

APPENDIX 1

HOUSING REVENUE ACCOUNT : FINANCIAL PROJECTION 2003/04 TO 2009/10

Code Ref	Revised Estimate	Projection							
		2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	
	£	£	£	£	£	£	£	£	
Expenditure									
EA9	Housing Repairs	2,655,000	2,500,330	2,587,842	2,678,416	2,772,161	2,869,186	2,969,608	
EB1	Supervision and Management	774,610	775,440	805,303	829,264	853,944	879,365	905,547	
EC1-5	Sheltered and Other Services	817,530	840,070	865,272	891,230	917,967	945,506	973,871	
ED4	Council Tax & Leasing	36,550	8,060	8,060	8,060	8,060	8,060	8,060	
ED6	Rent Rebates Paid	4,757,866	0	0	0	0	0	0	
ED7	Provision for Bad Debts	60,000	60,000	60,000	60,000	60,000	60,000	60,000	
EE1	Debt Interest	566,400	364,670	335,529	305,682	273,802	251,326	227,128	
EE5	Revenue Contributions to Capital	194,510	0	0	0	0	0	0	
EE6	Provision for Depreciation	1,978,220	1,943,880	1,922,486	1,909,519	1,894,108	1,903,367	1,902,187	
EQ3	Transfer to Government Pool	0	1,746,510	1,807,890	1,900,320	1,993,206	2,104,945	2,203,522	
EQ6	Deficit From Building Maintenance	69,260	0	0	0	0	0	0	
EB2	Housing Options Study (Consultants)	14,750	44,250	0	0	0	0	0	
EE7	Cost of Rebates Remaining in HRA	0	234,010	189,960	145,910	125,910	105,910	85,910	
	Provision for Increase in Pension Contribution	0	0	47,000	47,000	47,000	47,000	47,000	
Total Expenditure		11,924,696	8,517,220	8,629,341	8,775,402	8,946,158	9,174,665	9,382,833	
Income									
EP1	Rent from Dwellings	8,297,387	8,206,711	8,116,035	8,077,262	8,038,489	7,999,716	7,960,943	
EP2	Other Rents	97,220	101,070	105,072	109,233	113,559	118,056	122,731	
EQ1/2	Other Fees & Charges	71,330	74,155	77,091	80,144	83,318	86,617	90,047	
EQ6	Transfers from Other Funds	75,660	75,660	75,660	75,660	75,660	75,660	75,660	
EQ4	Contributions to Housing Benefit	21,920	0	0	0	0	0	0	
EQ3	Housing Subsidy	2,431,997	0	0	0	0	0	0	
EQ5	Interest Received from General Fund	51,700	47,680	54,445	54,300	47,230	32,230	9,200	
EP3	DCC - Supporting People Grant	337,300	337,300	337,300	337,300	337,300	337,300	337,300	
Total Income		11,384,514	8,842,576	8,765,604	8,733,900	8,695,556	8,649,579	8,595,881	
Projected Deficit / Surplus (-)		540,182	-325,356	-136,263	41,503	250,602	525,085	786,952	
HRA General Reserves									
	Balance b/f	1,415,243	875,061	1,200,418	1,336,681	1,295,178	1,044,576	519,491	
	Deficit / Surplus (-) as above	540,182	-325,356	-136,263	41,503	250,602	525,085	786,952	
	Balance c/f	875,061	1,200,418	1,336,681	1,295,178	1,044,576	519,491	-267,461	

FORECASTED HOUSING SUBSIDY

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Management & Maintenance Allowance							
No of Properties	3,612	3,480	3,340	3,220	3,100	3,025	2,935
Management Allowance	283	284	303	312	321	331	341
Maintenance Allowance	550	648	687	687	708	729	751
	3,006,773	3,278,160	3,240,668	3,217,984	3,190,981	3,207,194	3,205,126
Depreciation (based on MRA)							
No of Properties	3,612	3,480	3,340	3,220	3,100	3,025	2,935
Allowance per property	527	538	554	571	588	606	624
	1,903,524	1,872,240	1,850,828	1,837,861	1,822,450	1,831,709	1,830,629
Charges for Capital							
Admissible Set Aside	112,118	65,016	43,344	21,672	0	0	0
Mid Year Subsidy Credit Ceiling	8,397,150	8,720,615	8,720,615	8,720,615	8,720,615	8,720,615	8,720,615
Consolidated Rate of Interest	0,0660	0,0686	0,0691	0,0686	0,0700	0,0704	0,0708
Specified Amount for Debt Management	36,402	37,432	37,432	37,432	37,432	37,432	37,432
	702,323	700,503	683,455	665,779	647,979	651,664	655,235
Other Items of Reckonable Expenditure							
Lease Rentals	20,247	940	940	940	940	940	940
Covenant Interest	142,675	130,383	133,675	118,256	101,086	82,102	61,445
	162,922	131,323	134,615	119,186	102,026	83,042	62,385
TOTAL ALLOWANCES DUE	5,775,542	5,982,226	5,909,566	5,840,801	5,763,437	5,733,609	5,753,274
LESS ASSUMED RENT INCOME							
No of Properties (base 04/05 original)	3,612	3,480	3,340	3,220	3,100	3,025	2,935
Ann Guide rent per dwelling	2,193	2,237	2,349	2,445	2,545	2,650	2,758
Void Allowance 1.7%	169,828	133,524	133,394	133,861	134,143	136,252	137,605
	7,750,818	7,720,836	7,713,306	7,740,321	7,758,843	7,878,554	7,966,796
Interest on Receipts (Reducing annually)	11,250	7,900	4,150	800	0	0	0
PAYMENT TO NATIONAL POOL (from 2004/05)	4,416,523	-17,45,510	-1,807,890	-1,900,320	-1,993,206	-2,104,945	-2,203,522
RENT REBATE SUBSIDY (2003/04 only)							
SUBSIDY RECEIVABLE (2003/04 only)	2,431,997						

