

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2009/2010
HOUSING REVENUE ACCOUNT

ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	SUMMARY		
	EXPENDITURE	£	£
1	General Expenses HRA 3.7	8,844,818	9,385,866
2	Supervision, Management & Housing Repairs & Maintenance HRA 4.8	10,492,437	10,346,379
3	Total HRA Expenditure	19,337,255	19,732,245
	INCOME		
4	General Income HRA 3.10	19,101,654	19,569,410
5	Total Income	19,101,654	19,569,410
6	Transfer (from) / to WORKING BALANCE	(135,600)	(162,835)
7	Transfer from (to) OTHER BALANCE	(100,000)	-
8	Total HRA Income	18,866,054	19,406,575
	WORKING BALANCE		
9	1st April	765,000	781,672
10	Net Change During Year	(135,600)	(162,835)
11	31st March	629,400	618,837

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		1	2
	STATISTICS		
	Estimated Number of Properties		
1	At 1st April	6,344	6,350
2	LESS Sales and Demolitions	100	40
3	At 31st March	6,244	6,310
4	Average Number for the Year	6,294	6,330
	EXPENDITURE	£ p	£ p
5	HRA Subsidy - Housing Element	731.24	845.55
6	Management & Repairs	1,491.23	1,461.06
7	Cyclical & Programmed Repairs	175.83	173.44
8	Other Expenses	674.04	637.21
9	<u>Total Expenditure</u>	3,072.33	3,117.26
	INCOME		
10	Rent Income	2,918.73	3,059.17
11	Other Income	116.17	32.37
12	<u>Total Income</u>	3,034.90	3,091.53
13	TRANSFER FROM / (TO) WORKING BALANCE	37.43	25.72
		3,072.33	3,117.26
	WORKING BALANCE		
14	At 1st April	121.54	123.49
15	Net Change during Year	(37.43)	(25.72)
16	At 31st March	84.11	97.76

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		BUDGET	BUDGET
		1	2
	GENERAL EXPENSES	£	£
1	Housing Revenue Account Subsidy Housing Element	4,602,397	5,352,341
2	Premises Related Expenses	17,747	17,747
3	Contributions to Provisions for Bad Debts	150,000	150,000
4	Contingency Sum - Unavoidable Employee Related expenditure	197,216	-
5	Contribution to Capital Programme / depreciation	4,080,458	4,065,778
6	Office Efficiencies to be allocated	(203,000)	(200,000)
7	Total Expenditure to Summary To HRA 1.1	8,844,818	9,385,866
	GENERAL INCOME		
8	Customer & Client Receipts	18,370,494	19,364,518
9	Interest	731,160	204,892
10	Total Income to Summary To HRA 1.4	19,101,654	19,569,410

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ITEM			2008/09	2009/10
			BUDGET	BUDGET
			1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>			
	SUMMARY			
1	Central Administration	HRA 5.8	2,162,219	2,177,297
2	Performance Improvement Team	HRA 5.13	253,003	333,371
3	Rent & Money Advice	HRA 5.18	609,565	642,885
4	Voids & Allocations	HRA 7.7	1,700,200	1,752,265
5	Estate Management & Tenant Participation	HRA 9.7	883,695	858,579
6	Property Services	HRA 11.21	4,462,424	4,080,196
7	Elderly & Disabled Support	HRA 12.9	421,330	501,786
8	Total Expenditure to summary	To HRA 1.2	10,492,437	10,346,379

Note: In the analysis that follows, it should be noted that in 2008-08 the expenditure each individual team reflects the realignment of work and staff across the housing division and does not include any new or proposed appointment of staff.

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		BUDGET	BUDGET
		1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>	£	£
	<i>- CENTRAL ADMINISTRATION</i>		
	EXPENDITURE		
1	Employee Expenses	472,097	481,106
2	Premises Related Expenses	-	-
3	Transport Related Expenses	9,498	9,498
4	Supplies and Services	149,300	135,677
5	Support Services	1,772,199	1,796,965
6	<i>Total Expenditure</i>	2,403,094	2,423,246
7	INCOME	240,875	245,949
8	Net Expenditure to Summary to HRA 4.1	2,162,219	2,177,297
	<i>- PERFORMANCE IMPROVEMENT</i>		
	EXPENDITURE		
9	Employee Expenses	125,998	169,872
10	Transport Related Expenses	6,564	6,418
11	Supplies and Services	107,808	144,281
12	Support Services	12,633	12,800
13	Net Expenditure to Summary to HRA 4.2	253,003	333,371
	<i>- RENT & MONEY ADVICE</i>		
	EXPENDITURE		
14	Employee Expenses	355,347	383,619
15	Transport Related Expenses	15,696	15,220
16	Supplies and Services	36,908	41,737
17	Support Services	201,614	202,309
18	Net Expenditure to Summary to HRA 4.3	609,565	642,885

