

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2002/2003	***** 2003/04 *****		2004/2005
	£	ORIGINAL	REVISED	£

EXPENDITURE (E)

Supervision and Management	1,639,214	1,493,780	1,439,500	1,505,040
Housing Repairs A/C Contribution	1,559,547	1,579,400	1,644,710	1,663,460
Revenue Contribution to Capital	278,850	70,000	70,000	350,000
Rent Rebates	3,769,341	3,824,000	3,908,000	76,000
Supporting People Transitional Protection	0	75,820	52,320	53,780
Capital Charges				
Debt Premium Charges	12,175	12,180	12,180	12,180
Cost of Capital % Charge	11,418,400	9,500,000	8,300,000	8,300,000
Deferred Charges	20,000	100,000	25,000	80,000
Depreciation Dwellings	1,660,004	1,657,930	1,657,930	1,781,550
Depreciation Other Assets	216,185	34,620	216,190	228,190
Reversal of Capital Charge Elements	(11,438,400)	(9,600,000)	(8,325,000)	(8,380,000)
Other Expenses	5,958	5,640	8,120	8,180
Transitional Transfer to General Fund	109,380	56,400	0	0
Negative Subsidy Transfer	0	205,900	122,000	3,761,600
	9,250,654	9,015,670	9,130,950	9,439,980

INCOME (I)

Dwelling Rents	(8,671,508)	(8,669,000)	(8,659,000)	(8,950,000)
Garage Rents	(139,278)	(165,700)	(166,500)	(166,500)
Other Rents etc	(8,566)	(6,850)	(6,790)	(6,790)
Government Subsidy	(14,004)	0	0	0
Transfer From Major Repairs Reserve	(325,565)	(91,020)	(216,190)	(228,190)
Interest Receipts:				
HAPS Interest	(3,420)	(3,200)	(2,770)	(2,200)
Interest on Balances	(45,475)	(33,800)	(55,300)	(79,600)
Interest on Capital	(42,838)	(46,100)	(24,400)	(6,700)
	(9,250,654)	(9,015,670)	(9,130,950)	(9,439,980)

WORKING BALANCE

Net Operating Expenditure (E - I)	0	0	0	0
Balance Brought Forward	(500,000)	(500,000)	(500,000)	(500,000)
Balance Carried Forward	(500,000)	(500,000)	(500,000)	(500,000)

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SUBJECTIVE ANALYSIS

Employees	1,087,195	1,194,610	1,185,770	1,234,910
Premises	1,604,236	1,894,860	1,922,610	1,897,390
Transport	28,063	29,400	26,500	26,500
Supplies and Services	252,770	240,540	222,150	328,940
Transfer Payments	3,769,341	4,105,720	3,960,320	3,891,380
Capital Charges - Premium	12,175	12,180	12,180	12,180
Capital Charges - Depreciation MRR	1,876,189	1,692,550	1,874,120	2,009,740
Capital Goods and Services	46,782	(128,900)	(137,250)	(5,760)
TOTAL EXPENDITURE (E)	8,676,751	8,835,060	9,066,400	9,395,280
Rents - Housing	(8,824,202)	(8,846,400)	(8,837,140)	(9,128,140)
Interest Receipts	(91,733)	(70,920)	(82,470)	(88,500)
Government Subsidy	(14,004)	0	0	0
Other Income	(322,309)	(673,590)	(659,660)	(672,320)
TOTAL INCOME (I)	(9,252,248)	(9,590,910)	(9,579,270)	(9,888,960)
DIRECT BUDGET TOTAL (E - I)	(575,497)	(755,850)	(512,870)	(493,680)
Recharges Net	452,652	514,880	471,550	506,600
SERVICE BUDGET TOTAL	(122,845)	(253,150)	(41,320)	12,920
Negative Subsidy Transfer	0	205,900	122,000	0
Transitional Transfer to General Fund	109,380	56,400	0	0
HRA Share of Corporate Core Costs	194,500	199,500	199,500	205,000
Housing Repairs A/C Increase/(Decrease)	144,530	(117,630)	(63,990)	10,270
Transfer From Major Repairs Reserve	(325,565)	(91,020)	(216,190)	(228,190)
NET OPERATING EXPENDITURE	0	0	0	0

