

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2001/2002	***** 2002/03 *****		2003/2004
	£	ORIGINAL	REVISED	£

### EXPENDITURE (E)

Supervision and Management	1,740,103	1,842,720	1,770,000	1,497,080
Housing Repairs A/C Contribution	1,708,214	1,503,640	1,352,380	1,549,100
Revenue Contribution to Capital	16,130	70,000	278,850	70,000
Rent Rebates	3,784,221	3,821,000	3,845,000	3,824,000
Supporting People Transitional Protection	0	0	0	75,820
Capital Charges				
Debt Premium Charges	12,175	12,180	12,180	12,180
Cost of Capital 6%	8,668,540	8,707,100	9,000,000	9,500,000
Deferred Charges	58,000	100,000	20,000	100,000
Depreciation Dwellings	1,659,485	1,660,000	1,660,000	1,657,930
Depreciation Other Assets	32,970	66,800	32,970	34,620
Reversal of Capital Charge Elements	(8,726,540)	(8,807,100)	(9,020,000)	(9,600,000)
Other Expenses	4,913	5,310	5,640	5,640
Transitional Transfer to General Fund	165,000	109,380	109,380	56,400
Negative Subsidy Transfer	13,233	11,000	0	205,900
	<b>9,136,444</b>	<b>9,102,030</b>	<b>9,066,400</b>	<b>8,988,670</b>

### INCOME (I)

Dwelling Rents	(8,479,205)	(8,694,960)	(8,656,000)	(8,669,000)
Garage Rents	(139,865)	(139,700)	(138,700)	(138,700)
Other Rents etc	(6,350)	(7,150)	(6,850)	(6,850)
Government Subsidy	(127,839)	0	(37,100)	0
Transfer From Major Repairs Reserve	(197,970)	(176,180)	(142,350)	(91,020)
Interest Receipts:				
HAPS Interest	(6,074)	(4,440)	(3,800)	(3,200)
Interest on Balances	(39,963)	(30,000)	(31,400)	(33,800)
Interest on Capital	(53,598)	(49,600)	(50,200)	(46,100)
	<b>(9,050,864)</b>	<b>(9,102,030)</b>	<b>(9,066,400)</b>	<b>(8,988,670)</b>

### WORKING BALANCE

Net Operating Expenditure (E - I)	<b>85,580</b>	<b>0</b>	<b>0</b>	<b>0</b>
Balance Brought Forward	(585,580)	(500,000)	(500,000)	(500,000)
Balance Carried Forward	<b>(500,000)</b>	<b>(500,000)</b>	<b>(500,000)</b>	<b>(500,000)</b>

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### SUBJECTIVE ANALYSIS

Employees	1,121,802	1,160,480	1,110,330	1,194,610
Premises	1,747,424	1,711,070	1,582,010	1,894,860
Transport	29,394	25,970	30,250	29,400
Supplies and Services	209,825	245,720	272,540	240,540
Transfer Payments	3,784,221	3,821,000	3,845,000	3,899,820
Capital Charges - Premium	12,175	12,180	12,180	12,180
Capital Charges - Depreciation MRR	1,692,455	1,726,800	1,692,970	1,692,550
Capital Goods and Services	(145,393)	(92,500)	72,060	(128,900)
<b>TOTAL EXPENDITURE (E)</b>	<b>8,451,903</b>	<b>8,610,720</b>	<b>8,617,340</b>	<b>8,835,060</b>
Rents - Housing	(8,630,270)	(8,846,660)	(8,806,400)	(8,819,400)
Interest Receipts	(99,635)	(84,040)	(85,400)	(83,100)
Government Subsidy	(127,839)	0	(37,100)	0
Other Income	(288,014)	(308,640)	(322,800)	(670,290)
<b>TOTAL INCOME (I)</b>	<b>(9,145,758)</b>	<b>(9,239,340)</b>	<b>(9,251,700)</b>	<b>(9,572,790)</b>
<b>DIRECT BUDGET TOTAL (E - I)</b>	<b>(693,855)</b>	<b>(628,620)</b>	<b>(634,360)</b>	<b>(737,730)</b>
Recharges Net	428,204	473,950	492,400	514,880
<b>SERVICE BUDGET TOTAL</b>	<b>(265,651)</b>	<b>(154,670)</b>	<b>(141,960)</b>	<b>(222,850)</b>
Negative Subsidy Transfer	13,233	11,000	0	205,900
Transitional Transfer to General Fund	165,000	109,380	109,380	56,400
HRA Share of Corporate Core Costs	193,610	194,500	194,500	199,500
Housing Repairs A/C Increase/(Decrease)	177,358	15,970	(19,570)	(147,930)
Transfer From Major Repairs Reserve	(197,970)	(176,180)	(142,350)	(91,020)
<b>NET OPERATING EXPENDITURE</b>	<b>85,580</b>	<b>0</b>	<b>0</b>	<b>0</b>

