

HOUSING REVENUE ACCOUNT

APPENDIX 1

	1 2011/2012 Estimate	2 2011/2012 Prob. Outturn	3 2012/2013 Estimate	4 Total Movement (Fav)/Adv (1-3)
	£	£	£	£
EMPLOYEE COSTS				
Employee Costs	4,251,200	4,170,908	4,356,080	104,880
APT & C Staff - Salaries	2,607,200	2,418,000	2,559,620	(47,580)
APT & C Staff - Overtime	23,000	32,000	23,000	0
APT & C Staff - Superannuation	403,950	360,800	355,410	(48,540)
APT & C Staff - National Insurance	180,130	162,117	169,520	(10,610)
Manual Workers - Wages	763,510	858,042	889,240	125,730
Manual Workers - Overtime	26,480	46,927	51,000	24,520
Manual Workers - Superannuation	52,660	68,422	71,790	19,130
Manual Workers - National Insurance	111,270	116,601	123,500	12,230
Training Fees	10,000	5,000	10,000	0
Strain on the Fund/Early Retiral Costs	70,000	100,000	100,000	30,000
Other Employee Costs (skillseekers etc.)	3,000	3,000	3,000	0
PROPERTY COSTS	1,615,540	1,560,055	1,614,809	(731)
Contract Cleaning	106,000	106,000	106,000	0
Electricity - Offices	120,820	126,745	125,870	5,050
Electricity & Gas	1,500	1,500	1,500	0
Energy - Sheltered Housing	37,000	37,000	40,000	3,000
Furniture & fittings	40,000	40,000	45,200	5,200
Other Property Costs (Garshake, Rosebery,Cochno & Overburn)	43,000	43,000	49,708	6,708
Property Insurance	290,000	270,000	305,100	15,100
Rates	712,120	751,331	751,331	39,211
Rent	40,000	42,450	45,000	5,000
Repairs to Offices	200,000	120,000	120,000	(80,000)
Free Lets	25,100	22,029	25,100	0
TRANSPORT COSTS	189,280	78,000	189,280	0
Car Allowances & Vehicle Charges	189,280	78,000	189,280	0

	1 2011/2012 Estimate	2 2011/2012 Prob. Outturn	3 2012/2013 Estimate	4 Total Movement (Fav)/Adv (1-3)
	£	£	£	£
SUPPLIES SERVICES AND ADMIN COSTS	411,110	375,100	387,110	(24,000)
Clothing & Uniforms	5,000	5,000	5,000	0
Computer Supplies/ Equipment	120,000	120,000	120,000	0
Other Supplies & Services (medicals etc.)	16,410	18,000	16,410	0
Security Services (cash uplifts)	50,000	49,000	48,000	(2,000)
Advertising	0	100	0	0
Postages	36,000	28,000	30,000	(6,000)
Printing & Stationery/Photocopiers	51,000	35,000	35,000	(16,000)
Telephones - Offices / Mobiles	70,000	70,000	70,000	0
Tenant Participation	62,700	50,000	62,700	0
SUPPORT SERVICES	1,877,180	1,977,180	1,977,180	100,000
Allocation of Central Support Costs	1,877,180	1,977,180	1,977,180	100,000
OTHER EXPENDITURE	185,000	151,000	152,800	(32,200)
Other Agencies (shop commission, Girobank etc.)	115,000	106,000	102,800	(12,200)
Strategy & Support	70,000	45,000	50,000	(20,000)
GROSS SUPERVISION & MANAGEMENT	8,529,310	8,312,244	8,677,259	147,949
LESS RECOVERIES	(1,458,550)	(1,218,327)	(1,041,780)	416,770
Reallocated Salaries	(1,458,550)	(1,218,327)	(1,041,780)	416,770
NET SUPERVISION & MANAGEMENT	7,070,760	7,093,917	7,635,479	564,719
REPAIRS & MAINTENANCE	10,316,510	10,058,447	10,747,200	430,690
Jobbing Repairs	9,407,730	9,436,281	9,356,420	(51,310)
Less : transferred to HRA Capital	(1,790,000)	(1,718,527)	(1,530,000)	260,000
Adaptations for Disabled	491,250	491,250	491,250	0
Less : transferred to Social Work	(235,000)	(235,000)	(235,000)	0
Garden Tidy Scheme	168,100	168,100	168,100	0
Other Maintenance - gas, lifts, CCTV etc.	2,011,440	1,742,677	1,987,890	(23,550)
Other Repairs - grants, decants, alarms, pest control etc	390,240	302,292	492,290	102,050
Close Cleaning Pilot	100,000	67,000	130,000	30,000
Insurance Works - fires, storms etc.	222,750	250,000	256,250	33,500
Recoveries - insurance & rechargeables	(450,000)	(445,626)	(370,000)	80,000

	1	2	3	4
	2011/2012	2011/2012	2012/2013	Total
	Estimate	Prob. Outturn	Estimate	Movement
				(Fav)/Adv
				(1-3)
	£	£	£	£
MISCELLANEOUS	1,595,360	1,980,325	2,039,860	444,500
Bad Debt Provision	350,000	500,000	520,000	170,000
Rents - Unlet Period (Houses)	944,380	1,138,275	1,169,860	225,480
Rents - Unlet Period (Lock Ups)	107,000	102,050	100,000	(7,000)
Miscellaneous (Council tax on void houses)	193,980	240,000	250,000	56,020
LOAN CHARGES	13,654,710	12,659,000	13,310,790	(343,920)
Principal	7,561,710	6,913,000	6,908,790	(652,920)
Interest	6,025,000	5,697,000	6,350,000	325,000
Expenses	68,000	49,000	52,000	(16,000)
GROSS EXPENDITURE	32,637,340	31,791,689	33,733,329	1,095,989
INCOME	32,637,340	32,728,000	32,360,910	276,430
House Rents	31,084,660	31,213,000	30,873,470	211,190
Lock Up Rents	227,000	233,000	227,000	0
Other Rents - Shops, sites etc.	57,440	64,000	57,440	0
Factoring / Insurance Charge	992,240	994,000	994,000	(1,760)
Revenue Interest	36,000	24,000	24,000	12,000
Other Income (commissions, interest on home loans, etc.)	240,000	200,000	185,000	55,000
Balance B/F	0	0	0	0
NET EXPENDITURE (Surplus/(Deficit))	<u>0</u>	<u>(936,311)</u>	<u>1,372,419</u>	<u>1,372,419</u>
Weekly rent increase required			£2.47	
Average housing stock			10,696	
Average Weekly Rent for 2011/2012			£54.48	
increase as %			4.5%	
Rent increase product (£2.47 per week increase x 52 weeks x 10,696 rentable properties)			£ 1,372,419	