

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	6,213,840	6,700,760	7,374,530	Based on amended final determination issued by CLG [payment redistributed to other parts of the country]
Total Expenditure	26,310,350	27,093,570	27,757,440	
Income				
Rent Income – Dwellings	-21,999,830	-23,168,180	-24,351,790	Average revised increase 2009-10, 3% in line with Government rent model
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

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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	-25,039,940	-26,266,980	-27,510,620	
In Year Deficit / (Surplus)	1,270,410	826,590	246,820	
BALANCE carried forward	-3,799,870	-2,973,280	-2,726,460	
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 Revised 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	62.54	2.95	65.48	64.36	3.11	67.47	1.82	0.16
Flat	1	1,246	70.06	3.11	73.17	72.14	3.28	75.42	2.07	0.17
Flat	2	827	77.02	3.33	80.34	79.54	3.51	83.05	2.52	0.18
Flat	3	45	80.87	3.50	84.37	83.91	3.69	87.60	3.04	0.19
Bedsit Bungalows	0	21	75.07	3.05	78.11	77.13	3.21	80.35	2.07	0.17
Bungalow	1	116	83.64	3.29	86.93	85.93	3.47	89.40	2.29	0.18
Bungalow	2	25	98.31	3.37	101.68	100.71	3.55	104.26	2.40	0.19
Non-Parlour Bungalows	2	1	95.72	3.37	99.09	97.82	3.55	101.37	2.10	0.19
Non-Parlour Bungalows	3	1	124.90	0.00	124.90	127.53	0.00	127.53	2.63	0.00
Non-Parlour Bungalows	7	1	164.37	3.79	168.16	166.49	4.00	170.49	2.12	0.21
Maisonette	1	6	69.05	3.37	72.42	70.97	3.55	74.52	1.92	0.19
Maisonette	2	96	76.80	3.37	80.17	79.26	3.56	82.82	2.46	0.19
Maisonette	3	61	81.00	3.58	84.58	84.06	3.78	87.84	3.06	0.20
Maisonette	4	1	89.04	0.00	89.04	93.08	0.00	93.08	4.04	0.00

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			£	£	£	£	£	£	£	£
Non-Parlour House	1	1	48.16	3.37	51.53	49.69	3.55	53.24	1.53	0.19
Non-Parlour House	2	526	88.74	3.52	92.26	91.24	3.71	94.95	2.50	0.19
Non-Parlour House	3	752	95.02	3.70	98.72	97.91	3.90	101.81	2.89	0.20
Non-Parlour House	4	28	105.93	3.49	109.42	109.13	3.68	112.80	3.20	0.19
Non-Parlour House	5	3	112.74	3.79	116.53	116.11	4.00	120.11	3.37	0.21
Parlour House	2	35	92.31	2.43	94.74	94.85	2.56	97.42	2.54	0.13
Parlour House	3	551	100.81	2.92	103.73	103.69	3.08	106.77	2.89	0.16
Parlour House	4	58	109.41	3.32	112.73	112.52	3.51	116.03	3.11	0.18
Parlour House	5	6	117.69	3.44	121.12	120.95	3.63	124.57	3.26	0.19
Parlour House	6	2	129.81	2.73	132.54	133.37	2.89	136.26	3.57	0.15
Sheltered	0	547	67.51	11.26	78.77	69.51	11.88	81.39	2.00	0.62
Sheltered other	1	9	80.93	11.56	92.48	84.00	12.19	96.19	3.07	0.64
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