### SERVICE ANALYSIS

Housing Services	343,061	373,310	382,430	376,870
Rent Collection and Accounting	235,321	243,520	245,700	259,010
Warden Services	345,808	316,600	319,910	0
Common Service Flats	236,868	275,970	240,060	250,820
Housing Sewerage	33,178	33,820	38,840	31,420
Estate Maintenance	167,073	129,610	139,530	143,520
Service Charges	(140,166)	(140,100)	(139,200)	(141,600)
Property Services	325,350	415,490	348,230	377,540
	<b>1,546,493</b>	<b>1,648,220</b>	<b>1,575,500</b>	<b>1,297,580</b>
HRA Share of Corporate Core Costs	193,610	194,500	194,500	199,500
<b>SUPERVISION AND MANAGEMENT TOTAL</b>	<b>1,740,103</b>	<b>1,842,720</b>	<b>1,770,000</b>	<b>1,497,080</b>
Housing Repairs Expenditure	1,530,856	1,487,670	1,371,950	1,697,030
<b>MANAGEMENT AND MAINTENANCE TOTAL</b>	<b>3,270,959</b>	<b>3,330,390</b>	<b>3,141,950</b>	<b>3,194,110</b>

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### HOUSING SERVICES

Staffing Costs	273,172	286,020	289,680	306,060
Tenants Removal/Disturbance	4,741	3,500	3,500	3,500
Data Processing	11,316	11,730	11,730	11,960
Direct Admin Costs	27,134	29,760	33,600	32,450
Best Value	2,300	0	0	7,800
Tenants Handbook	0	30,000	30,000	0
Internal Charges - Central Management	43,440	49,710	44,640	46,520
- Tenant Insurance	27,157	32,900	35,950	41,660
- Data Processing	8,664	9,170	9,520	10,640
- Accommodation	29,738	23,400	24,800	25,390
- Other Support Services	78,369	61,330	79,980	81,790
	<b>506,031</b>	<b>537,520</b>	<b>563,400</b>	<b>567,770</b>
Income - Internal Charges	(129,238)	(131,460)	(142,000)	(149,160)
- Democratic Process	(33,732)	(32,750)	(38,970)	(41,740)
	<b>343,061</b>	<b>373,310</b>	<b>382,430</b>	<b>376,870</b>

### RENT COLLECTION & ACCOUNTING

Staffing Costs	56,857	58,870	59,150	62,160
Direct Admin Costs	21,539	24,470	28,320	29,120
Internal Charges - Management	19,100	17,370	20,290	21,330
- Data Processing	28,102	28,430	29,510	32,970
- Other Support Services	115,306	122,380	116,430	121,430
	<b>240,904</b>	<b>251,520</b>	<b>253,700</b>	<b>267,010</b>
Income - External Charges	(5,583)	(8,000)	(8,000)	(8,000)
	<b>235,321</b>	<b>243,520</b>	<b>245,700</b>	<b>259,010</b>

### WARDEN SERVICES

Staffing Costs	290,559	278,130	280,110	297,110
Communications	12,203	12,300	13,100	13,100
Direct Admin Costs	205	1,150	1,150	1,150
Lifeline Expenses	50,840	61,500	62,300	63,100
Internal Charges - Management	19,419	19,240	19,890	21,190
- Other Support Services	20,087	20,320	20,960	21,140
	<b>393,313</b>	<b>392,640</b>	<b>397,510</b>	<b>416,790</b>
Income - Lifeline Charges	(47,505)	(66,040)	(72,530)	(74,910)
- Tenants Support Charges	0	0	0	(320,910)
- Housing Association	0	(10,000)	(5,070)	(20,970)
	<b>345,808</b>	<b>316,600</b>	<b>319,910</b>	<b>0</b>

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### COMMON SERVICES FLATS

Central Heating	67,101	64,730	71,410	68,000
Cleaning	57,882	78,880	69,550	65,800
Lighting and Lifts	38,717	51,080	41,990	48,860
Other Premises Costs	68,417	74,370	51,320	62,760
Internal Charges - Cleaning	7,419	12,120	10,210	10,690
- Lighting and Lifts	1,762	2,120	1,880	2,230
- Other Support Services	14,449	14,270	14,600	14,480
	<b>255,747</b>	<b>297,570</b>	<b>260,960</b>	<b>272,820</b>
Income - Private Properties	(17,694)	(20,400)	(19,700)	(20,800)
- Call Box	(1,185)	(1,200)	(1,200)	(1,200)
	<b>236,868</b>	<b>275,970</b>	<b>240,060</b>	<b>250,820</b>