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	364,819	381,889
2	Premises Related Expenses	14,000	14,000
3	Transport Related Expenses	21,301	19,700
4	Supplies and Services	42,261	42,216
5	Support Services	34,167	33,610
6	<u>Total Expenditure</u>	476,548	491,415
7	INCOME	105,000	54,700
8	Net Expenditure - Voids & Allocations Admin to HRA 7.3	371,548	436,715
	FURNISHED HOMES SCHEME		
	EXPENDITURE		
9	Premises Related Expenses	86,500	95,150
10	Supplies and Services	19,000	20,900
11	<u>Total Expenditure</u>	105,500	116,050
12	INCOME	236,500	260,150
13	Net Income - Furnished Homes Scheme to HRA 7.4	(131,000)	(144,100)
	TENANTS EXPENSES		
	EXPENDITURE		
14	All Estate Areas	70,730	70,730
15	Net Expenditure - Tenants Expenses to HRA 7.5	70,730	70,730

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS ... continued	£	£
	HOUSING REPAIRS: VOIDS		
	EXPENDITURE		
1	All Estates	1,388,921	1,388,920
2	Net Expenditure - Housing Repairs: Voids to HRA 7.6	1,388,921	1,388,920
	VOIDS & ALLOCATIONS - SUMMARY		
3	ADMINISTRATION HRA 6.8	371,548	436,715
4	FURNISHED HOMES SCHEME HRA 6.13	(131,000)	(144,100)
5	TENANTS EXPENSES HRA 6.15	70,730	70,730
6	HOUSING REPAIRS - VOIDS HRA 7.2	1,388,921	1,388,920
7	Expenditure to Summary to HRA 4.4	1,700,200	1,752,265

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	259,691	269,141
2	Premises Related Expenses	167,655	132,120
3	Transport Related Expenses	23,727	23,727
4	Supplies & Services	305,901	307,905
5	Support Services	36,440	35,360
6	<u>Total Expenditure</u>	793,414	768,253
7	INCOME	5,750	5,750
8	Net Expenditure - Administration to HRA 9.3	787,664	762,503
	GENERAL COMMUNITY FACILITIES		
	EXPENDITURE		
9	Supplies & Services	5,550	6,105
10	Support Services	530	583
11	<u>Total Expenditure</u>	6,080	6,688
12	INCOME	6,000	6,600
13	Net Expenditure - General Community Facilities to HRA 9.4	80	88
	ESTATE MAINTENANCE SERVICES		
	EXPENDITURE		
14	Estate Maintenance Services (All Estates)	50,220	50,220
15	Net Expenditure - Estate Maintenance Services to HRA 9.5	50,220	50,220

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION ... continued	£	£
	E M B EXPENSES		
	EXPENDITURE		
1	All EMBs	45,730	45,768
2	Net Expenditure - E.M.B.Expenses to HRA 9.6	45,730	45,768
	ESTATE MANAGEMENT & TENANT PARTICIPATION SUMMARY		
	EXPENDITURE		
3	ADMINISTRATION HRA 8.8	787,664	762,503
4	GENERAL COMMUNITY FACILITIES HRA 8.13	80	88
5	ESTATE MAINTENANCE SERVICES HRA 8.15	50,220	50,220
6	E M B EXPENSES HRA 9.2	45,730	45,768
7	Net Expenditure to Summary to HRA 4.5	883,695	858,579

