

## HOUSING REVENUE ACCOUNT

	2003/2004 Estimate	2003/2004 Prob. Outturn	2004/2005 Estimate with Prudential Borrowing
<b>EMPLOYEE COSTS</b>			
<b>Employee Costs</b>	<b>£5,316,820</b>	<b>£5,305,540</b>	<b>£5,387,049</b>
APT & C Staff - Salaries	£3,636,070	£3,617,170	£3,621,333
APT & C Staff - Overtime	£83,500	£62,600	£83,430
APT & C Staff - Superannuation	£418,420	£402,550	£418,744
APT & C Staff - National Insurance	£271,190	£278,190	£283,138
<b>APT &amp; C Staff - Total</b>	<b>£4,409,180</b>	<b>£4,360,510</b>	<b>£4,406,645</b>
Manual Workers - Wages	£568,940	£604,140	£622,264
Manual Workers - Overtime	£79,020	£84,040	£86,561
Manual Workers - National Insurance	£44,880	£46,170	£47,555
Manual Workers - Superannuation	£56,270	£56,800	£58,504
<b>Manual Workers - Total</b>	<b>£749,110</b>	<b>£791,150</b>	<b>£814,884</b>
Car Allowances & Vehicle Charges	£96,800	£106,600	£106,300
Training Fees	£35,000	£35,000	£35,000
Other Employee Costs (skillseekers etc.)	£26,730	£12,280	£24,220
<b>PROPERTY COSTS</b>	<b>£2,336,350</b>	<b>£2,092,340</b>	<b>£2,315,524</b>
Rates	£91,000	£94,000	£94,000
Rent	£100,520	£98,720	£102,240
Furniture & fittings	£0	£4,210	£4,200
Repairs to Offices	£15,540	£33,310	£28,760
Electricity - Offices	£19,450	£20,600	£22,790
Energy - Sheltered Housing	£15,660	£17,510	£17,750
Electricity & Gas	£265,560	£240,000	£254,360
Property Insurance	£1,567,290	£1,306,370	£1,511,450
Contract Cleaning	£45,230	£37,250	£39,604
Other Property Costs (Garshake, Rosebery, Cochno & Overburn)	£216,100	£240,370	£240,370
<b>SUPPLIES &amp; SERVICES</b>	<b>£185,290</b>	<b>£188,400</b>	<b>£189,690</b>
Clothing & Uniforms	£12,050	£9,980	£11,270
Computer Supplies/ Equipment	£120,000	£134,650	£134,650

Security Services (cash uplifts)	£9,170	£8,950	£8,950
Other Supplies & Services (medicals etc.)	£44,070	£34,820	£34,820
<b>ADMINISTRATION COSTS</b>	<b>£1,334,820</b>	<b>£1,181,980</b>	<b>£1,208,930</b>
Printing & Stationery/Photocopiers	£75,350	£81,450	£80,630
Advertising	£15,000	£23,000	£18,000
Telephones - Offices / Mobiles	£75,290	£76,420	£75,030
Postages	£53,780	£61,970	£61,970
Tenant Participation	£75,400	£59,140	£66,900
Allocation of Central Support Costs	£1,040,000	£880,000	£906,400
Other Administration Costs	£0	£0	£0
<b>MISCELLANEOUS COSTS</b>	<b>£128,430</b>	<b>£123,560</b>	<b>£124,470</b>
Other Agencies (shop commission,Girobank etc.)	£78,650	£72,610	£71,490
Strategy & Support	£18,000	£18,000	£18,000
Free Lets	£31,780	£32,950	£34,980
<b>GROSS SUPERVISION &amp; MANAGEMENT</b>	<b>£9,301,710</b>	<b>£8,891,820</b>	<b>£9,225,663</b>
<b>LESS RECOVERIES</b>	<b>£1,412,910</b>	<b>£1,465,130</b>	<b>£1,564,115</b>
Reallocated Salaries	£1,412,910	£1,465,130	£1,564,115
<b>NET SUPERVISION &amp; MANAGEMENT</b>	<b>£7,888,800</b>	<b>£7,426,690</b>	<b>£7,661,548</b>
<b>REPAIRS &amp; MAINTENANCE</b>	<b>£8,044,150</b>	<b>£8,383,320</b>	<b>£7,892,976</b>
Jobbing Repairs	£7,500,910	£7,866,470	£7,869,866
Less : transferred to HRA Capital	-£1,600,000	-£1,600,000	-£1,646,400
Adaptations for Disabled	£420,000	£420,000	£430,500
Less : transferred to Social Work	-£250,000	-£250,000	-£256,250
Open Space Maintenance	£388,000	£138,000	£0
Other Maintenance - gas, lifts, CCTV etc.	£1,285,010	£1,420,320	£1,474,791
Other Repairs - grants,decants,alarms,pest control etc	£250,320	£264,770	£234,951
Insurance Works - fires, storms etc.	£81,000	£85,130	£87,258
Capital Funded From Current Revenue	£314,000	£314,000	£0
Recoveries - insurance & rechargeables	-£345,090	-£275,370	-£301,740
<b>OTHER EXPENDITURE</b>	<b>£1,948,230</b>	<b>£2,820,254</b>	<b>£2,860,420</b>
Bad Debt Provision	£0	£382,244	£350,000

Rents - Unlet Period	£1,750,490	£1,834,380	£1,898,770
Supporting People services - external agencies	£0	£336,430	£336,430
Miscellaneous (Council tax on void houses)	£197,740	£267,200	£275,220
<b>LOAN CHARGES</b>	<b>£11,881,000</b>	<b>£11,610,000</b>	<b>£12,633,500</b>
Principal	£5,327,000	£5,280,000	£5,770,000
Interest	£6,501,000	£6,280,000	£6,170,000
Expenses	£53,000	£50,000	£50,000
Additional Prudential Borrowing	£0	£0	£643,500
<b>GROSS EXPENDITURE</b>	<b>£29,762,180</b>	<b>£30,240,264</b>	<b>£31,048,444</b>
<b>INCOME</b>	<b>£29,762,180</b>	<b>£30,602,264</b>	<b>£29,620,765</b>
House Rents	£26,874,300	£26,639,280	£26,039,020
Lock Up Rents	£263,080	£255,160	£255,160
Other Rents - Shops, sites etc.	£251,160	£217,180	£205,970
Furnished Property	£21,390	£0	£0
Factoring / Insurance Charge	£595,210	£637,030	£716,660
Revenue Interest	£80,000	£80,000	£100,000
Balance B/F	£0	£0	£362,000
Transfer from DLO reserve	£0	£365,560	£0
Transfer from DLO Trading a/c	£0	£375,000	£25,000
THB/Supporting People admin. & service recoveries	£531,000	£647,220	£647,220
Supporting People Rent Pooling	£670,000	£889,930	£912,825
Scottish Executive Grants	£120,620	£139,584	£0
Other Income (commissions, interest on home loans, etc.)	£355,420	£356,320	£356,910
<b>NET EXPENDITURE</b>	<b>£0</b>	<b>-£362,000</b>	<b>£1,427,679</b>
Weekly rent increase required			12475
avg stock			£2.20
increase			5.50%
as %			