

HOUSING REVENUE ACCOUNT

	<u>Approved</u> <u>Estimate</u> <u>2002/03</u> £	<u>Probable</u> <u>out-turn</u> <u>2002/03</u> £	<u>Base</u> <u>Estimate</u> <u>2003/04</u> £	<u>Forecast</u> <u>2004/05</u> £	<u>Forecast</u> <u>2005/06</u> £
Expenditure					
Housing Repairs	2,642,880	2,707,160	2,451,960	2,451,960	2,451,960
Supervision and Management	835,730	1,142,060	935,930	935,930	935,930
Sheltered and Other Services	897,770	825,200	860,010	860,010	860,010
Rent, Rates & Taxes	27,630	27,150	27,320	27,320	27,320
Rent Rebates Paid	4,817,000	4,644,900	4,899,800	4,948,798	4,998,286
Provision for Bad Debts	30,000	60,000	30,000	30,000	30,000
Capital Charges (Net)	1,084,250	1,024,990	945,690	925,000	915,000
Total Expenditure	10,335,260	10,431,460	10,150,710	10,179,018	10,218,506
Income					
Rent from Dwellings	8,669,130	8,582,090	8,671,050	8,764,826	8,839,335
Other Rents	101,530	98,450	94,920	94,920	94,920
Other Charges and Services	79,650	74,850	76,510	76,510	76,510
Contributions	15,440	4,600	4,600	4,600	4,600
Housing Subsidy	1,396,260	1,193,060	895,580	850,000	825,000
Interest Received	46,440	73,700	58,970	55,000	50,000
Total Income	10,308,450	10,026,750	9,801,630	9,845,856	9,890,365
Projected Deficit	26,810	404,710	349,080	333,162	328,141
New Spending Proposals (see Appendix 2)	0	0	79,000	34,000	34,000
Service Reductions & Efficiencies (See Appendix 2)	0	0	-267,000	-267,000	-267,000
Projected Deficit (after proposals)	26,810	404,710	161,080	100,162	95,141
HRA BALANCES					
Balances B/F	1,262,565	1,262,565	857,855	696,775	596,613
Less Deficit (as above)	26,810	404,710	161,080	100,162	95,141
Balances C/F	1,235,755	857,855	696,775	596,613	501,472

APPENDIX 2

<u>HRA Service Development Proposals</u>		<u>Comment</u>	<u>Annual cost (£)</u>	<u>Estimated Cost (£) over three years</u>
Increased Grounds Maintenance Service at Sheltered Housing Sites		Key part of improvement plan for SH	14,000	42,000
Testing solid fuel heating appliances		Legal requirement	20,000	60,000
Asbestos testing and register (2003/04 only)		Legal requirement	45,000	45,000

<u>HRA Service Efficiencies/Reductions</u>		<u>Comment</u>	<u>Annual Saving (£)</u>	<u>Estimated Savings (£) over three years</u>
(EC1 1001) Reductions in wages following tendering of sheltered cleaning contract			13,000	39,000
(EC4 2702) Efficiency savings in cleaning communal areas as part of SH contract			9,000	27,000
(EC5 – 1002/1471/2105/2201/2202/2401/2501/2701/2702/4001/4030) running costs associated with <u>homeless hostel</u>		Savings following decision to provide service through external partnership with voluntary sector provider	9,000	27,000
(EA9 2161) Minor adaptations		Statutory requirement for SS to meet costs up to £300. Council to no longer supplement SS proviso	20,000	60,000
(EA9 2120) Re-profile some Planned Maintenance expenditure to MRA			145,000	435,000
(EA9 2176) Repairs		Stop provision/repair of white goods in SH	67,000	201,000
		Re-profile some spending on voids improvements to MRA		
(EC1 4020) Reduced maintenance costs		Following removal of white goods provision	2,000	6,000
(EB1 4531) reduction in renewal of computer equipment			2,000	6,000

HOUSING REVENUE ACCOUNT - PROPOSED FEES and CHARGES 2003/04

	<u>Current</u> <u>Charge</u> <u>2002/03</u> £:p	<u>Proposed</u> <u>Charge</u> <u>2003/04</u> £:p	<u>Comment</u>
Homelessness Accommodation			
Park View - Room 1 per Week	98.50	0.00	Will no longer apply as license income will come from the Good Sheppard Trust under the new operating arrangements recently approved.
- Basic	7.00	0.00	
- Heating			
Park View - Rooms 2,3,4 and 5 per Week			
- Basic	52.50	0.00	As above.
- Heating	7.00	0.00	
Sheltered Housing			
Hire of Communal Lounges			
- Granville Court - Full Day	20.00	21.00	
- Granville Court - Half Day	13.50	14.00	
- Other schemes - per session	7.00	7.50	
Hire of Meeting Room - Granville Court			
- Full Day	10.50	11.00	
- Half Day	5.50	6.00	
Use of Guest Bedroom per Night	2.75	3.00	
Lifelines			
- Installation	13.50	14.00	
- Monitoring per week	1.30	1.35	
- Rental per week (includes monitoring)	4.00	4.10	

APPENDIX 3

HOUSING REVENUE ACCOUNT - PROPOSED FEES and CHARGES 2003/04

	<u>Current</u> <u>Charge</u> <u>2002/03</u> £:p	<u>Proposed</u> <u>Charge</u> <u>2003/04</u> £:p	<u>Comment</u>
Housing Associations and Almshouses			
- Log on	2.75	3.00	
- Weekly Monitoring Charge	1.30	1.35	
- Weekly Warden Visit	2.00	2.05	
Garages			
Rent of Garages (per week)	5.27	5.44	Increase of 3.25% in line with general rent increase
Rent of Garage Plot per Annum	33.00	36.00	Increase of £3 per year proposed
Supporting People	0.00	8.60	New charge (see main report)