

HOUSING REVENUE ACCOUNT	ACTUAL	***** ESTIMATES *****		ESTIMATES
	2003/2004	***** 2004/05 *****		2005/2006
	£	ORIGINAL	REVISED	£

EXPENDITURE (E)

Supervision and Management	1,458,577	1,501,640	1,548,800	1,557,340
Housing Repairs A/C Contribution	1,547,711	1,694,360	1,618,260	1,406,970
Revenue Contribution to Capital	133,950	350,000	350,000	865,850
Rent Rebates	3,967,594	76,000	76,000	38,000
Supporting People Transitional Protection	55,978	53,780	45,300	44,400
Capital Charges				
Debt Premium Charges	12,175	12,180	12,180	8,470
Cost of Capital % Charge	8,301,290	8,300,000	8,300,000	8,300,000
Deferred Charges	0	80,000	80,000	80,000
Depreciation Dwellings	1,657,934	1,781,550	1,781,550	1,799,800
Depreciation Other Assets	217,445	228,190	228,190	228,190
Reversal of Capital Charge Elements	(8,301,290)	(8,380,000)	(8,380,000)	(8,380,000)
Other Expenses	8,464	8,180	25,580	8,200
Transitional Transfer to General Fund	0	0	0	0
Negative Subsidy Transfer	36,726	3,761,600	3,763,900	3,815,450
	9,096,554	9,467,480	9,449,760	9,772,670

INCOME (I)

Dwelling Rents	(8,618,490)	(8,950,000)	(8,941,000)	(9,274,000)
Garage Rents	(166,756)	(194,000)	(194,100)	(194,100)
Other Rents etc	(6,969)	(6,790)	(6,790)	(6,800)
Government Subsidy	0	0	0	0
Transfer From Major Repairs Reserve	(217,445)	(228,190)	(228,190)	(228,190)
Interest Receipts:				
HAPS Interest	(2,773)	(2,200)	(1,980)	(1,580)
Interest on Balances	(58,995)	(79,600)	(71,000)	(68,000)
Interest on Capital	(25,126)	(6,700)	(6,700)	0
	(9,096,554)	(9,467,480)	(9,449,760)	(9,772,670)

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	1,187,388	1,325,690	1,294,200	1,391,170
Premises	1,930,997	1,924,890	1,951,120	1,926,920
Transport	24,820	26,500	26,500	26,500
Supplies and Services	195,414	238,160	254,090	214,180
Transfer Payments	4,023,572	3,891,380	3,885,200	3,897,850
Capital Charges - Premium	12,175	12,180	12,180	8,470
Capital Charges - Depreciation MRR	1,875,379	2,009,740	2,009,740	2,027,990
Capital Recharges Offset	(223,815)	(365,760)	(343,200)	(399,270)
TOTAL EXPENDITURE (E)	9,025,930	9,062,780	9,089,830	9,093,810
Rents - Council Housing	(8,826,374)	(9,156,150)	(9,156,250)	(9,488,250)
Other Fees and Charges	(604,001)	(648,410)	(620,680)	(656,710)
Interest Receipts	(86,894)	(88,500)	(79,680)	(69,580)
Other Income	(39,325)	(23,400)	(13,500)	(14,250)
TOTAL INCOME (I)	(9,556,594)	(9,916,460)	(9,870,110)	(10,228,790)
DIRECT BUDGET TOTAL (E - I)	(530,664)	(853,680)	(780,280)	(1,134,980)
Recharges Net	514,908	516,600	514,180	525,180
SERVICE BUDGET TOTAL	(15,756)	(337,080)	(266,100)	(609,800)
Negative Subsidy Transfer	36,726	0	0	0
Revenue Contribution to Capital	133,950	350,000	350,000	865,850
HRA Share of Corporate Core Costs	199,500	205,000	205,000	211,000
Housing Repairs A/C Increase/(Decrease)	(136,975)	10,270	(60,710)	(238,860)
Transfer From Major Repairs Reserve	(217,445)	(228,190)	(228,190)	(228,190)
NET OPERATING EXPENDITURE	0	0	0	0

