

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2006/2007	***** 2007/08 *****		2008/2009
	£	ORIGINAL	REVISED	£
		£	£	£
INCOME				
Dwelling Rents	(9,766,146)	(10,220,000)	(10,271,800)	(10,906,000)
Garage Rents	(189,702)	(202,200)	(192,800)	(197,900)
Other Rents etc	(12,128)	(8,250)	(5,500)	(5,900)
Charges for Services & Facilities	(479,298)	(507,050)	(459,420)	(463,170)
Contributions towards expenditure	(93,045)	(99,140)	(102,040)	(104,560)
	(10,540,319)	(11,036,640)	(11,031,560)	(11,677,530)
EXPENDITURE				
Housing Repairs	1,695,973	1,705,040	1,800,670	1,928,470
Supervision and Management	1,871,007	2,432,560	2,218,780	2,384,770
Rents, Rates & Other Property Charges	24,102	36,120	24,170	25,170
Negative Subsidy Transfer	4,240,354	4,484,540	4,488,000	5,160,000
Capital Charges				
Depreciation Dwellings	1,808,008	1,853,360	1,850,560	1,864,250
Depreciation Other Assets	237,203	217,410	238,510	231,510
Deferred Charges	25,000	80,000	0	80,000
Increase in Bad Debt Provision	51,239	16,000	29,500	31,500
	9,952,886	10,825,030	10,650,190	11,705,670
NET (INCOME)/DEFICIT SUB-TOTAL				
	(587,432)	(211,610)	(381,370)	28,140
HRA Share of Corporate and Democratic Core	267,000	267,000	267,000	267,000
HRA Share of Pension Deficit	147,506	80,000	99,500	103,050
NET INCOME ON HRA SERVICES	(172,926)	135,390	(14,870)	398,190
Gain on sale of HRA Fixed Assets	(22,667)	0	0	0
Interest Receipts:				
HAPS Interest	(966)	(960)	(480)	(320)
Interest on Balances	(60,420)	(43,000)	(39,320)	(35,200)
Pension Interest and Return on Assets	(3,553)	0	0	0
(SURPLUS)/DEFICIT ON HRA SERVICES	(260,532)	91,430	(54,670)	362,670
WORKING BALANCE				
Surplus/(Deficit) for the year	(260,532)	91,430	(54,670)	362,670
Less items not affecting HRA Balance				
Gain on sale of HRA Fixed Assets	22,667			
Add Other Movement on HRA Balances				
Transfer to/(from) Major Repairs Reserve	(237,203)	(297,410)	(238,510)	(231,510)
Pension Fund Adjustments	(33,953)			
Capital Expenditure Funded by HRA	568,430	455,000	455,000	0
Decrease in HRA Balance	59,409	249,020	161,820	131,160
Balance Brought Forward	(835,937)	(915,628)	(776,528)	(614,708)
Balance Carried Forward	(776,528)	(666,608)	(614,708)	(483,548)

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SERVICE ANALYSIS

SERVICE EXPENDITURE NET OF INTERNAL CHARGES

Housing Services	502,577	681,350	827,580	824,860
Property Services	158,487	500,170	186,930	326,450
Rent Collection and Accounting	226,744	210,150	156,680	169,040
Sheltered Housing Services	336,674	372,030	319,920	317,300
Common Service Flats	339,975	385,540	404,680	417,220
Housing Sewerage	73,221	88,450	88,880	90,930
Estate Maintenance	196,800	204,070	204,110	212,970
SP Transitional Protection	36,529	40,800	30,000	26,000
Organisational Re-engineering	0	(50,000)	0	0
Total Supervision & Management	1,871,007	2,432,560	2,218,780	2,384,770
Housing Repairs Expenditure	1,695,973	1,705,040	1,800,670	1,928,470
Total Management and Maintenance	3,566,980	4,137,600	4,019,450	4,313,240

CHARGES FOR SERVICES AND FACILITIES

Tenants Central Heating	(87,247)	(88,870)	(90,900)	(93,650)
Sewerage Charges	(25,431)	(26,600)	(26,600)	(27,250)
Water Charges	(20,139)	(18,550)	(21,400)	(21,500)
Guest Room Lettings	(861)	(1,000)	(500)	(750)
Tenants Support Charges	(324,650)	(350,540)	(299,050)	(299,050)
Housing Association	(20,970)	(21,490)	(20,970)	(20,970)
Total Charges for Services & Facilities	(479,298)	(507,050)	(459,420)	(463,170)

