

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****	
	2006/2007	***** 2007/08 *****	
	£	ORIGINAL	REVISED
		£	£
INCOME			
Dwelling Rents	(9,766,146)	(10,220,000)	(10,271,800)
Garage Rents	(189,702)	(202,200)	(192,800)
Other Rents etc	(12,128)	(8,250)	(5,500)
Charges for Services & Facilities	(479,298)	(507,050)	(459,420)
Contributions towards expenditure	(93,045)	(99,140)	(102,040)
	(10,540,319)	(11,036,640)	(11,031,560)
EXPENDITURE			
Housing Repairs	1,695,973	1,705,040	1,809,650
Supervision and Management	1,871,007	2,432,560	2,219,810
Rents, Rates & Other Property Charges	24,102	36,120	24,170
Negative Subsidy Transfer	4,240,354	4,484,540	4,488,000
Capital Charges			
Depreciation Dwellings	1,808,008	1,853,360	1,850,560
Depreciation Other Assets	237,203	217,410	238,510
Deferred Charges	25,000	80,000	0
Increase in Bad Debt Provision	51,239	16,000	29,500
	9,952,886	10,825,030	10,660,200
NET (INCOME)/DEFICIT SUB-TOTAL	(587,432)	(211,610)	(371,360)
HRA Share of Corporate and Democratic Core	267,000	267,000	267,000
HRA Share of Pension Deficit	147,506	80,000	99,500
NET INCOME ON HRA SERVICES	(172,926)	135,390	(4,860)
Gain on sale of HRA Fixed Assets	(22,667)	0	0
Interest Receipts:			
HAPS Interest	(966)	(960)	(480)
Interest on Balances	(60,420)	(43,000)	(39,320)
Pension Interest and Return on Assets	(3,553)	0	0
(SURPLUS)/DEFICIT ON HRA SERVICES	(260,532)	91,430	(44,660)
WORKING BALANCE			
Surplus/(Deficit) for the year	(260,532)	91,430	(44,660)
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)
Pension Fund Adjustments	(33,953)		
Capital Expenditure Funded by HRA	568,430	455,000	455,000
Decrease in HRA Balance	59,409	249,020	171,830
Balance Brought Forward	(835,937)	(915,628)	(776,528)
Balance Carried Forward	(776,528)	(666,608)	(604,698)

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SERVICE ANALYSIS

SERVICE EXPENDITURE NET OF INTERNAL CHARGES

Housing Services	502,577	681,350	827,580
Property Services	158,487	500,170	187,960
Rent Collection and Accounting	226,744	210,150	156,680
Sheltered Housing Services	336,674	372,030	319,920
Common Service Flats	339,975	385,540	404,680
Housing Sewerage	73,221	88,450	88,880
Estate Maintenance	196,800	204,070	204,110
SP Transitional Protection	36,529	40,800	30,000
Organisational Re-engineering	0	(50,000)	0
Total Supervision & Management	1,871,007	2,432,560	2,219,810
Housing Repairs Expenditure	1,695,973	1,705,040	1,809,650
Total Management and Maintenance	3,566,980	4,137,600	4,029,460

CHARGES FOR SERVICES AND FACILITIES

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

CONTRIBUTIONS TOWARDS EXPENDITURE

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

NET EXPENDITURE ON SERVICES

	2,994,638	3,531,410	3,468,000
Rent Income	(9,967,976)	(10,430,450)	(10,470,100)
Negative Subsidy	4,240,354	4,484,540	4,488,000
Rents, Rates and Property Charges	24,102	36,120	24,170
Depreciation and Deferred Charges	2,070,211	2,150,770	2,089,070
Increase in Provision for Bad Debts	51,239	16,000	29,500

NET INCOME SUB-TOTAL

	(587,432)	(211,610)	(371,360)
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HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****	
	2006/2007	***** 2007/08 *****	
	£	ORIGINAL	REVISED
		£	£