SERVICE ANALYSIS

Housing Services	366,641	401,600	431,460	418,590
Rent Collection and Accounting	244,536	247,110	249,340	253,460
Sheltered Housing Services	0	0	0	0
Common Service Flats	229,180	235,110	242,880	266,680
Housing Sewerage	36,481	43,960	41,380	39,330
Estate Maintenance	190,411	169,640	169,640	171,970
Service Charges	(134,414)	(135,100)	(132,600)	(132,600)
Property Services	326,242	334,320	341,700	328,910
	1,259,077	1,296,640	1,343,800	1,346,340
HRA Share of Corporate Core Costs	199,500	205,000	205,000	211,000
SUPERVISION AND MANAGEMENT TOTAL	1,458,577	1,501,640	1,548,800	1,557,340
Housing Repairs Expenditure	1,684,686	1,684,090	1,678,970	1,645,830
MANAGEMENT AND MAINTENANCE TOTAL	3,143,263	3,185,730	3,227,770	3,203,170

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HOUSING SERVICES

Staffing Costs	289,338	310,850	319,360	364,240
Tenants Removal/Disturbance	3,900	4,000	4,000	4,080
Information Technology	11,725	12,320	12,320	12,300
Direct Admin Costs	28,424	33,250	36,330	35,330
External Support Services	5,581	0	10,800	0
Statutory Exercises	0	27,000	45,000	0
Tenants Handbook	0	0	0	0
Internal Charges - Central Management	57,120	46,320	55,700	46,170
- Tenant Insurance	49,183	51,650	56,130	57,660
- Information Technology	10,448	10,580	10,530	10,830
- Accommodation	24,967	23,320	24,780	24,590
- Other Support Services	68,010	74,520	67,070	68,980
	548,696	593,810	642,020	624,180
Income - Internal Charges	(139,647)	(151,530)	(167,430)	(163,730)
- Democratic Process	(42,408)	(40,680)	(43,130)	(41,860)
	366,641	401,600	431,460	418,590

RENT COLLECTION & ACCOUNTING

Staffing Costs	62,262	64,240	64,530	66,530
Direct Admin Costs	31,172	28,820	28,820	29,190
Internal Charges - Management	21,511	21,730	22,390	21,610
- Information Technology	32,375	32,780	32,620	33,560
- Other Support Services	103,513	106,540	106,880	109,570
	250,833	254,110	255,240	260,460
Income - External Charges	(6,297)	(7,000)	(5,900)	(7,000)
	244,536	247,110	249,340	253,460

SHELTERED HOUSING SERVICES

Staffing Costs	298,066	309,920	285,310	315,050
Communications	11,148	12,850	12,850	12,900
Direct Admin Costs	813	1,150	2,650	1,150
Floating Support Services	2,076	0	0	0
Lifeline Expenses	58,570	64,300	64,300	65,580
Internal Charges - Management	21,590	21,900	22,110	22,210
- Other Support Services	20,929	21,270	22,080	22,340
	413,192	431,390	409,300	439,230
Income - Lifeline Charges	(86,005)	(80,200)	(91,200)	(93,560)
- Tenants Support Charges	(306,217)	(329,590)	(297,130)	(324,700)
- Housing Association	(20,970)	(21,600)	(20,970)	(20,970)
	0	0	0	0

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COMMON SERVICES FLATS

Central Heating	63,253	80,180	82,490	96,080
Cleaning	63,158	67,420	73,800	85,430
Lighting and Lifts	61,995	49,370	49,370	47,090
Other Premises Costs	43,606	41,060	40,110	39,520
Internal Charges - Cleaning	10,869	8,430	9,290	10,690
- Lighting and Lifts	1,623	1,710	1,530	1,640
- Other Support Services	12,004	15,790	15,940	16,680
	256,508	263,960	272,530	297,130
Income - Private Properties	(26,825)	(28,050)	(29,150)	(29,950)
- Call Box	(503)	(800)	(500)	(500)
	229,180	235,110	242,880	266,680