HOUSING REVENUE ACCOUNT - PROPOSED FEES and CHARGES 2004/05

	<u>Current</u> <u>Charge</u> <u>2003/04</u> £:p	<u>Proposed</u> <u>Charge</u> <u>2004/05</u> £:p	<u>Comment</u>
Sheltered Housing			
Hire of Communal Lounges			
- Granville Court - Full Day	21.00	21.50	
- Granville Court - Half Day	14.00	14.50	
- Other schemes - per session	7.50	7.75	
Hire of Meeting Room - Granville Court			
- Full Day	11.00	11.50	
- Half Day	6.00	6.25	
Use of Guest Bedroom per Night	3.00	TBA	Awaiting notification of Supporting People Budget
Lifelines			
- Installation	14.00	TBA	Awaiting notification of Supporting People Budget
- Monitoring per week	1.35	TBA	Awaiting notification of Supporting People Budget
- Rental per week (includes monitoring)	4.10	TBA	Awaiting notification of Supporting People Budget
Housing Associations and Almshouses			
- Log on	3.00	TBA	Awaiting notification of Supporting People Budget
- Weekly Monitoring Charge	1.35	TBA	Awaiting notification of Supporting People Budget
- Weekly Warden Visit	2.05	TBA	Awaiting notification of Supporting People Budget
Garages			
Rent of Garages (per week)	5.44	5.65	3.96% increase in line with Target Rents
Rent of Garage Plot per Annum	36.00	37.50	3.96% increase in line with Target Rents
Supporting People	8.60	TBA	Awaiting notification of Supporting People Budget

APPENDIX 4

Internal Recharges (Central & Departmental Support)

		2003/04 Cash Limit Estimate £	2003/04 Probable Estimate £	2004/05 Cash Limit Estimate £
1473	Payroll Admin - Monthly	6,220	4,880	5,160
1474	Employee Ins Admin	7,790	820	920
1475	Pers - Training & Adm	10,940	7,070	12,740
1476	Pers - Adv & Supp	14,960	22,440	21,380
1477	Pers - Single Status	2,080	2,070	2,000
1478	Payroll Admin - Weekly	530	300	270
2122	Grounds Mntce A/B Recharges	77,870	83,160	85,060
2801	Operational Buildings	24,290	33,710	26,760
3151	Transport Running Costs	36,500	30,750	34,620
3305	Transport Recharged (Finance)	12,000	15,130	16,480
4510	Comp Charges P.C.s	3,500	1,540	1,670
4511	G.I.S.	1,370	4,180	5,210
4515	Comp Charges Mainframe	26,490	23,820	22,920
5100	Cont to GFund - Member Services	44,210	64,270	67,240
5101	Cont to GFund - Ex Audit	20,510	55,100	30,570
5102	Cont to GFund - Treasury Management	37,240	27,000	30,330
5103	Cont to GFund - VAT Admin	3,790	6,170	7,040
5104	Cont to GFund - Superannuation	133,120	108,230	122,940
5105	Cont to Capital Program Admin	13,770	12,350	15,640
5106	Cont to Publicity Costs	1,750	4,730	4,770
5107	Cont to Corp Pers Issues	3,800	6,950	5,240
5108	Cont Under/Over Recovery	0	3,200	870
7515	Management	40,820	41,440	43,420
7531	Environmental Health	2,090	1,420	1,510
7532	Housing / Departmental Admin (7604)	881,750	756,360	772,630
7541	Technical Services	15,780	17,990	18,600
7543	Policy/Best Value	1,000	0	0
7552	Audit	9,500	8,530	8,660
7553	I.T.	0	0	33,170
7554	Revenue	0	3,120	3,260
7607	Gnds Maint Contract	5,910	0	0
7611	Collection of Cash	18,720	31,150	32,270
7617	Health & Safety	3,970	2,490	2,590
7618	Best Value Review	100	0	0
7621	I.T. Development Support	6,680	14,350	6,020
7631	Accountancy	28,330	23,330	28,780
7632	Debtors/Cash	29,910	29,520	25,890
7633	Creditors	30,250	19,380	17,180
7634	Insurance Admin	3,030	4,210	5,270
7636	Financial Management	6,160	6,860	7,170
7661	Legal Section Services	22,230	20,760	20,750
7662	Member Services Section	4,410	0	0
TOTAL		1,593,370	1,498,780	1,547,000