CONTRIBUTIONS TOWARDS EXPENDITURE

Court costs recovered	(4,048)	(6,870)	(6,870)	(6,900)
Common Services to Flats	(32,899)	(31,610)	(37,100)	(38,150)
Call Box	(300)	(530)	(300)	(300)
Sewerage Charges Private Properties	(41,875)	(47,520)	(45,280)	(46,420)
External Work	(140)	(310)	(190)	(190)
Maintenance Hsg Repairs	(13,783)	(12,300)	(12,300)	(12,600)
Total Contributions towards Expenditure	(93,045)	(99,140)	(102,040)	(104,560)

NET EXPENDITURE ON SERVICES

NET EXPENDITURE ON SERVICES	2,994,638	3,531,410	3,457,990	3,745,510
Rent Income	(9,967,976)	(10,430,450)	(10,470,100)	(11,109,800)
Negative Subsidy	4,240,354	4,484,540	4,488,000	5,160,000
Rents, Rates and Property Charges	24,102	36,120	24,170	25,170
Depreciation and Deferred Charges	2,070,211	2,150,770	2,089,070	2,175,760
Increase in Provision for Bad Debts	51,239	16,000	29,500	31,500
NET INCOME SUB-TOTAL	(587,432)	(211,610)	(381,370)	28,140

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SUBJECTIVE ANALYSIS

Housing Rents	(9,963,617)	(10,427,800)	(10,467,300)	(11,107,000)
Other Income	(535,711)	(598,960)	(546,340)	(547,160)
TOTAL INCOME (I)	(10,499,328)	(11,026,760)	(11,013,640)	(11,654,160)
Employees	1,420,022	1,355,180	1,120,470	1,252,080
Premises	2,054,102	2,105,180	2,108,780	2,301,970
Supplies and Services	115,761	230,320	235,760	298,100
Negative Subsidy Payable	4,240,354	4,484,540	4,488,000	5,160,000
Supporting People Transitional Protection	36,529	40,800	30,000	26,000
Depreciation of dwellings and other assets	2,070,211	2,150,770	2,089,070	2,175,760
TOTAL EXPENDITURE (E)	9,936,979	10,366,790	10,072,080	11,213,910
DIRECT BUDGET TOTAL (E - I)	(562,349)	(659,970)	(941,560)	(440,250)
Internal Recharges (net)	(25,084)	448,360	560,190	468,390
NET (INCOME)/DEFICIT SUB-TOTAL	(587,433)	(211,610)	(381,370)	28,140

HOUSING REPAIRS

Response Repairs	917,392	848,700	848,700	900,000
Routine Maintenance	351,305	274,530	274,530	274,530
Pre-Painting	41,272	44,860	44,860	70,000
Asbestos Management	47,650	63,060	63,060	63,060
Legionella Management	15,062	44,440	44,440	44,440
External Decoration Schemes	151,370	233,200	233,200	330,000
Housing Condition Survey	0	0	0	0
Direct Expenditure Total	1,524,051	1,508,790	1,508,790	1,682,030
Internal Charges - Repairs	153,002	167,100	174,490	184,170
- External Decorations	18,920	29,150	29,150	41,250
- Maintenance depot deficit	0	0	88,240	21,020
Gross Expenditure Total	1,695,973	1,705,040	1,800,670	1,928,470
- Maintenance Hsg Repairs	(13,783)	(12,300)	(12,300)	(12,600)
Direct Income Total	(13,783)	(12,300)	(12,300)	(12,600)
Net Expenditure	1,682,190	1,692,740	1,788,370	1,915,870

NEWPORT DEPOT

Premises Costs	20,713	8,850	9,070	8,620
Direct Expenditure Total	20,713	8,850	9,070	8,620
Internal Charges - Premises Costs	8,659	8,980	10,450	10,680
- Other Support Services	0	0	0	0
Gross Expenditure Total	29,372	17,830	19,520	19,300
Income - Stores Premises	(29,372)	(17,830)	(19,520)	(19,300)
Gross Income Total	(29,372)	(17,830)	(19,520)	(19,300)
Net Total	0	0	0	0

