

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2005/2006	***** 2006/07 *****		2007/2008
	£	ORIGINAL	REVISED	£

### EXPENDITURE (E)

Supervision and Management	1,593,895	1,789,840	1,606,920	2,228,060
Rents, Rates & Other Property Charges	37,837	0	36,000	36,000
Housing Repairs A/C Contribution	1,335,751	1,492,890	1,665,770	1,260,570
Revenue Contribution to Capital	874,820	568,430	568,430	455,000
Rent Rebates	39,000	0	0	0
Supporting People Transitional Protection	39,548	40,800	40,800	40,800
Capital Charges				
Debt Premium Charges	8,470	0	0	0
Cost of Capital % Charge	7,805,960	9,262,190	0	0
Deferred Charges		80,000	80,000	80,000
Depreciation Dwellings	1,799,790	1,808,000	1,808,010	1,853,360
Depreciation Other Assets	231,960	217,830	216,920	216,920
Reversal of Capital Charge Elements	(7,805,960)	(9,342,190)	0	0
Other Expenses	122	120	120	120
Transitional Transfer to General Fund		0		
Negative Subsidy Transfer	3,815,151	4,249,980	4,225,650	4,484,540
	<b>9,776,344</b>	<b>10,167,890</b>	<b>10,248,620</b>	<b>10,655,370</b>

### INCOME (I)

Dwelling Rents	(9,251,815)	(9,704,000)	(9,774,000)	(10,204,000)
Garage Rents	(189,630)	(195,300)	(196,800)	(202,200)
Other Rents etc	(6,143)	(6,800)	(11,900)	(8,250)
Government Subsidy		0		
Transfer From Major Repairs Reserve	(233,280)	(217,830)	(221,960)	(221,960)
Interest Receipts:				
HAPS Interest	(1,485)	(960)	(960)	(960)
Interest on Balances	(93,992)	(43,000)	(43,000)	(43,000)
Interest on Capital		0		
	<b>(9,776,344)</b>	<b>(10,167,890)</b>	<b>(10,248,620)</b>	<b>(10,680,370)</b>

### WORKING BALANCE

<b>Net Operating Expenditure (E - I)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(25,000)</b>
Balance Brought Forward	(500,000)	(500,000)	(500,000)	(500,000)
Balance Carried Forward	<b>(500,000)</b>	<b>(500,000)</b>	<b>(500,000)</b>	<b>(525,000)</b>

## HOUSING REVENUE ACCOUNT

ACTUAL  
2005/2006

\*\*\*\*\* ESTIMATES \*\*\*\*\*  
\*\*\*\*\* 2006/07 \*\*\*\*\*

ESTIMATES  
2007/2008

ORIGINAL  
REVISED

£

£

£

£

**SUBJECTIVE ANALYSIS**

Employees	1,330,216	1,438,980	1,306,720	1,392,280
Premises	1,912,269	2,035,420	1,941,850	2,105,180
Transport	18,285	18,200	14,900	14,900
Supplies and Services	238,264	253,230	269,920	301,050
Transfer Payments	39,620	40,800	40,800	40,800
Rent Rebates	39,000		0	0
Capital Charges - Premium	8,470	0	0	0
Capital Charges - Depreciation - MRR	2,031,750	2,025,830	2,024,930	2,070,280
Capital Goods and Services	(413,769)	(463,270)	(490,550)	(260,900)
<b>TOTAL EXPENDITURE (E)</b>	<b>5,204,105</b>	<b>5,349,190</b>	<b>5,108,570</b>	<b>5,663,590</b>
Rents - Housing	(9,490,286)	(9,919,450)	(9,995,000)	(10,427,800)
Interest Receipts	(95,477)	(43,960)	(43,960)	(43,960)
Government Subsidy			0	0
Other Income - Cap Rcpts			(4,750)	(5,000)
Other Income	(596,017)	(664,590)	(678,710)	(714,080)
<b>TOTAL INCOME (I)</b>	<b>(10,181,780)</b>	<b>(10,628,000)</b>	<b>(10,722,420)</b>	<b>(11,190,840)</b>
<b>DIRECT BUDGET TOTAL (E - I)</b>	<b>(4,977,675)</b>	<b>(5,278,810)</b>	<b>(5,613,850)</b>	<b>(5,527,250)</b>
Recharges Net	557,520	570,090	600,020	914,940
<b>SERVICE BUDGET TOTAL</b>	<b>(4,420,155)</b>	<b>(4,708,720)</b>	<b>(5,013,830)</b>	<b>(4,612,310)</b>
Negative Govt Subsidy	3,815,151	4,249,980	4,225,650	4,484,540
Revenue Contribution to Capital	874,820	568,430	568,430	455,000
HRA Share of Corporate Core Costs	211,000	267,000	267,000	267,000
HRA Share of Pension Deficit		80,000	80,000	80,000
Organisational Re-engineering	0	0	0	(50,000)
Housing Repairs A/C Increase/(Decrease)	(247,536)	(238,860)	94,710	(427,270)
Transfer From Major Repairs Reserve	(233,280)	(217,830)	(221,960)	(221,960)
<b>NET OPERATING EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(25,000)</b>