SERVICE ANALYSIS

Housing Services	343,152	376,870	367,880	401,600
Rent Collection and Accounting	221,029	259,010	240,230	247,110
Sheltered Housing Services	313,405	0	0	0
Common Service Flats	230,134	250,820	237,890	235,110
Housing Sewerage	43,220	31,420	41,660	43,960
Estate Maintenance	141,615	143,520	143,620	169,640
Service Charges	(138,366)	(144,900)	(135,100)	(135,100)
Property Services	290,525	377,540	343,820	337,720
	1,444,714	1,294,280	1,240,000	1,300,040
HRA Share of Corporate Core Costs	194,500	199,500	199,500	205,000
SUPERVISION AND MANAGEMENT TOTAL	1,639,214	1,493,780	1,439,500	1,505,040
Housing Repairs Expenditure	1,415,017	1,697,030	1,708,700	1,653,190
MANAGEMENT AND MAINTENANCE TOTAL	3,054,231	3,190,810	3,148,200	3,158,230

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HOUSING SERVICES

Staffing Costs	274,670	306,060	296,460	310,850
Tenants Removal/Disturbance	5,874	3,500	4,000	4,000
Information Technology	9,381	11,960	11,960	12,320
Direct Admin Costs	28,524	32,450	32,450	33,250
External Support Services	5,875	0	1,430	0
Statutory Exercises	0	7,800	10,800	27,000
Tenants Handbook	20,519	0	0	0
Internal Charges - Central Management	42,700	46,520	51,310	46,320
- Tenant Insurance	35,950	41,660	49,160	51,650
- Information Technology	9,312	10,640	10,270	10,580
- Accommodation	24,898	25,390	23,910	23,320
- Other Support Services	73,228	81,790	73,440	74,520
	530,931	567,770	565,190	593,810
Income - Internal Charges	(151,232)	(149,160)	(156,310)	(151,530)
- Democratic Process	(36,547)	(41,740)	(41,000)	(40,680)
	343,152	376,870	367,880	401,600

RENT COLLECTION & ACCOUNTING

Staffing Costs	57,076	62,160	62,410	64,240
Direct Admin Costs	18,972	29,120	28,220	28,820
Internal Charges - Management	19,378	21,330	21,470	21,730
- Information Technology	30,110	32,970	31,810	32,780
- Other Support Services	101,585	121,430	103,320	106,540
	227,121	267,010	247,230	254,110
Income - External Charges	(6,092)	(8,000)	(7,000)	(7,000)
	221,029	259,010	240,230	247,110

SHELTERED HOUSING SERVICES

Staffing Costs	275,410	297,110	297,690	309,920
Communications	13,526	13,100	13,250	12,850
Direct Admin Costs	531	1,150	1,150	1,150
Floating Support Services	3,244	0	0	0
Lifeline Expenses	58,811	63,100	63,300	64,300
Internal Charges - Management	19,531	21,190	21,370	21,900
- Other Support Services	20,772	21,140	21,110	21,270
	391,825	416,790	417,870	431,390
Income - Lifeline Charges	(2,951)	(74,910)	(78,000)	(80,200)
- Tenants Support Charges	(73,057)	(320,910)	(318,900)	(329,590)
- Housing Association	(2,412)	(20,970)	(20,970)	(21,600)
	313,405	0	0	0

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COMMON SERVICES FLATS

Central Heating	74,561	68,000	67,590	80,180
Cleaning	65,750	65,800	65,900	67,420
Lighting and Lifts	26,349	48,860	64,260	49,370
Other Premises Costs	58,990	62,760	40,750	41,060
Internal Charges - Cleaning	9,407	10,690	10,700	8,430
- Lighting and Lifts	1,877	2,230	1,600	1,710
- Other Support Services	13,946	14,480	14,440	15,790
	250,880	272,820	265,240	263,960
Income - Private Properties	(20,098)	(20,800)	(26,550)	(28,050)
- Call Box	(648)	(1,200)	(800)	(800)
	230,134	250,820	237,890	235,110

