

Report to Housing Scrutiny Panel

Date of meeting: 28 January 2013

Portfolio: Housing – Cllr D. Stallan

Subject: Council Rent Increase 2013/14 – Oral Briefing

Officer contact for further information:

Alan Hall – Director of Housing (01992 56 4004)

Committee Secretary: Mark Jenkins (01992 56 4607)



Recommendations/Decisions Required:

That the proposed recommendation of the Finance and Performance Management Cabinet Committee to the Cabinet on the Council Rent Increase for 2013/4 be noted.

Report:

1. At its meeting scheduled for 21st January 2013, the Finance and Performance Cabinet Committee is due to consider its recommendation to the Cabinet on the proposed Council Rent Increases for 2013/14.
2. In previous years, the Housing Scrutiny Panel has requested a briefing on the proposed rent increase for the following year. The Director of Housing will therefore give an oral briefing on the proposed rent increase for 2013/14 at the meeting.
3. Attached as an Appendix is the summary of the HRA Budget Report, due to be presented to the Finance and Performance Cabinet Committee, for background information.

**HOUSING DIRECTORATE
HOUSING REVENUE ACCOUNT SUMMARY**

2011/12	2012/13			2013/14
<i>Actual</i> £000's	<i>Original</i> <i>Estimate</i> £000's	<i>Probable</i> <i>Outturn</i> £000's		<i>Original</i> <i>Estimate</i> £000's
			EXPENDITURE	
3,716	3,878	4,041	Supervision & Management General	4,083
3,222	3,471	3,484	Supervision & Management Special	3,509
496	481	485	Rents, Rates Taxes & Insurances	500
5,200	5,200	5,200	Contribution to Repairs Fund	5,200
0	770	0	Improvements / Service Enhancements	570
12,634	13,800	13,210	MANAGEMENT & MAINTENANCE	13,862
10,032	12,921	19,005	Depreciation	18,418
141	44	51	Treasury Management Expenses	53
11,304	0	0	HRA Subsidy Payable	0
90	114	118	Provision for Bad/Doubtful Debts	200
34,201	26,879	32,384		32,533
			INCOME	
27,538	29,148	29,251	Gross Rent of Dwellings	31,080
889	891	881	Non Dwellings Rent	898
1,545	1,620	1,619	Charges for Services & Facilities	1,652
306	322	329	Contribution from General Fund	346
30,278	31,981	32,080		33,976
3,923	(5,102)	304	NET COST OF SERVICES	(1,443)

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<i>£000's</i>	<i>Estimate</i>	<i>Outturn</i>			<i>Estimate</i>
	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>
3,923	(5,102)	304	NET COST OF SERVICES		(1,443)
(637)	(525)	(462)	Interest on Receipts and Balances		(395)
61	6,312	5,547	Interest Payable on Loans		5,571
(5,054)	(5,989)	(12,073)	Transfer from MRR		(11,496)
(50)	(43)	(48)	Reversal of DLO depreciation		(58)
469	579	622	Pensions Interest Payable/Return on Assets		622
<u>(1,288)</u>	<u>(4,768)</u>	<u>(6,110)</u>	NET OPERATING INCOME		<u>(7,199)</u>
			APPROPRIATIONS		
2,050	5,200	4,200	Capital Exp. Charged to Revenue		4,200
(25)	(131)	(332)	FRS 17 Adjustment		(308)
24	0	0	Transfer to Capital Reserves		0
0	0	3,180	Transfer to Debt Repayment Reserve		3,180
650	0	0	Transfer to Insurance Fund		0
(19)	0	0	Leave Accruals		0
<u>2,680</u>	<u>5,069</u>	<u>7,048</u>			<u>7,072</u>
<u>1,392</u>	<u>301</u>	<u>938</u>	(SURPLUS)/DEFICIT FOR YEAR		<u>(127)</u>
5,886	4,938	4,494	BALANCE BROUGHT FORWARD		3,556
1,392	301	938	(SURPLUS)/DEFICIT FOR YEAR		(127)
<u>4,494</u>	<u>4,637</u>	<u>3,556</u>	BALANCE CARRIED FORWARD		<u>3,683</u>