SUBJECTIVE ANALYSIS

Housing Rents	(9,963,617)	(10,427,800)	(10,467,300)
Other Income	(535,711)	(598,960)	(549,830)
TOTAL INCOME (I)	(10,499,328)	(11,026,760)	(11,017,130)
Employees	1,420,022	1,355,180	1,120,470
Premises	2,054,102	2,105,180	2,108,780
Supplies and Services	115,761	230,320	235,760
Negative Subsidy Payable	4,240,354	4,484,540	4,488,000
Supporting People Transitional Protection	36,529	40,800	30,000
Depreciation of dwellings and other assets	2,070,211	2,150,770	2,089,070
TOTAL EXPENDITURE (E)	9,936,979	10,366,790	10,072,080
DIRECT BUDGET TOTAL (E - I)	(562,349)	(659,970)	(945,050)
Internal Recharges (net)	(25,084)	448,360	573,690
NET (INCOME)/DEFICIT SUB-TOTAL	(587,433)	(211,610)	(371,360)

HOUSING REPAIRS

Response Repairs	917,392	848,700	848,700
Routine Maintenance	351,305	274,530	274,530
Pre-Painting	41,272	44,860	44,860
Asbestos Management	47,650	63,060	63,060
Legionella Management	15,062	44,440	44,440
External Decoration Schemes	151,370	233,200	233,200
Housing Condition Survey	0	0	0
Direct Expenditure Total	1,524,051	1,508,790	1,508,790
Internal Charges - Repairs	153,002	167,100	169,210
- External Decorations	18,920	29,150	29,150
- Maintenance depot deficit	0	0	102,500
Gross Expenditure Total	1,695,973	1,705,040	1,809,650
- Maintenance Hsg Repairs	(13,783)	(12,300)	(12,300)
Direct Income Total	(13,783)	(12,300)	(12,300)
Net Expenditure	1,682,190	1,692,740	1,797,350

NEWPORT DEPOT

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

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****	
	2006/2007	***** 2007/08 *****	
	£	ORIGINAL	REVISED
		£	£

HOUSING SERVICES

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

PROPERTY SERVICES

Staffing Costs	562,698	630,750	514,510
Information Technology	10,474	8,600	15,590
External Support Services	60,171	0	10,300
Resource Accounting Valuation	5,330	13,070	6,000
Direct Admin Costs	19,931	34,060	32,460
Direct Expenditure Total	658,604	686,480	578,860
Internal Charges - Central Management	1,933	1,770	0
- Management	56,810	38,480	0
- Information Technology	59,233	77,080	54,290
- Other Support Services	158,722	214,020	211,670
Gross Expenditure Total	935,302	1,017,830	844,820
Income - External Work	(140)	(310)	(190)
Direct Income Total	(140)	(310)	(190)
- Right To Buy Costs	(8,904)	(5,000)	(14,470)
- Capital Programme	(479,030)	(260,900)	(377,630)
- Internal Charges	(277,241)	(251,760)	(254,220)
- Democratic Process	(11,640)	0	(10,540)
Gross Income Total	(776,955)	(517,970)	(657,050)
Net Total	158,347	499,860	187,770

RENT COLLECTION & ACCOUNTING

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

Figures incorporate adjustments reported to Council 19 February 2008

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****	
	2006/2007	***** 2007/08 *****	
		ORIGINAL	REVISED
	£	£	£
Net Total	222,696	203,280	149,810

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****	
	2006/2007	***** 2007/08 *****	
	£	ORIGINAL	REVISED
		£	£