**SERVICE ANALYSIS**

Housing Services	452,217	477,340	476,090	717,090
Rent Collection and Accounting	249,340	277,680	257,150	221,810
Sheltered Housing Services	0	0	0	0
Common Service Flats	250,203	307,630	310,460	357,490
Housing Sewerage	50,689	36,680	41,090	38,890
Estate Maintenance	189,783	176,930	187,620	202,760
Service Charges	(135,795)	(133,900)	(131,800)	(135,020)
Property Services	326,458	300,480	199,310	528,040
Organisational Re-engineering	0	0	0	(50,000)
	<b>1,382,895</b>	<b>1,442,840</b>	<b>1,339,920</b>	<b>1,931,060</b>
HRA Share of Corporate Core Costs	211,000	267,000	267,000	217,000
HRA Share of Pension Deficit	0	80,000	80,000	80,000
<b>SUPERVISION AND MANAGEMENT TOTAL</b>	<b>1,593,895</b>	<b>1,789,840</b>	<b>1,606,920</b>	<b>2,228,060</b>
Housing Repairs Expenditure	1,583,287	1,731,750	1,571,060	1,687,840
<b>MANAGEMENT AND MAINTENANCE TOTAL</b>	<b>3,177,182</b>	<b>3,521,590</b>	<b>3,177,980</b>	<b>3,915,900</b>

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2005/2006	***** 2006/07 *****		2007/2008
	£	ORIGINAL	REVISED	£

### HOUSING SERVICES

Staffing Costs	351,736	370,780	351,660	392,270
Tenants Removal/Disturbance	2,400	4,200	4,200	4,310
Information Technology	47,345	32,700	32,700	33,530
Direct Admin Costs	32,312	36,530	43,810	37,430
External Support Services	0	0	0	40,000
Statutory Exercises	(3,062)	5,000	5,000	5,130
Tenants Handbook	0	0	0	0
<b>Direct Expenditure Total</b>	<b>430,731</b>	<b>449,210</b>	<b>437,370</b>	<b>512,670</b>
Internal Charges - Central Management	47,860	61,170	69,290	67,000
- Tenant Insurance	60,690	62,510	65,720	67,690
- Information Technology	10,207	11,790	13,160	14,110
- Accommodation	26,447	25,690	32,330	39,460
- Other Support Services	60,345	58,420	54,920	221,900
<b>Gross Expenditure Total</b>	<b>636,280</b>	<b>668,790</b>	<b>672,790</b>	<b>922,830</b>
Income - Internal Charges	(132,784)	(143,210)	(148,550)	(156,320)
- Democratic Process	(43,849)	(48,240)	(48,150)	(49,420)
<b>Gross Income Total</b>	<b>(176,633)</b>	<b>(191,450)</b>	<b>(196,700)</b>	<b>(205,740)</b>
<b>Net Total</b>	<b>459,647</b>	<b>477,340</b>	<b>476,090</b>	<b>717,090</b>

### RENT COLLECTION & ACCOUNTING

Staffing Costs	53,970	69,590	57,880	58,830
Direct Admin Costs	29,618	32,450	32,480	33,370
<b>Direct Expenditure Total</b>	<b>83,588</b>	<b>102,040</b>	<b>90,360</b>	<b>92,200</b>
Internal Charges - Management	20,244	22,060	22,650	24,000
- Information Technology	31,617	36,530	40,780	43,740
- Other Support Services	123,070	123,750	110,060	68,740
<b>Gross Expenditure Total</b>	<b>258,518</b>	<b>284,380</b>	<b>263,850</b>	<b>228,680</b>
Income - External Charges	(9,179)	(6,700)	(6,700)	(6,870)
<b>Direct Income Total</b>	<b>(9,179)</b>	<b>(6,700)</b>	<b>(6,700)</b>	<b>(6,870)</b>
<b>Net Total</b>	<b>249,340</b>	<b>277,680</b>	<b>257,150</b>	<b>221,810</b>

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2005/2006	***** 2006/07 *****		2007/2008
	£	ORIGINAL	REVISED	£

