

# HOUSING REVENUE ACCOUNT

APPENDIX 1

	1 2009/2010 Estimate	2 2009/2010 Prob. Outturn	3 2010/2011 Estimate	4 Total Movement Fav/(Adv) (1-3) £
	£	£	£	£
<b>EMPLOYEE COSTS</b>				
<b>Employee Costs</b>	<b>4,318,940</b>	<b>4,133,520</b>	<b>4,530,250</b>	<b>(211,310)</b>
APT & C Staff - Salaries	2,669,110	2,595,520	2,871,590	(202,480)
APT & C Staff - Overtime	48,690	15,000	10,000	38,690
APT & C Staff - Superannuation	393,890	362,000	471,340	(77,450)
APT & C Staff - National Insurance	175,040	181,000	193,220	(18,180)
Manual Workers - Wages	740,920	722,000	721,450	19,470
Manual Workers - Overtime	28,580	27,500	36,350	(7,770)
Manual Workers - Superannuation	102,570	45,500	43,210	59,360
Manual Workers - National Insurance	44,270	92,000	93,090	(48,820)
Training Fees	5,000	5,000	5,000	0
Strain on the Fund/Early Retiral Costs	107,800	85,000	82,000	25,800
Other Employee Costs (skillseekers etc.)	3,070	3,000	3,000	70
<b>PROPERTY COSTS</b>	<b>1,687,390</b>	<b>1,683,700</b>	<b>1,690,800</b>	<b>(3,410)</b>
Contract Cleaning	43,050	40,000	43,000	50
Electricity - Offices	33,820	40,000	37,000	(3,180)
Electricity & Gas	307,500	300,000	307,000	500
Energy - Sheltered Housing	43,050	43,000	43,000	50
Furniture & fittings	1,540	1,500	1,500	40
Other Property Costs (Garshake, Rosebery,Cochno & Overburn)	199,880	200,000	200,000	(120)
Property Insurance	775,000	775,000	775,000	0
Rates	106,200	106,000	106,000	200
Rent	116,300	116,300	116,300	0
Repairs to Offices	36,900	36,900	36,900	0
Free Lets	24,150	25,000	25,100	(950)
<b>TRANSPORT COSTS</b>	<b>206,950</b>	<b>201,000</b>	<b>205,000</b>	<b>1,950</b>
Car Allowances & Vehicle Charges	206,950	201,000	205,000	1,950

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
	<b>2009/2010</b>	<b>2009/2010</b>	<b>2010/2011</b>	<b>Total</b>
	<b>Estimate</b>	<b>Prob. Outturn</b>	<b>Estimate</b>	<b>Movement</b>
				<b>Fav/(Adv)</b>
				<b>(1-3)</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>SUPPLIES SERVICES AND ADMIN COSTS</b>	<b>466,220</b>	<b>412,400</b>	<b>415,850</b>	<b>50,370</b>
Clothing & Uniforms	7,600	5,000	5,000	2,600
Computer Supplies/ Equipment	125,000	125,000	125,000	0
Other Supplies & Services (medicals etc.)	75,450	60,000	56,750	18,700
Security Services (cash uplifts)	9,400	9,400	9,400	0
Advertising	0	2,000	0	0
Postages	35,870	36,000	36,000	(130)
Printing & Stationery/Photocopiers	54,000	45,000	51,000	3,000
Telephones - Offices / Mobiles	70,000	70,000	70,000	0
Tenant Participation	88,900	60,000	62,700	26,200
<b>SUPPORT SERVICES</b>	<b>599,960</b>	<b>599,960</b>	<b>589,960</b>	<b>10,000</b>
Allocation of Central Support Costs	599,960	599,960	589,960	10,000
<b>OTHER EXPENDITURE</b>	<b>1,428,020</b>	<b>1,422,850</b>	<b>1,425,850</b>	<b>2,170</b>
Other Agencies (shop commission, Girobank etc.)	113,170	108,000	111,000	2,170
Strategy & Support	70,000	70,000	70,000	0
Recharges from Other Departments	1,244,850	1,244,850	1,244,850	0
<b>GROSS SUPERVISION &amp; MANAGEMENT</b>	<b>8,707,480</b>	<b>8,453,430</b>	<b>8,857,710</b>	<b>(150,230)</b>
<b>LESS RECOVERIES</b>	<b>(1,628,770)</b>	<b>(1,568,090)</b>	<b>(1,579,780)</b>	<b>(48,990)</b>
Reallocated Salaries	(1,628,770)	(1,568,090)	(1,579,780)	(48,990)
<b>NET SUPERVISION &amp; MANAGEMENT</b>	<b>7,078,710</b>	<b>6,885,340</b>	<b>7,277,930</b>	<b>(199,220)</b>
<b>REPAIRS &amp; MAINTENANCE</b>	<b>9,921,400</b>	<b>10,034,660</b>	<b>9,818,320</b>	<b>103,080</b>
Jobbing Repairs	8,738,000	9,353,610	9,174,450	(436,450)
Less : transferred to HRA Capital	(1,356,550)	(1,722,360)	(1,693,000)	336,450
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.	1,805,950	1,892,890	1,869,110	(63,160)
Other Repairs - grants, decants, alarms, pest control etc	337,650	281,170	323,410	14,240
Close Cleaning Pilot	140,000	55,000	0	140,000
Insurance Works - fires, storms etc.	220,000	300,000	220,000	0
Recoveries - insurance & rechargeables	(388,000)	(550,000)	(500,000)	112,000