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HOUSING SERVICES

Staffing Costs	411,161	388,770	198,830	223,820
Tenants Removal/Disturbance	0	4,310	44,310	40,000
Information Technology	15,977	33,530	20,000	20,000
Direct Admin Costs	24,891	77,430	68,930	60,910
External Support Services	22,679	0	13,790	0
Statutory Exercises	5,199	5,130	3,000	80,000
Direct Expenditure Total	479,907	509,170	348,860	424,730
Internal Charges - Central Management	72,957	67,000	153,730	112,600
- Tenant Insurance	58,780	67,690	63,240	69,360
- Information Technology	44,809	14,110	43,720	47,460
- Accommodation	31,375	39,460	34,870	37,610
- Other Support Services	56,492	186,660	236,580	184,410
Gross Expenditure Total	744,320	884,090	881,000	876,170
Income - Internal Charges	(174,403)	(152,820)	(53,420)	(51,310)
- Democratic Process	(67,340)	(49,920)	0	0
Gross Income Total	(241,743)	(202,740)	(53,420)	(51,310)
Net Total	502,577	681,350	827,580	824,860

PROPERTY SERVICES

Staffing Costs	562,698	630,750	514,510	646,870
Information Technology	10,474	8,600	15,590	9,950
External Support Services	60,171	0	10,300	0
Resource Accounting Valuation	5,330	13,070	6,000	8,000
Direct Admin Costs	19,931	34,060	32,460	32,120
Direct Expenditure Total	658,604	686,480	578,860	696,940
Internal Charges - Central Management	1,933	1,770	0	0
- Management	56,810	38,480	0	0
- Information Technology	59,233	77,080	54,290	69,800
- Other Support Services	158,722	214,020	211,670	217,920
Gross Expenditure Total	935,302	1,017,830	844,820	984,660
Income - External Work	(140)	(310)	(190)	(190)
Direct Income Total	(140)	(310)	(190)	(190)
- Right To Buy Costs	(8,904)	(5,000)	(10,980)	(7,520)
- Capital Programme	(479,030)	(260,900)	(382,150)	(364,720)
- Internal Charges	(277,241)	(251,760)	(254,220)	(275,580)
- Democratic Process	(11,640)	0	(10,540)	(10,390)
Gross Income Total	(776,955)	(517,970)	(658,080)	(658,400)
Net Total	158,347	499,860	186,740	326,260

RENT COLLECTION & ACCOUNTING

Staffing Costs	50,539	58,830	48,280	49,520
Direct Admin Costs	18,100	33,370	27,170	27,960
Direct Expenditure Total	68,639	92,200	75,450	77,480
Internal Charges - Management	27,880	24,000	0	0
- Information Technology	33,604	43,740	30,790	39,610
- Other Support Services	96,621	50,210	50,440	51,950
Gross Expenditure Total	226,744	210,150	156,680	169,040
Income - Court costs recovered	(4,048)	(6,870)	(6,870)	(6,900)
Direct Income Total	(4,048)	(6,870)	(6,870)	(6,900)

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		ORIGINAL	REVISED	
	£	£	£	£
Net Total	222,696	203,280	149,810	162,140

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SHELTERED HOUSING SERVICES

Staffing Costs	310,130	326,400	334,660	331,770
Communications	10,577	14,200	14,200	14,540
Direct Admin Costs	2,646	1,960	0	0
Direct Expenditure Total	323,353	342,560	348,860	346,310
Internal Charges - Management	20,430	24,720	6,210	6,120
- Other Support Services	(7,109)	4,750	(35,150)	(35,130)
Gross Expenditure Total	336,674	372,030	319,920	317,300
Income - Tenants Support Charges	(316,285)	(303,289)	(299,050)	(299,050)
- Tenants Support Prov	(8,365)	(47,251)		
- Guest Room Lettings	(861)	(1,000)	(500)	(750)
- Housing Association	(20,970)	(21,490)	(20,970)	(20,970)
Direct Income Total	(346,481)	(373,030)	(320,520)	(320,770)
- Lifeline Charges	0	0	0	0
Gross Income Total	(346,481)	(373,030)	(320,520)	(320,770)
Net Total	(9,807)	(1,000)	(600)	(3,470)