### SHELTERED HOUSING SERVICES

Staffing Costs	291,030	303,270	312,920	326,400
Communications	10,422	13,850	18,001	14,200
Direct Admin Costs	2,226	1,910	1,910	1,960
Floating Support Services	0	0	0	0
Lifeline Expenses	64,797	67,540	67,540	69,230
<b>Direct Expenditure Total</b>	<b>368,474</b>	<b>386,570</b>	<b>400,371</b>	<b>411,790</b>
Internal Charges - Management	21,230	22,380	22,500	24,720
- Other Support Services	41,833	27,780	42,670	55,640
<b>Gross Expenditure Total</b>	<b>431,537</b>	<b>436,730</b>	<b>465,541</b>	<b>492,150</b>
Income - Lifeline Charges	(101,898)	(102,870)	(102,870)	(105,440)
- Tenants Support Charges	(294,419)	(312,890)	(341,701)	(365,220)
- Housing Association	(20,970)	(20,970)	(20,970)	(21,490)
<b>Direct Income Total</b>	<b>(417,287)</b>	<b>(436,730)</b>	<b>(465,541)</b>	<b>(492,150)</b>
<b>Net Total</b>	<b>14250</b>	<b>0</b>	<b>0</b>	<b>0</b>

### COMMON SERVICES FLATS

Central Heating	84,199	114,650	114,650	143,400
Cleaning	79,376	88,760	88,760	91,050
Lighting and Lifts	49,480	58,010	58,360	70,650
Other Premises Costs	34,999	48,480	51,160	49,700
<b>Direct Expenditure Total</b>	<b>248,054</b>	<b>309,900</b>	<b>312,930</b>	<b>354,800</b>
Internal Charges - Cleaning	9,922	11,100	11,100	11,380
- Lighting and Lifts	1,770	1,830	1,720	1,820
- Other Support Services	15,931	16,170	16,170	21,630
<b>Gross Expenditure Total</b>	<b>275,676</b>	<b>339,000</b>	<b>341,920</b>	<b>389,630</b>
Income - Private Properties	(25,254)	(30,850)	(30,940)	(31,610)
- Call Box	(220)	(520)	(520)	(530)
<b>Direct Income Total</b>	<b>(25,474)</b>	<b>(31,370)</b>	<b>(31,460)</b>	<b>(32,140)</b>
<b>Net Total</b>	<b>250,203</b>	<b>307,630</b>	<b>310,460</b>	<b>357,490</b>

### HOUSING SEWERAGE

Premises Costs	14,583	17,430	17,600	19,180
<b>Direct Expenditure Total</b>	<b>14,583</b>	<b>17,430</b>	<b>17,600</b>	<b>19,180</b>
Internal Charges - Works Inspection	35,100	25,260	25,260	25,260
- Septic Tank	37,730	36,230	36,230	36,230
- Other Support Services	4,209	4,110	4,110	5,740
<b>Gross Expenditure Total</b>	<b>91,622</b>	<b>83,030</b>	<b>83,200</b>	<b>86,410</b>
Income - Private Properties	(40,933)	(46,350)	(42,110)	(47,520)
<b>Direct Income Total</b>	<b>(40,933)</b>	<b>(46,350)</b>	<b>(42,110)</b>	<b>(47,520)</b>
<b>Net Total</b>	<b>50,689</b>	<b>36,680</b>	<b>41,090</b>	<b>38,890</b>

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2005/2006	***** 2006/07 *****		2007/2008
	£	ORIGINAL	REVISED	£

### ESTATE MAINTENANCE

Grounds Maintenance	101,388	99,400	109,400	109,400
Access Roads & Parking Areas	66,813	57,460	58,080	72,010
<b>Direct Expenditure Total</b>	<b>168,201</b>	<b>156,860</b>	<b>167,480</b>	<b>181,410</b>
Internal Charges - Grounds Maintenance	13,320	13,010	13,000	13,000
- Access and Parking	8,352	7,060	7,140	8,350
<b>Gross Expenditure Total</b>	<b>189,873</b>	<b>176,930</b>	<b>187,620</b>	<b>202,760</b>
Income - Private Properties	0	0	0	0
<b>Direct Income Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Total</b>	<b>189,873</b>	<b>176,930</b>	<b>187,620</b>	<b>202,760</b>

### SERVICE CHARGES

Central Heating	(88,582)	(86,700)	(86,700)	(88,870)
Sewerage Charges	(26,197)	(27,100)	(26,000)	(26,600)
Water Charges	(19,228)	(19,100)	(18,100)	(18,550)
Guest Room Lettings	(1,788)	(1,000)	(1,000)	(1,000)
<b>Direct Income Total</b>	<b>(135,795)</b>	<b>(133,900)</b>	<b>(131,800)</b>	<b>(135,020)</b>
<b>Net Total</b>	<b>(135,795)</b>	<b>(133,900)</b>	<b>(131,800)</b>	<b>(135,020)</b>

