £73.77. The guideline rent stands at £64.92 - an increase of 8.02% on that for 2005/06. This is used to calculate the notional rent income within housing subsidy. The limit rent stands at £66.87 - an increase of 7.08% on 2005/06. This is the maximum average rent that can be charged before incurring subsidy limitation. The actual rents will be set with reference to the formula rent on an individual property basis, and will be subject to the various constraints mentioned earlier. The average is expected to be below the limit rent and should not be subject to subsidy penalties.

The interest element, known as the Item 8 Credit, is made up of a mortgage interest allowance and interest on capital balances.

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

<i>2004/05</i>	<i>2005/06</i>			<i>2006/07</i>
<i>Actual £000's</i>	<i>Original Estimate £000's</i>	<i>Revised Estimate £000's</i>		<i>Net Income £000's</i>
8,814	9,330	9,330	Management and Maintenance	9,934
4,503	4,589	4,589	Major Repairs Allowance	4,527
(20,180)	(20,846)	(20,846)	Notional Rent Income	(22,146)
(693)	(819)	(819)	Interest on Receipts	(744)
<u>(7,556)</u>	<u>(7,746)</u>	<u>(7,746)</u>	HRA Subsidy	<u>(8,429)</u>

HOUSING PORTFOLIO HOUSING REVENUE ACCOUNT INTEREST INCOME

Revenue Balances

Interest on revenue balances at 31 March 2006 is expected to be higher than originally anticipated due to the increase in the final balances. During 2006/07, the interest on HRA revenue balances are expected to fall slightly to £341,000, as the end of year balances 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 this need does not exist. In 2005/06, interest receipts will decrease, due to falling interest rates, and this trend is expected to continue in 2006/07.

Mortgage Interest

The legislation states that the mortgage interest rate charged 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 has therefore had to revert to the national rate, and is subject to variations of external interest rates.

**HOUSING PORTFOLIO
HOUSING REVENUE ACCOUNT
INTEREST INCOME**

<i>2004/05</i>		<i>2005/06</i>			<i>2006/07</i>
<i>Actual</i>	<i>Original</i>	<i>Revised</i>			<i>Net</i>
<i>£000's</i>	<i>Estimate</i>	<i>Estimate</i>			<i>Income</i>
	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>
349	276	359	Interest on Revenue Balances		341
61	49	62	Major Repairs Reserve		49
1,009	1,191	1,026	Capital Balances		969
36	20	27	Mortgages		15
<u>1,455</u>	<u>1,536</u>	<u>1,474</u>			<u>1,374</u>

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

Housing Services Administration

Costs have risen on this budget in 2006/07 due to an increase on the training budget. In addition, salary costs are higher because of inflation.

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

<i>2004/05</i>	<i>2005/06</i>			<i>2006/07</i>
<i>Actual £000's</i>	<i>Original Estimate £000's</i>	<i>Revised Estimate £000's</i>		<i>Net Expend £000's</i>
301	338	330	Housing Services Administration	359
<u>301</u>	<u>338</u>	<u>330</u>		<u>359</u>

HOUSING COMMITTEE

HOUSING REPAIRS FUND FIVE YEAR PROGRAMME

ACTUAL 2004/05	DETAIL	ORIGINAL ESTIMATE 2005/06	PROBABLE OUTTURN 2005/06	ESTIMATED SPENDING 2006/07	FORECAST SPENDING			
					2007/08	2008/09	2009/10	2010/11
000'S		000'S	000'S	000'S	000'S	000'S	000'S	000'S
2306	Responsive Repairs	3033	2755	2888	3019	3156	3299	3450
474	Voids Refurbishment	416	612	644	675	707	741	777
1509	Planned Maintenance/ Improvements	1549	1752	1803	1856	1910	1966	2042
0	Structural Repairs	0	0	0	0	0	0	0
189	Miscellaneous Projects	153	193	203	146	151	155	160
3	Feasibilities	10	10	10	10	10	10	10
0	Contingencies	0	0	0	0	0	0	0
46	Business Premises	44	49	64	64	64	64	64
-109	Less Income	-30	-50	-50	-50	-50	-50	-50
4418	TOTAL EXPENDITURE	5175	5321	5562	5720	5948	6185	6453
-2466	Balance B/Fwd	-3048	-3048	-2707	-2645	-2425	-1977	-1292
-5000	Contribution from H.R.A.	-5000	-4980	-5500	-5500	-5500	-5500	-5500
4418	Less Expenditure above	5175	5321	5562	5720	5948	6185	6453
(3048)	BALANCE C/FWD (SURPLUS)/ DEFICIT	(2873)	(2707)	(2645)	(2425)	(1977)	(1292)	(339)

**HOUSING REVENUE ACCOUNT 2006/07
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										
Business Premises Admin	0	49,210	0	5,220	0	0	0	180,620	0	235,050
Rent Accounting & Collection	207,320	0	8,260	40,850	0	0	0	212,950	0	469,380
Waiting Lists & Allocations	186,230	0	5,170	63,050	0	0	0	77,870	0	332,320
Sale of Council Houses	36,430	0	540	8,010	0	0	0	152,320	(114,280)	83,020
Policy & Management	140,390	0	4,520	43,310	0	0	0	66,510	0	254,730
Capital Monitoring	31,110	0	1,690	2,320	0	0	0	32,260	0	67,380
Managing Tenancies	432,030	247,000	20,360	52,520	0	0	0	248,620	0	1,000,530
Hsg. Man. Support Servs.	121,460	0	6,630	25,860	0	0	0	116,530	0	270,480
Comp.Costs New Hsg.System	0	0	0	7,180	0	0	0	0	0	7,180
Tenants Compacts	46,360	0	1,240	14,750	0	0	0	16,270	0	78,620
Contribution to General Fund	0	0	0	0	0	0	0	518,850	0	518,850
Repairs Management	567,390	0	51,070	55,160	0	0	0	228,540	0	902,160
SUPERVISION & MANAGEMENT SPECIAL										
Aged Persons Management	293,020	230,190	5,840	131,900	0	0	0	83,990	0	744,940
Aged Persons Support	322,200	0	7,780	11,240	0	0	0	51,730	0	392,950
Special Items	206,830	247,100	12,460	357,110	0	0	692,290	201,450	0	1,717,240
Homelessness Management	132,290	44,990	2,830	29,630	0	0	0	41,670	0	251,410
Homelessness Support	19,520	0	520	1,320	0	0	0	6,080	0	27,440
SUPPORT & TRADING SERVICES										
Housing Services Administration	216,540	0	4,280	138,520	0	(359,340)	0	0	0	0
HOUSING REPAIRS FUND										
	0	5,500,000	0	0	0	0	0	0	0	5,500,000
CHARGES FOR CAPITAL/RCCO										
	0	0	0	0	0	0	23,022,000	0	23,022,000	23,022,000
HRA Subsidy Payable										
	0	0	0	0	8,429,000	0	0	0	0	8,429,000
DEPRECIATION										
	0	0	0	0	0	0	0	0	8,381,000	8,381,000
DEBT MANAGEMENT										
	0	0	0	0	0	0	0	0	46,580	46,580
PROV. FOR BAD & DOUBTFUL DEBTS										
	0	95,000	0	0	0	0	0	0	0	95,000
TOTAL	2,959,120	6,413,490	133,190	987,950	8,429,000	(359,340)	692,290	2,236,260	31,335,300	52,827,260

This page is intentionally left blank