HOUSING REVENUE ACCOUNT

APPENDIX 1

	1 2008/2009 Estimate	2 2008/2009 Prob. Outturn	3 2009/2010 Estimate	4 Total Movement Fav/(Adv) (1-3)
	£	£	£	£
EMPLOYEE COSTS				
Employee Costs	**4,324,050**	**4,215,440**	**4,116,590**	**207,460**
APT & C Staff - Salaries	2,689,870	2,613,960	2,691,360	(1,490)
APT & C Staff - Overtime	47,150	47,500	48,690	(1,540)
APT & C Staff - Superannuation	411,760	354,320	397,640	14,120
APT & C Staff - National Insurance	188,410	178,660	176,640	11,770
Manual Workers - Wages	725,090	637,500	558,260	166,830
Manual Workers - Overtime	22,040	25,000	23,580	(1,540)
Manual Workers - Superannuation	88,570	75,000	70,970	17,600
Manual Workers - National Insurance	45,390	40,500	33,580	11,810
Single Status	0	125,000	0	0
Training Fees	11,590	5,000	5,000	6,590
Voluntary Redundancy/Early Retiral Costs	80,840	110,000	107,800	(26,960)
Other Employee Costs (skillseekers etc.)	13,340	3,000	3,070	10,270
PROPERTY COSTS	**1,709,390**	**1,682,310**	**1,687,390**	**22,000**
Contract Cleaning	41,790	42,000	43,050	(1,260)
Electricity - Offices	33,000	33,000	33,820	(820)
Electricity & Gas	300,000	300,000	307,500	(7,500)
Energy - Sheltered Housing	42,000	42,000	43,050	(1,050)
Furniture & fittings	1,500	3,500	1,540	(40)
Other Property Costs (Garshake, Rosebery,Cochno & Overburn)	224,870	194,000	199,880	24,990
Property Insurance	775,000	775,000	775,000	0
Rates	106,200	106,200	106,200	0
Rent	125,960	129,040	116,300	9,660
Repairs to Offices	36,000	36,000	36,900	(900)
Free Lets	23,070	21,570	24,150	(1,080)
TRANSPORT COSTS	**198,000**	**198,000**	**202,950**	**(4,950)**
Car Allowances & Vehicle Charges	198,000	198,000	202,950	(4,950)

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SUPPLIES SERVICES AND ADMIN COSTS	**449,620**	**408,400**	**460,170**	**(10,550)**
Clothing & Uniforms	4,000	3,000	4,000	0
Computer Supplies/ Equipment	133,000	120,000	125,000	8,000
Other Supplies & Services (medicals etc.)	53,570	53,000	73,000	(19,430)
Security Services (cash uplifts)	9,400	9,400	9,400	0
Advertising	0	10,000	0	0
Postages	38,500	34,000	35,870	2,630
Printing & Stationery/Photocopiers	60,500	51,000	54,000	6,500
Telephones - Offices / Mobiles	75,000	68,000	70,000	5,000
Tenant Participation	75,650	60,000	88,900	(13,250)
SUPPORT SERVICES	**568,280**	**594,900**	**599,960**	**(31,680)**
Allocation of Central Support Costs	568,280	594,900	599,960	(31,680)
OTHER EXPENDITURE	**1,222,330**	**1,343,040**	**1,428,020**	**(205,690)**
Other Agencies (shop commission, Girobank etc.)	108,490	109,000	113,170	(4,680)
Strategy & Support	20,000	45,000	70,000	(50,000)
Recharges from Other Departments	1,093,840	1,189,040	1,244,850	(151,010)
GROSS SUPERVISION & MANAGEMENT	**8,471,670**	**8,442,090**	**8,495,080**	**(23,410)**
LESS RECOVERIES	**(1,860,630)**	**(1,940,200)**	**(1,656,370)**	**(204,260)**
Reallocated Salaries	(1,860,630)	(1,940,200)	(1,656,370)	(204,260)
NET SUPERVISION & MANAGEMENT	**6,611,040**	**6,501,890**	**6,838,710**	**(227,670)**
REPAIRS & MAINTENANCE	**9,636,190**	**9,027,170**	**9,781,400**	**(145,210)**
Jobbing Repairs	8,257,690	8,857,130	8,738,000	(480,310)
Less : transferred to HRA Capital	(1,250,000)	(1,905,320)	(1,356,550)	106,550
Adaptations for Disabled	491,250	435,000	491,250	0
Less : transferred to Social Work	(235,000)	(235,000)	(235,000)	0
Garden Tidy Scheme	164,000	164,000	168,100	(4,100)
Other Maintenance - gas, lifts, CCTV etc.	1,866,290	1,672,810	1,805,950	60,340
Other Repairs - grants, decants, alarms, pest control etc	396,960	398,550	337,650	59,310
Insurance Works - fires, storms etc.	220,000	260,000	220,000	0
Recoveries - insurance & rechargeables	(275,000)	(620,000)	(388,000)	113,000

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MISCELLANEOUS	**2,145,160**	**1,952,510**	**2,003,350**	**141,810**
Bad Debt Provision	350,000	350,000	350,000	0
Rents - Unlet Period (Houses)	1,525,000	1,275,000	1,310,900	214,100
Rents - Unlet Period (Lock Ups)	100,160	110,000	110,450	(10,290)
Miscellaneous (Council tax on void houses)	170,000	217,510	232,000	(62,000)
LOAN CHARGES	**12,628,000**	**12,666,000**	**12,702,000**	**(74,000)**
Principal	7,337,000	7,687,000	7,391,000	(54,000)
Interest	5,222,000	4,926,000	5,257,000	(35,000)
Expenses	69,000	53,000	54,000	15,000
GROSS EXPENDITURE	**31,020,390**	**30,147,570**	**31,325,460**	**(305,070)**
INCOME	**31,020,390**	**30,594,150**	**30,069,900**	**(950,490)**
House Rents	28,862,570	28,591,700	28,452,450	(410,120)
Lock Up Rents	236,300	236,000	236,000	(300)
Other Rents - Shops, sites etc.	106,090	80,000	80,000	(26,090)
Factoring / Insurance Charge	914,300	913,000	913,000	(1,300)
Revenue Interest	254,000	180,000	95,000	(159,000)
Balance B/F	300,000	300,000	0	(300,000)
Other Income (commissions, interest on home loans, etc.)	347,130	293,450	293,450	(53,680)
NET EXPENDITURE (Surplus/(Deficit))	**0**	**(446,580)**	**1,255,560**	**(1,255,560)**
Weekly rent increase required			£2.15	
Average housing stock			11,248	
Average Weekly Rent for 2008/2009			£47.67	
increase as %			4.5%	