

HOUSING REVENUE ACCOUNT

APPENDIX 1

	1 2008/2009 Estimate	2 2008/2009 Prob. Outturn	3 2009/2010 Estimate	4 Total Movement Fav/(Adv) (1-3)
	£	£	£	£
EMPLOYEE COSTS				
Employee Costs	4,324,050	4,215,440	4,116,590	207,460
APT & C Staff - Salaries	2,689,870	2,613,960	2,691,360	(1,490)
APT & C Staff - Overtime	47,150	47,500	48,690	(1,540)
APT & C Staff - Superannuation	411,760	354,320	397,640	14,120
APT & C Staff - National Insurance	188,410	178,660	176,640	11,770
Manual Workers - Wages	725,090	637,500	558,260	166,830
Manual Workers - Overtime	22,040	25,000	23,580	(1,540)
Manual Workers - Superannuation	88,570	75,000	70,970	17,600
Manual Workers - National Insurance	45,390	40,500	33,580	11,810
Single Status	0	125,000	0	0
Training Fees	11,590	5,000	5,000	6,590
Voluntary Redundancy/Early Retiral Costs	80,840	110,000	107,800	(26,960)
Other Employee Costs (skillseekers etc.)	13,340	3,000	3,070	10,270
PROPERTY COSTS	1,709,390	1,682,310	1,687,390	22,000
Contract Cleaning	41,790	42,000	43,050	(1,260)
Electricity - Offices	33,000	33,000	33,820	(820)
Electricity & Gas	300,000	300,000	307,500	(7,500)
Energy - Sheltered Housing	42,000	42,000	43,050	(1,050)
Furniture & fittings	1,500	3,500	1,540	(40)
Other Property Costs (Garshake, Rosebery, Cochno & Overburn)	224,870	194,000	199,880	24,990
Property Insurance	775,000	775,000	775,000	0
Rates	106,200	106,200	106,200	0
Rent	125,960	129,040	116,300	9,660
Repairs to Offices	36,000	36,000	36,900	(900)
Free Lets	23,070	21,570	24,150	(1,080)
TRANSPORT COSTS	198,000	198,000	202,950	(4,950)
Car Allowances & Vehicle Charges	198,000	198,000	202,950	(4,950)

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SUPPLIES SERVICES AND ADMIN COSTS	449,620	408,400	460,170	(10,550)
Clothing & Uniforms	4,000	3,000	4,000	0
Computer Supplies/ Equipment	133,000	120,000	125,000	8,000
Other Supplies & Services (medicals etc.)	53,570	53,000	73,000	(19,430)
Security Services (cash uplifts)	9,400	9,400	9,400	0
Advertising	0	10,000	0	0
Postages	38,500	34,000	35,870	2,630
Printing & Stationery/Photocopiers	60,500	51,000	54,000	6,500
Telephones - Offices / Mobiles	75,000	68,000	70,000	5,000
Tenant Participation	75,650	60,000	88,900	(13,250)
SUPPORT SERVICES	568,280	594,900	599,960	(31,680)
Allocation of Central Support Costs	568,280	594,900	599,960	(31,680)
OTHER EXPENDITURE	1,222,330	1,343,040	1,428,020	(205,690)
Other Agencies (shop commission, Girobank etc.)	108,490	109,000	113,170	(4,680)
Strategy & Support	20,000	45,000	70,000	(50,000)
Recharges from Other Departments	1,093,840	1,189,040	1,244,850	(151,010)
GROSS SUPERVISION & MANAGEMENT	8,471,670	8,442,090	8,495,080	(23,410)
LESS RECOVERIES	(1,860,630)	(1,940,200)	(1,656,370)	(204,260)
Reallocated Salaries	(1,860,630)	(1,940,200)	(1,656,370)	(204,260)
NET SUPERVISION & MANAGEMENT	6,611,040	6,501,890	6,838,710	(227,670)
REPAIRS & MAINTENANCE	9,636,190	9,027,170	9,781,400	(145,210)
Jobbing Repairs	8,257,690	8,857,130	8,738,000	(480,310)
Less : transferred to HRA Capital	(1,250,000)	(1,905,320)	(1,356,550)	106,550
Adaptations for Disabled	491,250	435,000	491,250	0
Less : transferred to Social Work	(235,000)	(235,000)	(235,000)	0
Garden Tidy Scheme	164,000	164,000	168,100	(4,100)
Other Maintenance - gas, lifts, CCTV etc.	1,866,290	1,672,810	1,805,950	60,340
Other Repairs - grants, decants, alarms, pest control etc	396,960	398,550	337,650	59,310
Insurance Works - fires, storms etc.	220,000	260,000	220,000	0
Recoveries - insurance & rechargeables	(275,000)	(620,000)	(388,000)	113,000

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MISCELLANEOUS	2,145,160	1,952,510	2,003,350	141,810
Bad Debt Provision	350,000	350,000	350,000	0
Rents - Unlet Period (Houses)	1,525,000	1,275,000	1,310,900	214,100
Rents - Unlet Period (Lock Ups)	100,160	110,000	110,450	(10,290)
Miscellaneous (Council tax on void houses)	170,000	217,510	232,000	(62,000)
LOAN CHARGES	12,628,000	12,666,000	12,702,000	(74,000)
Principal	7,337,000	7,687,000	7,391,000	(54,000)
Interest	5,222,000	4,926,000	5,257,000	(35,000)
Expenses	69,000	53,000	54,000	15,000
GROSS EXPENDITURE	31,020,390	30,147,570	31,325,460	(305,070)
INCOME	31,020,390	30,594,150	30,069,900	(950,490)
House Rents	28,862,570	28,591,700	28,452,450	(410,120)
Lock Up Rents	236,300	236,000	236,000	(300)
Other Rents - Shops, sites etc.	106,090	80,000	80,000	(26,090)
Factoring / Insurance Charge	914,300	913,000	913,000	(1,300)
Revenue Interest	254,000	180,000	95,000	(159,000)
Balance B/F	300,000	300,000	0	(300,000)
Other Income (commissions, interest on home loans, etc.)	347,130	293,450	293,450	(53,680)
NET EXPENDITURE (Surplus/(Deficit))	0	(446,580)	1,255,560	(1,255,560)
Weekly rent increase required			£2.15	
Average housing stock			11,248	
Average Weekly Rent for 2008/2009			£47.67	
increase as %			4.5%	