### HOUSING SEWERAGE

Premises Costs	6,392	9,390	13,060	15,290
Internal Charges - Works Inspection	28,015	27,820	28,870	29,710
- Septic Tank	30,808	30,520	30,810	31,270
- Other Support Services	3,534	3,590	3,600	3,750
	<b>68,749</b>	<b>71,320</b>	<b>76,340</b>	<b>80,020</b>
Income - Private Properties	(35,571)	(37,500)	(37,500)	(48,600)
	<b>33,178</b>	<b>33,820</b>	<b>38,840</b>	<b>31,420</b>

### ESTATE MAINTENANCE

Grounds Maintenance	87,315	80,870	90,500	81,400
Access Roads & Parking Areas	62,133	33,900	34,000	45,720
Internal Charges - Grounds Maintenance	11,345	10,640	11,830	10,720
- Access and Parking	7,625	4,200	4,200	5,680
	<b>168,418</b>	<b>129,610</b>	<b>140,530</b>	<b>143,520</b>
Income - Private Properties	(1,345)	0	(1,000)	0
	<b>167,073</b>	<b>129,610</b>	<b>139,530</b>	<b>143,520</b>

### SERVICE CHARGES

Central Heating	(97,663)	(97,800)	(94,200)	(94,200)
Sewerage Charges	(24,681)	(24,700)	(27,600)	(30,000)
Water Charges	(16,617)	(16,600)	(16,300)	(16,300)
Guest Room Lettings	(1,205)	(1,000)	(1,100)	(1,100)
	<b>(140,166)</b>	<b>(140,100)</b>	<b>(139,200)</b>	<b>(141,600)</b>

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### NEWPORT DEPOT

Premises Costs	5,015	4,640	4,640	4,540
Internal Charges - Premises Costs	1,910	2,410	1,910	2,000
- Other Support Services	200	200	200	200
	<b>7,125</b>	<b>7,250</b>	<b>6,750</b>	<b>6,740</b>
Income - Stores Premises	(7,125)	(7,250)	(6,750)	(6,740)
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### PROPERTY SERVICES

Staffing Costs	530,608	563,430	511,640	558,680
Data Processing	2,026	2,680	3,450	3,510
External Support Services	7,973	6,000	16,000	6,000
Resource Accounting Valuation	15,000	0	0	7,000
Direct Admin Costs	25,451	36,050	29,510	35,240
Internal Charges - Central Management	1,150	1,320	1,180	1,230
- Management	28,948	28,050	32,150	34,300
- Data Processing	44,370	44,880	54,190	58,110
- Other Services	168,754	187,560	168,360	168,440
	<b>824,280</b>	<b>869,970</b>	<b>816,480</b>	<b>872,510</b>
Income - External Work	(1,510)	(230)	(390)	(390)
- Right To Buy Costs	(25,200)	(19,800)	(25,900)	(23,400)
- Capital Programme	(184,803)	(169,170)	(226,790)	(218,900)
- Internal Charges	(277,296)	(257,850)	(204,550)	(241,360)
- Democratic Process	(10,121)	(7,430)	(10,620)	(10,920)
	<b>325,350</b>	<b>415,490</b>	<b>348,230</b>	<b>377,540</b>

### HOUSING REPAIRS ACCOUNT

Routine Maintenance	1,099,517	1,110,000	960,000	1,010,000
Adaptations for Disabled	6,071	9,000	9,000	10,000
Pre-Painting	67,065	54,000	54,000	70,000
Asbestos Management	26,116	40,000	40,000	40,000
Legionella Management	0	0	0	40,950
External Decoration Schemes	178,471	121,000	151,000	352,000
Housing Condition Survey	840	0	25,270	0
Internal Charges - Repairs	142,892	143,430	125,600	139,080
- External Decorations	21,583	15,130	18,880	44,000
	<b>1,542,555</b>	<b>1,492,560</b>	<b>1,383,750</b>	<b>1,706,030</b>
Income - Maintenance	(11,699)	(4,890)	(11,800)	(9,000)
Net Expenditure	<b>1,530,856</b>	<b>1,487,670</b>	<b>1,371,950</b>	<b>1,697,030</b>
Balance Brought Forward 1 April	(127,562)	(221,020)	(304,920)	(285,350)
Contribution From HRA	(1,708,214)	(1,503,640)	(1,352,380)	(1,549,100)
Balance Carried Forward 31 March	<b>(304,920)</b>	<b>(236,990)</b>	<b>(285,350)</b>	<b>(137,420)</b>