

APPENDIX III**Housing Revenue Account 2009-10 to 2011-12**

	Budget 2009-10	Budget 2010-11	Budget 2011-12	Comments
Expenditure				
Employee Costs	1,928,850	1,918,280	1,958,590	Pay inflation assumed as 2%
Supplies & Services	444,830	464,830	444,830	Increase 2010-11 represents bi-annual tenant survey
Utility cost (Water & Gas)	626,250	645,040	664,390	Inflation assumed at 16.7% 09-10 and 3% annually thereafter
Estate & Sheltered Services	1,956,980	1,988,600	2,020,950	
Central Recharges	1,971,700	2,020,990	2,071,530	Inflation assumed at 2.5%
Operating Expenditure	6,928,610	7,037,740	7,160,290	
Contingency - general	200,000	200,000	200,000	Provision for unforeseen expenditure
Charges for Capital	6,917,220	7,104,390	6,971,940	Includes £123k 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	
HRA Subsidy	6,874,870	7,387,500	8,088,030	Based on final determination issued by CLG [payment redistributed to other parts of the country]
Total Expenditure	26,971,380	27,780,310	28,470,940	
Income				
Rent Income – Dwellings	-22,671,580	-23,818,210	-24,941,900	Average increase 2009-10 6.15% in line with Government rent model

	Budget 2009-10	Budget 2010-11	Budget 2011-12	Comments
Rent Income – Non Dwellings	-869,840	-882,010	-894,490	Average increase of 2.5% for garages. Commercial premises reflect lease agreements
Service Charges - Tenants	-1,150,430	-1,184,940	-1,220,490	Average increase 2009-10 5.5% in line with Government rent model
Service Charges - Leaseholders	-424,350	-424,350	-424,350	Average rent increase 2009-10 10.6% reflecting leaseholder costs to be recovered
Facility Charges (Water & Gas)	-487,480	-499,490	-511,490	
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	Amenities shared by Council and non- Council residents.
Total Income	-25,711,690	-26,917,010	-28,100,730	
In Year Deficit / Surplus)	1,259,690	863,300	370,210	
BALANCE carried forward	-3,810,590	-2,947,290	-2,577,080	
BALANCE Business Plan	-4,764,000	-5,319,000	-5,460,000	