

Amended Determination : Impact on Negative Subsidy  
Based on Harrow Council's guideline rent

	£	Increase %	£	No of Properties per determination	Increase per week from 2008/09
<b>Impact on Subsidy due to reduction in Guideline Rent</b>					
Original Determination 2009/10 ( December 2008)					
Final Determination 2008/09	82.56				
Original Determination 2009/10 (December 2008)	87.57	6.07%	23,073,294	5,067	£5.01
Less: Void Allowance 2%			<u>461,466</u>		
Total Guideline Rent Included in Subsidy			<u>22,611,828</u>		
Revised Determination 2009/10 (April 2009)					
Final Determination 2008/09	82.56				
Revised Determination 2009/10 (Reduction of: 6.07-3.1=2.97)	85.01	2.97%	22,398,775	5,067	£2.45
Less: Void Allowance 2%			<u>447,975</u>		
Revised Guideline Rent for 2009/10			<u>21,950,799</u>		
Reduction in Negative Subsidy			<u>661,029</u>		
<b>Actual Rental Income Projection</b>					
Actual Average Rent 1.04.08	81.55				
2009/10 Rent per rent setting in Feb 09					
Actual Average Rent 1.04.09	86.57	6.15%	22,823,315	5,070	
Less: Void level of 0.7%			<u>151,752</u>		
Budget Approved on 19th February 2009			<u>22,671,563</u>		
Proposed Change according to Revised Determination (April 2009)					
Actual Average Rent 1.04.08	81.55				
2009/10 Rent per rent setting in Apr 09					
Actual Average Rent 1.04.09	83.97	2.97%	22,138,387	5,070	£2.42
However, since average rent increase is less than £2.45 (guideline rent), CLG allows use of £2.45.	84.00	3.00%	22,145,769	5,070	£2.45
Less: Void level of 0.7%			<u>145,941</u>		
			<u>21,999,829</u>		
<b>Estimated Actual Rent Reduction</b>			<u>671,734</u>		
Impact (loss) on HRA budget set in February 2009			<u>10,705</u>		

NB: There is difference of 3 units between dwelling stock for subsidy purposes and rental income calculation.  
The council has 5 dwellings which are classed as Houses in Multiple Occupation (where facilities are shared).  
For subsidy purposes these are classified 2 whole equivalent dwellings.