

HOUSING REVENUE ACCOUNT

APPENDIX 1

	1 2007/2008 Estimate	2 2007/2008 Prob. Outturn	3 2008/2009 Estimate	4 Total Movement Fav/(Adv) (1-3)
	£	£	£	£
EMPLOYEE COSTS				
Employee Costs	5,001,790	4,853,720	4,324,670	677,120
APT & C Staff - Salaries	3,465,530	3,371,250	2,689,870	775,660
APT & C Staff - Overtime	43,250	46,000	47,150	(3,900)
APT & C Staff - Superannuation	483,370	461,770	411,760	71,610
APT & C Staff - National Insurance	237,670	233,300	188,410	49,260
Manual Workers - Wages	528,680	519,700	725,090	(196,410)
Manual Workers - Overtime	19,060	21,500	22,040	(2,980)
Manual Workers - Superannuation	60,980	58,700	88,570	(27,590)
Manual Workers - National Insurance	33,650	34,500	45,390	(11,740)
Training Fees	15,760	4,000	11,880	3,880
Voluntary Redundancy/Early Retiral Costs	100,000	100,000	80,840	19,160
Other Employee Costs (skillseekers etc.)	13,840	3,000	13,670	170
PROPERTY COSTS	1,939,610	1,718,520	1,730,090	209,520
Contract Cleaning	41,790	41,790	42,830	(1,040)
Electricity - Offices	40,260	33,000	33,820	6,440
Electricity & Gas	488,030	300,000	307,500	180,530
Energy - Sheltered Housing	61,310	42,000	43,050	18,260
Furniture & fittings	2,100	1,500	1,540	560
Other Property Costs (Garshake, Rosebery, Cochno & Overburn)	224,870	224,870	230,490	(5,620)
Property Insurance	820,000	786,250	775,000	45,000
Rates	74,510	106,200	106,200	(31,690)
Rent	126,900	125,960	129,110	(2,210)
Repairs to Offices	36,770	36,000	36,900	(130)
Free Lets	23,070	20,950	23,650	(580)
TRANSPORT COSTS	87,130	198,000	202,950	(115,820)
Car Allowances & Vehicle Charges	87,130	198,000	202,950	(115,820)

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	£	£	£	£
SUPPLIES SERVICES AND ADMIN COSTS	486,580	443,970	460,740	25,840
Clothing & Uniforms	6,300	4,000	4,100	2,200
Computer Supplies/ Equipment	130,390	147,000	136,330	(5,940)
Other Supplies & Services (medicals etc.)	48,570	9,400	54,780	(6,210)
Security Services (cash uplifts)	9,400	48,570	9,640	(240)
Advertising	0	8,000	0	0
Postages	48,170	46,000	39,460	8,710
Printing & Stationery/Photocopiers	84,050	70,000	62,010	22,040
Telephones - Offices / Mobiles	84,050	75,000	76,880	7,170
Tenant Participation	75,650	36,000	77,540	(1,890)
SUPPORT SERVICES	749,220	749,220	568,280	180,940
Allocation of Central Support Costs	749,220	749,220	568,280	180,940
OTHER EXPENDITURE	108,400	130,040	1,225,540	(1,117,140)
Other Agencies (shop commission, Girobank etc.)	87,900	110,040	111,210	(23,310)
Strategy & Support	20,500	20,000	20,500	0
Recharges from Other Departments	0	0	1,093,830	(1,093,830)
GROSS SUPERVISION & MANAGEMENT	8,372,730	8,093,470	8,512,270	(139,540)
LESS RECOVERIES	(2,279,420)	(2,132,880)	(1,860,630)	(418,790)
Reallocated Salaries	(2,279,420)	(2,132,880)	(1,860,630)	(418,790)
NET SUPERVISION & MANAGEMENT	6,093,310	5,960,590	6,651,640	(558,330)
REPAIRS & MAINTENANCE	9,610,910	9,692,290	9,889,910	(279,000)
Jobbing Repairs	9,252,670	8,566,310	8,464,130	788,540
Less : transferred to HRA Capital	(2,227,430)	(1,250,000)	(1,281,250)	(946,180)
Adaptations for Disabled	601,200	385,000	503,530	97,670
Less : transferred to Social Work	(344,950)	(235,000)	(240,870)	(104,080)
Garden Tidy Scheme	164,000	164,000	168,100	(4,100)
Other Maintenance - gas, lifts, CCTV etc.	1,906,460	1,861,700	1,928,130	(21,670)
Other Repairs - grants, decants, alarms, pest control etc	253,960	253,990	403,140	(149,180)
Insurance Works - fires, storms etc.	220,000	250,000	220,000	0
Recoveries - insurance & rechargeables	(215,000)	(303,710)	(275,000)	60,000

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MISCELLANEOUS	2,311,760	2,218,210	2,183,280	128,480
Bad Debt Provision	350,000	350,000	350,000	0
Rents - Unlet Period (Houses)	1,528,830	1,484,050	1,563,120	(34,290)
Rents - Unlet Period (Lock Ups)	115,750	100,160	100,160	15,590
Miscellaneous (Council tax on void houses)	317,180	284,000	170,000	147,180
LOAN CHARGES	12,567,000	12,259,000	12,628,000	(61,000)
Principal	7,130,000	7,105,000	7,337,000	(207,000)
Interest	5,342,000	5,085,000	5,222,000	120,000
Expenses	95,000	69,000	69,000	26,000
GROSS EXPENDITURE	30,582,980	30,130,090	31,352,830	(769,850)
INCOME	30,582,980	30,548,900	29,797,370	(785,610)
House Rents	28,113,910	28,102,750	27,765,690	(348,220)
Lock Up Rents	242,090	237,520	236,290	(5,800)
Other Rents - Shops, sites etc.	136,050	100,000	106,090	(29,960)
Factoring / Insurance Charge	911,300	892,000	914,300	3,000
Revenue Interest	200,000	237,000	254,000	54,000
Balance B/F	602,500	602,500	174,000	(428,500)
Other Income (commissions, interest on home loans, etc.)	377,130	377,130	347,000	(30,130)
NET EXPENDITURE (Surplus/(Deficit))	0	(418,810)	(1,555,460)	(1,555,460)
Weekly rent increase required			£2.62	
Average housing stock			11,425	
Average Weekly Rent for 2007/2008			£45.82	
increase as %			5.7%	