SHELTERED HOUSING SERVICES

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

COMMON SERVICES FLATS

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

HOUSING SEWERAGE

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

HOUSING REVENUE ACCOUNT	ACTUAL 2006/2007	***** ESTIMATES ***** ***** 2007/08 *****	
	£	ORIGINAL £	REVISED £
<u>ESTATE MAINTENANCE</u>			
Grounds Maintenance	110,843	109,400	109,400
Access Roads & Parking Areas	63,502	72,010	72,010
Direct Expenditure Total	174,345	181,410	181,410
Internal Charges - Grounds Maintenance	14,515	14,310	13,770
- Access and Parking	7,940	8,350	8,930
Gross Expenditure Total	196,800	204,070	204,110
Income - Private Properties	0	0	0
Direct Income Total	0	0	0
Net Total	196,800	204,070	204,110
<u>SP TRANSITIONAL PROTECTION</u>			
	36,529	40,800	30,000
<u>ORGANISATIONAL RE-ENGINEERING</u>			
	0	(50,000)	0
<u>GENERAL FUND MAINTENANCE DEPOT</u>			
Staffing Costs	414,862	393,050	376,420
Transport and Plant	21,313	21,370	19,050
Materials and Equipment	185,215	200,600	154,000
Sub-contractors	44,996	49,200	36,010
Direct Admin Expenses	14,336	15,430	13,890
Direct Expenditure Total	680,722	679,650	599,370
Internal Charges - Transport	29,092	31,770	37,010
- Other Services	37,321	43,910	38,200
- Depreciation	31,895	31,600	26,280
Gross Expenditure Total	779,030	786,930	700,860
Income - External Charges	(1,363)	(20,760)	(1,260)
Direct Income Total	(1,363)	(20,760)	(1,260)
- Internal Charges	(780,772)	(766,170)	(597,100)
- Deficit charged to HRA Repairs	0	0	(102,500)
Gross Income Total	(782,135)	(786,930)	(700,860)
Net Total	(3,105)	0	0
<u>GENERAL FUND LIFELINE SERVICES</u>			
Lifeline Expenses	70,939	69,230	43,170
Direct Expenditure Total	70,939	69,230	43,170
Internal Charges - Other Support Services	34,774	36,210	74,830
Gross Expenditure Total	105,713	105,440	118,000
Income - External Charges	(105,713)	(105,440)	(118,000)
Direct Income Total	(105,713)	(105,440)	(118,000)
Net Total	0	0	0

**ESTIMATES
2008/2009**

£

(10,906,000)
(197,900)
(5,900)
(463,170)
(104,560)

(11,677,530)

1,887,410
2,475,780
25,170
5,160,000

1,864,250
231,510
40,000
31,500

11,715,620

38,090

267,000
103,050

408,140

0

(320)
(35,200)
0

372,620

372,620

(231,510)

0

141,110
(604,698)
(463,588)

**ESTIMATES
2008/2009**

£

824,860
417,610
169,040
317,150
417,220
90,930
212,970
26,000
0

2,475,780
1,887,410

4,363,190

(93,650)
(27,250)
(21,500)
(750)
(299,050)
(20,970)

(463,170)

(6,900)
(38,150)
(300)
(46,420)
(190)
(12,600)

(104,560)

3,795,460

(11,109,800)
5,160,000
25,170
2,135,760
31,500

38,090

**ESTIMATES
2008/2009**

£

(11,107,000)
(550,020)
(11,657,020)

1,251,930
2,301,970
298,100
5,160,000
26,000
2,135,760
11,173,760

(483,260)
521,350

38,090

900,000
274,530
70,000
63,060
44,440
330,000
0

1,682,030
178,370
41,250
(14,240)

1,887,410
(12,600)
(12,600)

1,874,810

8,620

8,620

10,680

0

19,300

(19,300)

(19,300)

0

**ESTIMATES
2008/2009**

£

223,820
40,000
20,000
60,910
0
80,000
424,730
112,600
69,360
47,460
37,610
184,410
876,170
(51,310)
0
(51,310)
824,860

646,870
9,950
0
8,000
32,120
696,940
0
0
69,800
217,920
984,660
(190)
(190)
(10,380)
(270,700)
(275,580)
(10,390)
(567,240)
417,420

49,520
27,960
77,480
0
39,610
51,950
169,040
(6,900)
(6,900)

**ESTIMATES
2008/2009**

£

162,140

**ESTIMATES
2008/2009**

£

331,620
14,540
0
346,160
6,120
(35,130)
317,150
(299,050)
(750)
(20,970)
(320,770)
0
(320,770)
(3,620)

160,720
100,800
71,250
48,020
380,790
12,600
1,960
21,870
417,220
(93,650)
(38,150)
(21,500)
(300)
(153,600)
263,620

20,150
20,150
27,000
39,560
4,220
90,930
(46,420)
(27,250)
(73,670)
17,260

**ESTIMATES
2008/2009**

£

117,300

72,020

189,320

14,720

8,930

212,970

0

0

212,970

26,000

0

366,360

19,300

154,200

0

14,630

554,490

42,130

37,670

12,330

646,620

(1,260)

(1,260)

(659,600)

14,240

(646,620)

0

44,200

44,200

73,800

118,000

(118,000)

(118,000)

0