

Draft Housing Revenue Account 2009-10 to 2011-12

	Budget 2009-10	Budget 2010-11	Budget 2011-12	Comments
Expenditure				
Employee Costs	1,915,245	1,865,245	1,865,245	Pay inflation assumed as 2.75% and held in contingency
Supplies & Services	465,360	485,360	465,360	
Utility cost (Water & Gas)	549,000	565,470	582,434	Inflation assumed at 3%
Estate & Sheltered Services	1,916,390	1,916,390	1,916,390	
Central Recharges	2,000,710	2,050,728	2,101,996	Inflation assumed at 2.5%
Operating Expenditure	6,846,705	6,883,193	6,931,425	
Contingency - general	285,220	372,220	461,220	Provision for unforeseen expenditure & pay inflation
Charges for Capital	6,989,420	7,176,600	7,044,140	Includes £195k HARP costs, CRI @ 5.45%, interest on balances @ average 2.1%
Contribution to Repairs Account	4,800,680	4,800,680	4,800,680	
RCCO	1,000,000	1,000,000	1,000,000	Annual contribution
Bad or Doubtful Debts	250,000	250,000	250,000	
Total Expenditure	20,172,025	20,482,693	20,487,465	
Income				
Rent Income – Dwellings	-22,566,752	-23,991,910	-25,488,070	Average rent increase 2009-10 6.19% in line with rent model
Rent Income – Non Dwellings	-869,840	-881,840	-893,840	Average increase of 2.5% for garages. Commercial premises reflect lease agreements
Service Charges - Tenants	-1,150,426	-1,201,045	-1,253,891	Average rent increase 2009-10 5.5% in line with rent model
Service Charges - Leaseholders	-426,037	-426,037	-426,037	Average rent increase 2009-10 10.6% reflecting leaseholder costs to be recovered

	Revised Budget 2009- 10	Budget 2010-11	Budget 2011- 12	Comments
Facility Charges (Water & Gas)	-487,480	-499,480	-511,480	Average increase of 2.5%
Interest	-17,000	-17,000	-17,000	
Other Income	-8,010	-8,010	-8,010	
Transfer from General Fund	-83,000	-83,000	-83,000	
HRA Subsidy	6,880,274	7,392,910	8,093,462	Based on draft determination issued by CLG
Total Income	-18,728,271	-19,715,413	-20,587,866	
In Year Deficit / (Surplus)	1,443,754	764,010	-103,671	
BALANCE carried forward	-3,626,531	-2,862,521	-2,966,192	
BALANCE Business Plan	-4,764,000	-5,319,000	-5,460,000	

Average Rents & Service Charges

Property Type	No of Beds	No of Properties	Current Average Rent 2008-09 £	Current Average Service Charge 2008-09 £	Total of Rent & Service Charge 2008-09 £	Proposed Average Rent 2009-10 £	Proposed Average Service Charge 2009-10 £	Total of Rent & Service Charge 2009-10 £	Proposed Average Rent Increase 2009-10 £	Proposed Average Service Charge Increase 2009-10 £
Bedsit flat	0	102	62.26	2.95	65.21	66.06	3.11	69.17	3.80	0.16
Flat	1	1,246	69.74	3.11	72.85	74.02	3.28	77.30	4.29	0.17
Flat	2	827	76.47	3.33	79.79	81.42	3.51	84.93	4.95	0.18
Flat	3	45	80.12	3.50	83.62	85.72	3.69	89.41	5.60	0.19
Bedsit Bungalows	0	21	74.83	3.05	77.88	79.27	3.21	82.48	4.44	0.17
Bungalow	1	116	83.38	3.29	86.67	88.31	3.47	91.78	4.93	0.18
Bungalow	2	25	98.24	3.37	101.60	103.74	3.55	107.29	5.50	0.19
Non-Parlour Bungalows	2	1	95.83	3.37	99.20	100.95	3.55	104.50	5.12	0.19
Non-Parlour Bungalows	3	1	125.17	0.00	125.17	131.73	0.00	131.73	6.56	0.00
Non-Parlour Bungalows	7	1	165.76	3.79	169.55	173.03	4.00	177.03	7.27	0.21
Maisonette	1	6	68.83	3.37	72.20	72.92	3.55	76.47	4.09	0.19
Maisonette	2	96	76.28	3.37	79.66	81.17	3.56	84.74	4.89	0.19
Maisonette	3	61	80.30	3.58	83.88	85.92	3.78	89.70	5.62	0.20
Maisonette	4	1	88.90	0.00	88.90	95.74	0.00	95.74	6.84	0.00