HOUSING SEWERAGE

Premises Costs	13,287	15,290	15,240	15,780
Internal Charges - Works Inspection	31,099	29,710	26,300	26,950
- Septic Tank	32,371	31,270	32,370	33,340
- Other Support Services	3,597	3,750	3,750	3,890
	80,354	80,020	77,660	79,960
Income - Private Properties	(37,134)	(48,600)	(36,000)	(36,000)
	43,220	31,420	41,660	43,960

ESTATE MAINTENANCE

Grounds Maintenance	92,926	81,400	81,400	93,400
Access Roads & Parking Areas	33,647	45,720	45,820	56,950
Internal Charges - Grounds Maintenance	12,138	10,720	10,720	12,230
- Access and Parking	4,154	5,680	5,680	7,060
	142,865	143,520	143,620	169,640
Income - Private Properties	(1,250)	0	0	0
	141,615	143,520	143,620	169,640

SERVICE CHARGES

Central Heating	(93,494)	(97,500)	(90,600)	(90,600)
Sewerage Charges	(27,556)	(30,000)	(27,100)	(27,100)
Water Charges	(16,191)	(16,300)	(16,200)	(16,200)
Guest Room Lettings	(1,125)	(1,100)	(1,200)	(1,200)
	(138,366)	(144,900)	(135,100)	(135,100)

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NEWPORT DEPOT

Premises Costs	3,122	4,540	7,850	7,320
Internal Charges - Premises Costs	2,230	2,000	2,700	2,690
- Other Support Services	200	200	200	200
	5,552	6,740	10,750	10,210
Income - Stores Premises	(5,552)	(6,740)	(10,750)	(10,210)
	0	0	0	0

PROPERTY SERVICES

Staffing Costs	508,796	558,680	555,710	576,400
Information Technology	2,837	3,510	4,490	3,980
External Support Services	14,150	6,000	6,000	90,000
Resource Accounting Valuation	0	7,000	12,500	12,500
Direct Admin Costs	22,855	35,240	27,690	33,770
Internal Charges - Central Management	1,130	1,230	1,360	1,220
- Management	30,143	34,300	34,280	34,020
- Information Technology	55,288	58,110	56,070	57,780
- Other Support Services	162,564	168,440	161,260	163,030
	797,763	872,510	859,360	972,700
Income - External Work	(1,782)	(390)	(1,230)	(270)
- Right To Buy Costs	(28,200)	(23,400)	(24,800)	(23,400)
- Capital Programme	(259,401)	(218,900)	(217,250)	(365,760)
- Internal Charges	(207,411)	(241,360)	(261,430)	(234,470)
- Democratic Process	(10,444)	(10,920)	(10,830)	(11,080)
	290,525	377,540	343,820	337,720

HOUSING REPAIRS ACCOUNT

Response Repairs	856,660	800,000	803,330	777,830
Routine Maintenance	168,407	220,000	242,500	268,030
Pre-Painting	34,213	70,000	80,000	50,000
Asbestos Management	25,903	40,000	40,000	35,560
Legionella Management	0	40,950	95,950	30,000
External Decoration Schemes	165,804	352,000	267,500	320,000
Housing Condition Survey	25,270	0	0	0
Internal Charges - Repairs	127,986	139,080	154,980	141,390
- External Decorations	20,726	44,000	33,440	39,380
	1,424,969	1,706,030	1,717,700	1,662,190
Income - Maintenance	(9,952)	(9,000)	(9,000)	(9,000)
Net Expenditure	1,415,017	1,697,030	1,708,700	1,653,190
Balance Brought Forward 1 April	(304,920)	(285,350)	(449,450)	(385,460)
Contribution From HRA	(1,559,547)	(1,579,400)	(1,644,710)	(1,663,460)
Balance Carried Forward 31 March	(449,450)	(167,720)	(385,460)	(395,730)