

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) £
	£	£	£	£
EMPLOYEE COSTS				
Employee Costs	4,318,940	4,133,520	4,530,250	(211,310)
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
PROPERTY COSTS	1,687,390	1,683,700	1,690,800	(3,410)
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)
TRANSPORT COSTS	206,950	201,000	205,000	1,950
Car Allowances & Vehicle Charges	206,950	201,000	205,000	1,950

	1	2	3	4
	2009/2010	2009/2010	2010/2011	Total
	Estimate	Prob. Outturn	Estimate	Movement
				Fav/(Adv)
				(1-3)
	£	£	£	£
SUPPLIES SERVICES AND ADMIN COSTS	466,220	412,400	415,850	50,370
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
SUPPORT SERVICES	599,960	599,960	589,960	10,000
Allocation of Central Support Costs	599,960	599,960	589,960	10,000
OTHER EXPENDITURE	1,428,020	1,422,850	1,425,850	2,170
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
GROSS SUPERVISION & MANAGEMENT	8,707,480	8,453,430	8,857,710	(150,230)
LESS RECOVERIES	(1,628,770)	(1,568,090)	(1,579,780)	(48,990)
Reallocated Salaries	(1,628,770)	(1,568,090)	(1,579,780)	(48,990)
NET SUPERVISION & MANAGEMENT	7,078,710	6,885,340	7,277,930	(199,220)
REPAIRS & MAINTENANCE	9,921,400	10,034,660	9,818,320	103,080
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

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	£	£	£	£
MISCELLANEOUS	2,003,350	1,886,000	1,715,670	287,680
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
LOAN CHARGES	12,702,000	12,830,000	13,064,000	(362,000)
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)
GROSS EXPENDITURE	31,705,460	31,636,000	31,875,920	(170,460)
INCOME	31,705,460	31,636,000	30,596,000	(1,109,460)
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
NET EXPENDITURE (Surplus/(Deficit))	<u>0</u>	<u>0</u>	<u>1,279,920</u>	<u>(1,279,920)</u>
Weekly rent increase required			£2.24	
Average housing stock			10,970	
Average Weekly Rent for 2009/2010			£49.82	
increase as %			4.5%	