Property Type	No of Beds	No of Properties	Current Average Rent 2008-09	Current Average Service Charge 2008-09	Total of Rent & Service Charge 2008-09	Proposed Average Rent 2009-10	Proposed Average Service Charge 2009-10	Total of Rent & Service Charge 2009-10	Proposed Average Rent Increase 2009-10	Proposed Average Service Charge Increase 2009-10
			£	£	£	£	£	£	£	£
Non-Parlour House	1	1	48.03	3.37	51.40	52.65	3.55	56.20	4.62	0.19
Non-Parlour House	2	526	88.42	3.52	91.93	93.71	3.71	97.43	5.30	0.19
Non-Parlour House	3	752	94.52	3.70	98.21	100.40	3.90	104.31	5.89	0.20
Non-Parlour House	4	28	105.42	3.49	108.90	111.96	3.68	115.64	6.54	0.19
Non-Parlour House	5	3	112.19	3.79	115.97	119.12	4.00	123.11	6.93	0.21
Parlour House	2	35	92.02	2.43	94.45	97.48	2.56	100.04	5.45	0.13
Parlour House	3	551	100.41	2.92	103.33	106.47	3.08	109.56	6.07	0.16
Parlour House	4	58	108.99	3.32	112.31	115.56	3.51	119.06	6.56	0.18
Parlour House	5	6	117.40	3.44	120.83	124.36	3.63	127.99	6.96	0.19
Parlour House	6	2	129.43	2.73	132.16	137.08	2.89	139.97	7.65	0.15
Sheltered	0	547	67.20	11.26	78.46	71.32	11.88	83.20	4.13	0.62
Sheltered other	1	9	80.60	11.56	92.15	86.22	12.19	98.41	5.62	0.64
		5067								

Appendix 3

Garages & parking space charges

	Current Weekly Rental 2008/09	Proposed Weekly Rental 2009/10
	£	£
Garages	13.13	13.50
Car Spaces	8.62	8.80

Appendix 4

Facility Charges

Sheltered Block	No of Properties	Current average facility charge (Heating) 2008-09 £	Proposed average facility charge (Heating) 2009-10 £
Cornell House	30	9.91	10.15
Meadfield	29	9.91	10.15
Harrow Weald Park	31	8.13	8.35
Watkins House	43	10.38	10.65
Boothman House	30	9.87	10.10
Durrant Court	28	10.03	10.30
Grahame White House	29	9.89	10.15
Harkett Court	31	10.02	10.30
Sinclair House	27	9.89	10.15
Tapley Court	26	9.86	10.10
Alma Court	30	9.89	10.15
Belmont Lodge	30	9.87	10.10
Edwin Ware Court	30	8.30	8.50
Goddard Court	31	10.03	10.30
Grange Court	31	8.46	8.65
John Lamb Court	32	10.38	10.65
Thomas Hewlett House	30	9.92	10.15
William Allen House	29	8.98	9.20
Resident Warden Accommodation	9	13.15	13.50
Other Non Sheltered	129	9.16	9.40

Community Centres

	Current 2008-09 Charges per 3 hour letting (additional hourly charge)		Proposed 2.5% uplift for 2009-10 Charges per 3 hour letting (additional hourly charge)	
	Evening Rate £	Daytime Rate £	Evening Rate £	Evening Rate £
Methuen Road Fully Let to Flash Musicals				
Augustine Road	72.01	36.27	73.80	37.20
Each Extra Hour	13.69	7.17	14.00	7.30
Marsh Road Hall	36.81	18.08	37.70	18.50
Each Extra Hour	9.31	4.92	9.50	5.00
Stonegrove Gardens Hall	80.78	40.13	82.80	41.10
Each Extra Hour	13.69	7.17	14.00	7.30
Churchill Place Hall	80.78	40.13	82.80	41.10
Each Extra Hour	13.69	7.17	14.00	7.30
Kenmore Park Hall	80.78	40.13	82.80	41.10
Each Extra Hour	13.69	7.17	14.00	7.30
Pinner Hill Hall	80.78	40.13	82.80	41.10
Each Extra Hour	13.69	7.17	14.00	7.30
Northolt Road Hall	80.78	40.13	82.80	41.10
Each Extra Hour	13.69	7.17	14.00	7.30
Brookside Hall	72.01	36.27	73.80	37.20
Each Extra Hour	13.69	7.17	14.00	7.30
Woodlands Hall	36.81	18.08	37.70	18.50
Each Extra Hour	9.31	4.92	9.50	5.00