COMMON SERVICES FLATS

Central Heating	104,190	143,400	158,340	160,720
Cleaning	98,079	91,050	96,930	100,800
Lighting and Lifts	62,173	70,650	70,250	71,250
Other Premises Costs	43,463	49,700	43,670	48,020
Direct Expenditure Total	307,906	354,800	369,190	380,790
Internal Charges - Cleaning	12,260	11,380	12,120	12,600
- Lighting and Lifts	1,548	1,820	1,970	1,960
- Other Support Services	18,261	17,540	21,400	21,870
Gross Expenditure Total	339,975	385,540	404,680	417,220
Income - Central Heating - Tenants	(87,247)	(88,870)	(90,900)	(93,650)
- Common Services to Flats	(32,899)	(31,610)	(37,100)	(38,150)
- Water Charges	(20,139)	(18,550)	(21,400)	(21,500)
- Call Box	(300)	(530)	(300)	(300)
Direct Income Total	(140,585)	(139,560)	(149,700)	(153,600)
Net Total	199,390	245,980	254,980	263,620

HOUSING SEWERAGE

Premises Costs	6,920	19,180	19,750	20,150
Direct Expenditure Total	6,920	19,180	19,750	20,150
Internal Charges - Works Inspection	25,260	26,390	26,390	27,000
- Septic Tank	36,628	38,640	38,640	39,560
- Other Support Services	4,413	4,240	4,100	4,220
Gross Expenditure Total	73,221	88,450	88,880	90,930
Income - Sewerage Charges Private	(41,875)	(47,520)	(45,280)	(46,420)
- Sewerage Charges Tenants	(25,431)	(26,600)	(26,600)	(27,250)
Direct Income Total	(67,306)	(74,120)	(71,880)	(73,670)
Net Total	5,915	14,330	17,000	17,260

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ESTATE MAINTENANCE

Grounds Maintenance	110,843	109,400	109,400	117,300
Access Roads & Parking Areas	63,502	72,010	72,010	72,020
Direct Expenditure Total	174,345	181,410	181,410	189,320
Internal Charges - Grounds Maintenance	14,515	14,310	13,770	14,720
- Access and Parking	7,940	8,350	8,930	8,930
Gross Expenditure Total	196,800	204,070	204,110	212,970
Income - Private Properties	0	0	0	0
Direct Income Total	0	0	0	0
Net Total	196,800	204,070	204,110	212,970

SP TRANSITIONAL PROTECTION

	36,529	40,800	30,000	26,000
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ORGANISATIONAL RE-ENGINEERING

	0	(50,000)	0	0
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GENERAL FUND MAINTENANCE DEPOT

Staffing Costs	414,862	393,050	376,420	417,280
Transport and Plant	21,313	21,370	19,050	19,300
Materials and Equipment	185,215	200,600	154,000	154,200
Sub-contractors	44,996	49,200	36,010	0
Direct Admin Expenses	14,336	15,430	13,890	14,630
Direct Expenditure Total	680,722	679,650	599,370	605,410
Internal Charges - Transport	29,092	31,770	22,750	26,470
- Other Services	37,321	43,910	38,200	37,670
- Depreciation	31,895	31,600	26,280	12,330
Gross Expenditure Total	779,030	786,930	686,600	681,880
Income - External Charges	(1,363)	(20,760)	(1,260)	(1,260)
Direct Income Total	(1,363)	(20,760)	(1,260)	(1,260)
- Internal Charges	(780,772)	(766,170)	(597,100)	(659,600)
- Deficit charged to HRA Rep	0	0	(88,240)	(21,020)
Gross Income Total	(782,135)	(786,930)	(686,600)	(681,880)
Net Total	(3,105)	0	0	0

GENERAL FUND LIFELINE SERVICES

Lifeline Expenses	70,939	69,230	43,170	44,200
Direct Expenditure Total	70,939	69,230	43,170	44,200
Internal Charges - Other Support Services	34,774	36,210	74,830	73,800
Gross Expenditure Total	105,713	105,440	118,000	118,000
Income - External Charges	(105,713)	(105,440)	(118,000)	(118,000)
Direct Income Total	(105,713)	(105,440)	(118,000)	(118,000)
Net Total	0	0	0	0