

## APPENDIX 2

### HOUSING REVENUE ACCOUNT 2010-11 TO 2012-13

	Budget 2010-11 £	Budget 2011-12 £	Budget 2012-13 £	Comments
<b>Operating Expenditure:</b>				
Employee Costs	1,165,490	1,187,720	1,210,390	Pay inflation assumed at 0% 2010-11, then 2% ongoing. Includes 0.25% pension contributions.
Supplies & Services	439,360	439,360	439,360	
Utility cost (Water & Gas)	684,500	711,800	741,500	Inflation assumed at 2.82% 2010-11 then 4.24% ongoing
Estate & Sheltered Services	2,185,760	2,232,450	2,280,800	Salaries inflated as above
Central Recharges	2,892,500	2,947,950	3,004,500	Inflation assumed at 1% 2010-11, then 2% ongoing. Includes Access Harrow at £120k per annum
<b>Operating Expenditure</b>	<b>7,367,610</b>	<b>7,519,280</b>	<b>7,676,550</b>	
<b>Repairs Expenditure:</b>				
Repairs – Voids	554,150	620,310	631,670	Assumed 318 voids per annum and £101k transfer to Capital
Repairs - Responsive	2,634,850	2,829,220	2,867,590	Assumes annual volume of 13,337 day to day repairs
Repairs – Other	1,596,570	1,613,850	1,631,430	Includes external decoration, cyclical repairs and repairs salaries
<b>Total Repairs Expenditure</b>	<b>4,785,570</b>	<b>5,063,380</b>	<b>5,130,690</b>	
<b>Other Expenditure:</b>				
Contingency - General	200,000	200,000	200,000	
Charges for Capital	6,915,910	6,969,320	6,987,050	Consolidated Rate of Interest 4.72%

	<b>Budget 2010-11 £</b>	<b>Budget 2011-12 £</b>	<b>Budget 2012-13 £</b>	Comments
RCCO	500,000	500,000	500,000	
Bad or Doubtful Debts	250,000	250,000	250,000	
HRA Subsidy	6,178,250	6,719,690	6,995,040	Based on Government Final Determination
<b>Total Other Expenditure</b>	<b>14,044,160</b>	<b>14,639,010</b>	<b>14,932,090</b>	
<b>Total Expenditure</b>	<b>26,197,340</b>	<b>27,221,670</b>	<b>27,739,330</b>	
<b>Income</b>				
Rent Income – Dwellings	-22,424,930	-23,456,560	-24,568,180	Average rent £86.60 2010-11 and void losses of 0.5%. Assumes Mill Farm transfer May 2010.
Rent Income – Non Dwellings	-840,900	-843,780	-851,940	Includes Garages which will increase at 2% p.a.
Service Charges - Tenants	-1,164,480	-1,237,020	-1,280,800	
Service Charges – Leaseholders	-415,640	-421,560	-427,730	
Facility Charges (Water & Gas)	-497,230	-502,200	-507,220	Fees & charges increase 2% annually
Interest	-6,120	-6,120	-6,120	Mortgage interest at 4.78%
Other Income	-8,010	-8,010	-8,010	
Transfer from General Fund	-163,000	-163,000	-163,000	Amenities shared by the community
<b>Total Income</b>	<b>-25,520,310</b>	<b>-26,638,250</b>	<b>-27,813,000</b>	
<b>In Year Deficit / (Surplus)</b>	<b>677,030</b>	<b>583,420</b>	<b>-73,670</b>	
<b>BALANCE brought forward</b>	<b>-3,947,416</b>	<b>-3,270,386</b>	<b>-2,686,966</b>	
<b>BALANCE carried forward</b>	<b>-3,270,386</b>	<b>-2,686,966</b>	<b>-2,760,636</b>	
<b>BALANCE Business Plan</b>	<b>-5,319,000</b>	<b>-5,460,000</b>	<b>-4,539,000</b>	