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES		
	ADMINISTRATION	£	£
1	Employee Expenses	953,952	897,062
2	Premises Related Expenses	5,000	5,000
3	Transport Related Expenses	52,288	52,288
4	Supplies & Services	60,542	85,517
5	Support Services	64,553	74,680
6	<u>Total Expenditure</u>	1,136,335	1,114,547
7	INCOME	364,256	364,256
8	Net Expenditure - Administration to HRA 11.14	772,079	750,291
	CARETAKERS & GARDENERS		
9	Employee Expenses	178,415	200,921
10	Premises Related Expenses	69,350	70,587
11	Transport Related Expenses	32,862	34,022
12	Supplies & Services	8,153	8,974
13	<u>Total Expenditure</u>	288,780	314,504
14	INCOME	9,964	10,960
15	Net Expenditure - Caretakers & Gardeners to HRA 11.15	278,816	303,544
	COMMUNAL AREAS		
16	Premises Related Expenses	13,000	13,000
17	Expenditure - Communal Areas to HRA 11.16	13,000	13,000
	MAINTENANCE OF GRASSED AREAS		
18	Employee Related Expenses	7,761	8,139
19	Premises Related Expenses	632,882	651,935
20	Third Party Payments	750	825
21	<u>Total Expenditure</u>	641,393	660,899
22	INCOME	5,360	5,896
23	Net Expenditure - Maintenance of Grassed Areas to HRA 11.17	636,033	655,003
	TV AERIAL MAINTENANCE		
24	Premises Related Expenses	108,440	119,175
25	Supplies & Services	3,000	3,000
26	Support Services	40	40
27	<u>Total Expenditure</u>	111,480	122,215
28	INCOME	1,180	1,180
29	Net Expenditure - TV Aerial Maintenance to HRA 11.18	110,300	121,035

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES ... continued		
		£	£
	DISTRICT HEATING SERVICE		
1	Premises Related Expenses	283,990	349,308
2	Supplies and Services	160,010	36,000
3	<u>Total Expenditure</u>	444,000	385,308
4	INCOME	320,000	385,308
5	Net Expenditure - District Heating Service to HRA 11.19	124,000	- 0
	HOUSING REPAIRS & MAINTENANCE		
6	Day-to Day Response Repairs	1,198,526	927,024
7	Programmed Maintenance	509,420	520,000
8	Central Heating Maintenance	516,700	527,000
9	Survey Work	0	20,000
10	Asbestos Management & Water Sampling	80,530	50,900
11	Disabled Adaptations	188,020	157,400
12	General Repairs Contingency	35,000	35,000
13	Net Expenditure - Housing Repairs & Mtce to HRA 11.20	2,528,196	2,237,324
	PROPERTY SERVICES - SUMMARY		
14	ADMINISTRATION HRA 10.8	772,079	750,291
15	CARETAKERS & GARDENERS HRA 10.15	278,816	303,544
16	COMMUNAL AREAS HRA 10.17	13,000	13,000
17	MAINTENANCE OF GRASSED AREAS HRA 10.23	636,033	655,003
18	TV AERIAL MAINTENANCE HRA 10.29	110,300	121,035
19	DISTRICT HEATING SERVICE HRA 11.5	124,000	0
20	HOUSING REPAIRS & MAINTENANCE HRA 11.13	2,528,196	2,237,324
21	Total Expenditure to Summary to HRA 4.6	4,462,424	4,080,196

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ITEM	<i>ELDERLY & DISABLED SUPPORT</i>	2008/09	2009/10
		BUDGET	BUDGET
		2	3
		£	£
	EXPENDITURE		
1	Employee Expenses	845,889	884,554
2	Premises Related Expenses	492,665	477,927
3	Transport Related expenses	67,704	56,084
4	Supplies and Services	101,449	110,020
5	Transfer Payments	5,000	5,000
6	Support Services	200,635	199,162
7	<u>Total Expenditure</u>	1,713,341	1,732,747
8	INCOME	1,292,011	1,230,961
9	Net Expenditure to summary to HRA 4.7	421,330	501,786

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ITEM		2008/09	2009/10
		BUDGET	BUDGET
		1	2
	HOUSING REPAIRS & MAINTENANCE SUMMARY - MEMORANDUM ACCOUNT	£	£
	CYCLICAL & PROGRAMMED REPAIRS		
1	Programmed Maintenance HRA 11.7	509,420	520,000
2	Central Heating Maintenance HRA 11.8	516,700	527,000
3	Asbestos Management & Water Sampling HRA 11.10	80,530	50,900
4	Net Expenditure - Cyclical & Programmed Repairs	1,106,650	1,097,900
5	DAY TO DAY RESPONSE REPAIRS HRA 11.6	1,198,526	927,024
6	VOIDS REPAIRS HRA 7.2	1,388,921	1,388,920
7	DISABLED ADAPTATIONS HRA 11.11	188,020	157,400
8	STOCK CONDITION SURVEYS HRA 11.9	-	20,000
9	GENERAL REPAIRS CONTINGENCY HRA 11.12	35,000	35,000
10	<i>Net Expenditure - Housing Repairs & Maintenance</i>	3,917,118	3,626,244

NB This sheet is for information only and brings together all estimates as they relate to Housing Repairs & Maintenance carried out by the Housing Division