

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 |

| | 1 2009/2010 Estimate | 2 2009/2010 Prob. Outturn | 3 2010/2011 Estimate | 4 Total Movement Fav/(Adv) (1-3) |
|--|----------------------------|---------------------------------|----------------------------|--|
| | £ | £ | £ | £ |
| 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% | |