### NEWPORT DEPOT

Premises Costs	17,332	8,030	8,030	8,850
<b>Direct Expenditure Total</b>	<b>17,332</b>	<b>8,030</b>	<b>8,030</b>	<b>8,850</b>
Internal Charges - Premises Costs	12,018	11,560	16,560	16,600
- Other Support Services	0		0	0
<b>Gross Expenditure Total</b>	<b>29,350</b>	<b>19,590</b>	<b>24,590</b>	<b>25,450</b>
Income - Stores Premises	(29,150)	(19,590)	(24,590)	(25,450)
<b>Direct Income Total</b>	<b>(29,150)</b>	<b>(19,590)</b>	<b>(24,590)</b>	<b>(25,450)</b>
<b>Net Total</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>

HOUSING REVENUE ACCOUNT	ACTUAL 2005/2006	***** ESTIMATES ***** ***** 2006/07 *****		ESTIMATES 2007/2008
		ORIGINAL	REVISED	
	£	£	£	£

### PROPERTY SERVICES

Staffing Costs	490,435	622,710	472,360	587,090
Information Technology	3,416	8,540	8,390	8,600
External Support Services	127,350	90,000	90,000	0
Resource Accounting Valuation	9,400	12,750	12,750	13,070
Direct Admin Costs	66,432	33,630	73,120	77,720
<b>Direct Expenditure Total</b>	<b>697,032</b>	<b>767,630</b>	<b>656,620</b>	<b>686,480</b>
Internal Charges - Central Management	1,260	1,620	1,620	1,620
- Management	33,017	36,780	37,550	38,480
- Information Technology	55,722	64,390	71,880	77,080
- Other Support Services	156,443	162,760	170,410	242,350
<b>Gross Expenditure Total</b>	<b>943,474</b>	<b>1,033,180</b>	<b>938,080</b>	<b>1,046,010</b>
Income - External Work	(119)	(300)	(300)	(310)
<b>Direct Income Total</b>	<b>(119)</b>	<b>(300)</b>	<b>(300)</b>	<b>(310)</b>
- Right To Buy Costs	(3,800)	(9,500)	(4,750)	(5,000)
- Capital Programme	(413,769)	(463,270)	(490,550)	(260,900)
- Internal Charges	(187,971)	(248,010)	(243,170)	(251,760)
- Democratic Process	(11,357)	(11,620)	0	0
<b>Gross Income Total</b>	<b>(617,016)</b>	<b>(732,700)</b>	<b>(738,770)</b>	<b>(517,970)</b>
<b>Net Total</b>	<b>326,458</b>	<b>300,480</b>	<b>199,310</b>	<b>528,040</b>

### HOUSING REPAIRS ACCOUNT

Response Repairs	893,052	824,000	824,000	848,700
Routine Maintenance	264,053	268,030	279,910	274,530
Pre-Painting	36,171	57,500	44,000	44,860
Asbestos Management	35,597	63,060	63,060	63,060
Legionella Management	5,016	44,440	44,440	44,440
External Decoration Schemes	198,288	289,920	150,000	233,200
Housing Condition Survey	0	0	0	0
<b>Direct Expenditure Total</b>	<b>1,432,177</b>	<b>1,546,950</b>	<b>1,405,410</b>	<b>1,508,790</b>
Internal Charges - Repairs	131,548	160,560	158,900	162,200
- External Decorations	24,790	36,240	18,750	29,150
<b>Gross Expenditure Total</b>	<b>1,588,515</b>	<b>1,743,750</b>	<b>1,583,060</b>	<b>1,700,140</b>
Income - Maintenance	(5,228)	(12,000)	(12,000)	(12,300)
<b>Direct Income Total</b>	<b>(5,228)</b>	<b>(12,000)</b>	<b>(12,000)</b>	<b>(12,300)</b>
<b>Net Expenditure</b>	<b>1,583,287</b>	<b>1,731,750</b>	<b>1,571,060</b>	<b>1,687,840</b>
Balance Brought Forward 1 April	(583,474)	(344,615)	(335,938)	(430,648)
Contribution From HRA	(1,335,751)	(1,492,890)	(1,665,770)	(1,260,570)
<b>Balance Carried Forward 31 March</b>	<b>(335,938)</b>	<b>(105,755)</b>	<b>(430,648)</b>	<b>(3,378)</b>