

HOUSING PORTFOLIO

HOUSING REVENUE ACCOUNT FIVE YEAR FORECAST

2006/07 ORIGINAL		2006/07 REVISED	2007/08 ESTIMATE	2008/09 FORECAST	2009/10 FORECAST	2010/11 FORECAST	2011/12 FORECAST
£000		£000	£000	£000	£000	£000	£000
	EXPENDITURE						
3,994	Supervision and Management General	4,083	4,070	4,192	4,318	4,448	4,581
3,037	Supervision and Management Special	3,178	3,404	3,523	3,646	3,774	3,906
358	Rents,Rates,Taxes and Insurances	392	335	347	359	372	385
5,500	Contribution to Repairs Fund	5,500	5,700	5,700	5,700	5,700	5,700
12,889	TOTAL MANAGEMENT / MAINTENANCE	13,153	13,509	13,762	14,023	14,294	14,572
8,381	Depreciation	7,638	7,667	7,766	7,802	7,864	7,920
8,345	HRA Subsidy Payable	8,230	8,868	10,516	11,666	12,867	14,119
46	Debt Management Expenses	48	46	47	48	49	50
95	Provision for Bad / Doubtful Debts	75	75	83	91	100	110
29,756	TOTAL EXPENDITURE	29,144	30,165	32,174	33,630	35,174	36,771
	INCOME						
22,157	Gross Rent of Dwellings	22,094	23,467	24,331	25,566	26,865	28,229
2,409	Non Dwelling Rents	2,365	2,476	2,521	2,568	2,615	2,663
1,598	Charges for Services & Facilities	1,592	1,509	1,547	1,586	1,626	1,667
285	Contribution from General Fund	283	293	300	308	316	324
26,449	TOTAL INCOME	26,334	27,745	28,698	30,027	31,422	32,883
3,307	NET COST OF SERVICES	2,810	2,420	3,476	3,603	3,752	3,888

HOUSING PORTFOLIO

HOUSING REVENUE ACCOUNT FIVE YEAR FORECAST

2006/07 ORIGINAL		2006/07 REVISED	2007/08 ESTIMATE	2008/09 FORECAST	2009/10 FORECAST	2010/11 FORECAST	2011/12 FORECAST
£000		£000	£000	£000	£000	£000	£000
3,307	NET COST OF SERVICES	2,810	2,420	3,476	3,603	3,752	3,888
(1,374)	Interest on Receipts and Balances	(1,726)	(1,740)	(1,719)	(1,528)	(1,521)	(1,465)
(3,869)	Depreciation	(3,126)	(3,077)	(3,156)	(3,167)	(3,204)	(3,234)
369	Pensions Interest / Return on Assets	299	299	299	299	299	299
(1,567)	NET OPERATING EXPENDITURE/(INCOME)	(1,743)	(2,098)	(1,100)	(793)	(674)	(512)
	APPROPRIATIONS						
2,150	Capital expenditure charged to revenue	2,388	1,985	1,135	1,529	1,463	1,450
(181)	FRS 17 Adjustment	(155)	(269)	(277)	(285)	(294)	(303)
15	Transfer to Reserves	15	15	15	15	15	15
417	(SURPLUS) / DEFICIT FOR YEAR	505	(367)	(227)	466	510	650
5,599	BALANCE BROUGHT FORWARD	5,599	5,094	5,461	5,688	5,222	4,712
417	(SURPLUS) / DEFICIT FOR YEAR	505	(367)	(227)	466	510	650
5,182	BALANCE CARRIED FORWARD	5,094	5,461	5,688	5,222	4,712	4,062

inflation indices

payroll	3
rpi	2.5
inflation	3.5
Business prem	1.5

	2007/08	2008/09	2009/10	2010/11	2011/12
s*m general	4070	4192	4318	4448	4581
S*M Special	3404	3523	3646	3774	3906
Rents Rates etc	335	347	359	372	385
Rent arrears					
Assume 10% increase	1.1				

Assume a 10% increase in contributions to the B & D Fund.

	2007/08	2008/09	2009/10	2010/11	2011/12
B & D	75	82.5	90.75	99.825	109.8075
		83	91	100	110
Debt management	46	47	48	49	50
Anciliary charges	1509	1547	1586	1626	1667
GF Contribution	293	300	308	316	324
Non Dwelling Rents					
Business Prem	1617	1641	1666	1691	1716
Ground Rents	8	8	8	8	8
Garages	851	872	894	916	939
	2476	2521	2568	2615	2663

Rent Income/Subsidy

	2007/08	2008/09	2009/10	2010/11	2011/12
Dwellings Rent	23467	24331	25566	26865	28229
Susidy	8868	10516	11666	12867	14119
FRS 17	-269	-277	-285	-294	-303

Interest income	2007/08	2008/09	2009/10	2010/11	2011/12
CFR		22803	22803	22803	22803
interest rate		0.05	0.045	0.045	0.045
		1140	1026	1026	1026
opening hra balance		5461	5688	5222	4712
closing hra balance		5688	5222	4712	4062
Average		5574.5	5455	4967	4387
		279	245	224	197
opening hrf balance		3132	2890	2351	1500
closing hrf balance		2890	2351	1500	322
Average		3011	2620.5	1925.5	911
		151	118	87	41
opening MRR		3361	2598	3585	4617
mra in year		4610	4635	4660	4686
capital spend		5373	3648	3628	5000
Closing MRR		2598	3585	4617	4303
Average		2980	3092	4101	4460
		149	139	185	201
		1719	1528	1522	1465

description	1/4/08	Additions	Deletions	Depn	
Dwellings - Buildings	361894	4662	30	6960	
Dwellings - Land	159885				
Norway House	1743	50		34	
Commercial	13168				
infrastructure	705	163		18	
Other	18446	1363		738	
Housing DLO Vehicles	115	50		16	
Total	555956	6288	30	7766	

1/4/09

Dwellings - Buildings	357920	3339	30	7018	
Dwellings - Land	159885				
Norway House	1759	50			
Commercial	13168				
infrastructure	850	163			
Other	19071	1355		763	
Housing DLO Vehicles	149	50		21	
Total	552802	4957	30	7802	

4/1/2010

Dwellings - Buildings	352576	3263	30	7052	
Dwellings - Land	159885				
Norway House	1809	50			
Commercial	13168				
infrastructure	1013	163			
Other	19663	1295		787	
Housing DLO Vehicles	178	50		25	
Total	548292	4821	30	7864	

1/4/11

Dwellings - Buildings	347139	3200	30	7084	
Dwellings - Land	159885				
Norway House	1859	50			
Commercial	13168				
infrastructure	1176	163			
Other	20171	1300		807	
Housing DLO Vehicles	203	50		29	
Total	543601	4763	30	7920	

Disposal 31/3/09

1646	357920
	159885
	1759
	13168
	850
	19071
	149

1646	552802
	552802

31/3/10

1635	352576
	159885
	1809
	13168
	1013
	19663
	178

1635	548292
	548292

31/3/11

1618	347139
	159885
	1859
	13168
	1176
	20171
	203

1618	543601
	543601

31/3/12

1600	341625
	159885
	1909
	13168
	1339
	20664
	224

1600	538814
	538814