

HOUSING REVENUE ACCOUNT

APPENDIX 1

	1 2010/2011 Estimate	2 2010/2011 Prob. Outturn	3 2011/2012 Estimate	4 Total Movement Fav/(Adv) (1-3) £
	£	£	£	£
EMPLOYEE COSTS				
Employee Costs	4,530,250	4,592,340	4,350,340	179,910
APT & C Staff - Salaries	2,871,590	2,681,590	2,687,340	184,250
APT & C Staff - Overtime	10,000	17,000	23,000	(13,000)
APT & C Staff - Superannuation	471,340	372,030	409,790	61,550
APT & C Staff - National Insurance	193,220	204,010	193,290	(70)
Manual Workers - Wages	721,450	711,590	763,510	(42,060)
Manual Workers - Overtime	36,350	33,180	26,480	9,870
Manual Workers - Superannuation	93,090	97,860	111,270	(68,060)
Manual Workers - National Insurance	43,210	47,580	52,660	40,430
Training Fees	5,000	5,000	10,000	(5,000)
Strain on the Fund/Early Retiral Costs	82,000	417,000	70,000	12,000
Other Employee Costs (skillseekers etc.)	3,000	5,500	3,000	0
PROPERTY COSTS	1,690,800	1,614,910	1,615,540	75,260
Contract Cleaning	43,000	43,000	40,000	3,000
Electricity - Offices	37,000	43,000	40,000	(3,000)
Electricity & Gas	307,000	275,000	290,000	17,000
Energy - Sheltered Housing	43,000	45,000	43,000	0
Furniture & fittings	1,500	1,500	1,500	0
Other Property Costs (Garshake, Rosebery,Cochno & Overburn)	200,000	150,000	200,000	0
Property Insurance	775,000	775,000	712,120	62,880
Rates	106,000	106,000	106,000	0
Rent	116,300	118,890	120,820	(4,520)
Repairs to Offices	36,900	37,000	37,000	(100)
Free Lets	25,100	20,520	25,100	0
TRANSPORT COSTS	205,000	185,860	189,280	15,720
Car Allowances & Vehicle Charges	205,000	185,860	189,280	15,720

	1	2	3	4
	2010/2011	2010/2011	2011/2012	Total
	Estimate	Prob. Outturn	Estimate	Movement
				Fav/(Adv)
				(1-3)
	£	£	£	£
SUPPLIES SERVICES AND ADMIN COSTS	415,850	437,820	411,110	4,740
Clothing & Uniforms	5,000	3,000	5,000	0
Computer Supplies/ Equipment	125,000	110,000	120,000	5,000
Other Supplies & Services (medicals etc.)	56,750	56,750	50,000	6,750
Security Services (cash uplifts)	9,400	16,410	16,410	(7,010)
Advertising	0	35,000	0	0
Postages	36,000	35,000	36,000	0
Printing & Stationery/Photocopiers	51,000	40,000	51,000	0
Telephones - Offices / Mobiles	70,000	65,000	70,000	0
Tenant Participation	62,700	76,660	62,700	0
SUPPORT SERVICES	1,834,810	1,743,070	1,778,040	56,770
Allocation of Central Support Costs	1,834,810	1,743,070	1,778,040	56,770
OTHER EXPENDITURE	181,000	180,000	185,000	(4,000)
Other Agencies (shop commission, Girobank etc.)	111,000	107,000	115,000	(4,000)
Strategy & Support	70,000	73,000	70,000	0
GROSS SUPERVISION & MANAGEMENT	8,857,710	8,754,000	8,529,310	328,400
LESS RECOVERIES	(1,579,780)	(1,385,930)	(1,458,550)	(121,230)
Reallocated Salaries	(1,579,780)	(1,385,930)	(1,458,550)	(121,230)
NET SUPERVISION & MANAGEMENT	7,277,930	7,368,070	7,070,760	207,170
REPAIRS & MAINTENANCE	9,909,320	9,947,810	10,316,510	(407,190)
Jobbing Repairs	9,174,450	9,526,010	9,407,730	(233,280)
Less : transferred to HRA Capital	(1,693,000)	(2,065,410)	(1,790,000)	97,000
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.	1,869,110	1,921,310	2,011,440	(142,330)
Other Repairs - grants, decants, alarms, pest control etc	323,410	350,550	390,240	(66,830)
Close Cleaning Pilot	41,000	41,000	100,000	(59,000)
Special Uplifts	50,000	0	0	50,000
Insurance Works - fires, storms etc.	220,000	250,000	222,750	(2,750)
Recoveries - insurance & rechargeables	(500,000)	(500,000)	(450,000)	(50,000)

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	£	£	£	£
MISCELLANEOUS	1,715,670	1,463,120	1,595,360	120,310
Bad Debt Provision	350,000	350,000	350,000	0
Rents - Unlet Period (Houses)	1,073,810	835,000	944,380	129,430
Rents - Unlet Period (Lock Ups)	95,000	88,120	107,000	(12,000)
Miscellaneous (Council tax on void houses)	196,860	190,000	193,980	2,880
LOAN CHARGES	13,064,000	13,056,000	13,654,710	(590,710)
Principal	7,347,000	7,297,000	7,561,710	(214,710)
Interest	5,651,000	5,693,000	6,025,000	(374,000)
Expenses	66,000	66,000	68,000	(2,000)
GROSS EXPENDITURE	31,966,920	31,835,000	32,637,340	(670,420)
INCOME	31,966,920	31,835,000	31,312,210	(654,710)
House Rents	30,266,920	30,211,000	29,759,530	(507,390)
Lock Up Rents	227,000	235,000	227,000	0
Other Rents - Shops, sites etc.	70,000	70,000	57,440	(12,560)
Factoring / Insurance Charge	972,000	993,000	992,240	20,240
Revenue Interest	83,000	36,000	36,000	(47,000)
Balance B/F	50,000	50,000	0	(50,000)
Other Income (commissions, interest on home loans, etc.)	298,000	240,000	240,000	(58,000)
NET EXPENDITURE (Surplus/(Deficit))	<u>0</u>	<u>0</u>	<u>1,325,130</u>	<u>(1,325,130)</u>
Weekly rent increase required			2.35	
Average housing stock			10,847	
Average Weekly Rent for 2009/2010			52.13	
increase as %			4.5%	