	<b>1</b> <b>2009/2010</b> <b>Estimate</b>	<b>2</b> <b>2009/2010</b> <b>Prob. Outturn</b>	<b>3</b> <b>2010/2011</b> <b>Estimate</b>	<b>4</b> <b>Total</b> <b>Movement</b> <b>Fav/(Adv)</b> <b>(1-3)</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>MISCELLANEOUS</b>	<b>2,003,350</b>	<b>1,886,000</b>	<b>1,715,670</b>	<b>287,680</b>
Bad Debt Provision	350,000	350,000	350,000	0
Rents - Unlet Period (Houses)	1,310,900	1,265,000	1,073,810	237,090
Rents - Unlet Period (Lock Ups)	110,450	95,000	95,000	15,450
Miscellaneous (Council tax on void houses)	232,000	176,000	196,860	35,140
<b>LOAN CHARGES</b>	<b>12,702,000</b>	<b>12,830,000</b>	<b>13,064,000</b>	<b>(362,000)</b>
Principal	7,391,000	7,411,000	7,347,000	44,000
Interest	5,257,000	5,353,000	5,651,000	(394,000)
Expenses	54,000	66,000	66,000	(12,000)
<b>GROSS EXPENDITURE</b>	<b>31,705,460</b>	<b>31,636,000</b>	<b>31,875,920</b>	<b>(170,460)</b>
<b>INCOME</b>	<b>31,705,460</b>	<b>31,636,000</b>	<b>30,596,000</b>	<b>(1,109,460)</b>
House Rents	29,708,010	29,600,000	28,946,000	(762,010)
Lock Up Rents	236,000	232,000	227,000	(9,000)
Other Rents - Shops, sites etc.	80,000	70,000	70,000	(10,000)
Factoring / Insurance Charge	913,000	973,000	972,000	59,000
Revenue Interest	95,000	83,000	83,000	(12,000)
Balance B/F	380,000	380,000	0	(380,000)
Other Income (commissions, interest on home loans, etc.)	293,450	298,000	298,000	4,550
<b>NET EXPENDITURE (Surplus/(Deficit))</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>1,279,920</u></b>	<b><u>(1,279,920)</u></b>
<b>Weekly rent increase required</b>			£2.24	
<b>Average housing stock</b>			10,970	
<b>Average Weekly Rent for 2009/2010</b>			£49.82	
<b>increase as %</b>			4.5%	