HOUSING SEWERAGE

Premises Costs	7,504	15,780	15,780	15,700
Internal Charges - Works Inspection	27,352	26,950	29,990	30,500
- Septic Tank	33,538	33,340	33,530	34,160
- Other Support Services	4,012	3,890	3,880	3,970
	72,406	79,960	83,180	84,330
Income - Private Properties	(35,925)	(36,000)	(41,800)	(45,000)
	36,481	43,960	41,380	39,330

ESTATE MAINTENANCE

Grounds Maintenance	120,962	93,400	93,400	95,260
Access Roads & Parking Areas	45,723	56,950	56,950	57,150
Internal Charges - Grounds Maintenance	18,040	12,230	12,230	12,470
- Access and Parking	5,686	7,060	7,060	7,090
	190,411	169,640	169,640	171,970
Income - Private Properties	0	0	0	0
	190,411	169,640	169,640	171,970

SERVICE CHARGES

Central Heating	(90,214)	(90,600)	(85,800)	(85,800)
Sewerage Charges	(26,937)	(27,100)	(29,300)	(29,300)
Water Charges	(16,109)	(16,200)	(16,300)	(16,300)
Guest Room Lettings	(1,154)	(1,200)	(1,200)	(1,200)
	(134,414)	(135,100)	(132,600)	(132,600)

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NEWPORT DEPOT

Premises Costs	7,353	7,320	8,410	8,740
Internal Charges - Premises Costs	6,531	2,690	2,860	2,880
- Other Support Services	200	200	200	0
	14,084	10,210	11,470	11,620
Income - Stores Premises	(14,084)	(10,210)	(11,470)	(11,620)
	0	0	0	0

PROPERTY SERVICES

Staffing Costs	551,087	576,400	549,970	581,070
Information Technology	3,158	3,980	3,980	4,060
External Support Services	5,750	90,000	90,000	90,000
Resource Accounting Valuation	11,820	12,500	7,500	12,750
Direct Admin Costs	27,277	33,770	31,750	32,230
Internal Charges - Central Management	1,510	1,220	1,470	1,220
- Management	36,212	34,020	36,580	35,260
- Information Technology	57,061	57,780	57,500	59,150
- Other Support Services	157,626	163,030	162,180	166,230
	851,501	972,700	940,930	981,970
Income - External Work	(1,401)	(270)	(310)	(300)
- Right To Buy Costs	(25,600)	(23,400)	(13,500)	(14,250)
- Capital Programme	(223,815)	(365,760)	(343,200)	(399,270)
- Internal Charges	(263,723)	(237,870)	(231,120)	(227,780)
- Democratic Process	(10,720)	(11,080)	(11,100)	(11,460)
	326,242	334,320	341,700	328,910

HOUSING REPAIRS ACCOUNT

Response Repairs	825,211	777,830	777,830	800,000
Routine Maintenance	240,227	268,030	268,030	268,030
Pre-Painting	73,189	50,000	50,000	35,100
Asbestos Management	30,721	63,060	63,060	63,060
Legionella Management	129,994	30,000	30,000	44,440
External Decoration Schemes	213,579	320,000	320,000	266,880
Housing Condition Survey	0	0	0	0
Internal Charges - Repairs	158,309	144,790	139,050	143,960
- External Decorations	26,697	39,380	40,000	33,360
	1,697,927	1,693,090	1,687,970	1,654,830
Income - Maintenance	(13,241)	(9,000)	(9,000)	(9,000)
Net Expenditure	1,684,686	1,684,090	1,678,970	1,645,830
Balance Brought Forward 1 April	(449,450)	(385,450)	(312,475)	(251,765)
Contribution From HRA	(1,547,711)	(1,694,360)	(1,618,260)	(1,406,970)
Balance Carried Forward 31 March	(312,475)	(395,720)	(251,765)	(12,905)