

WEST LANCASHIRE DISTRICT COUNCIL
REVENUE ESTIMATES 2010/2011
HOUSING REVENUE ACCOUNT

ITEM		2009/10	2010/11
		BUDGET	BUDGET
		1	2
	SUMMARY		
	EXPENDITURE	£	£
1	General Expenses HRA 3.7	9,385,866	9,299,391
2	Supervision, Management & Housing Repairs & Maintenance HRA 4.8	10,346,380	10,097,063
3	Total HRA Expenditure	19,732,246	19,396,454
	INCOME		
4	General Income HRA 3.10	19,569,410	19,571,296
5	<u>Total Income</u>	<u>19,569,410</u>	<u>19,571,296</u>
6	Transfer (from) / to WORKING BALANCE	(162,836)	174,842
7	Transfer from (to) OTHER BALANCE	-	-
8	Total HRA Income	19,406,574	19,746,138
	WORKING BALANCE		
9	1st April	781,672	921,308
10	Net Change During Year	(162,836)	174,842
11	31st March	618,836	1,096,150

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		1	2
	STATISTICS		
	Estimated Number of Properties		
1	At 1st April	6,350	6,332
2	LESS Sales and Demolitions	30	10
3	At 31st March	6,320	6,322
4	Average Number for the Year	6,335	6,327
	EXPENDITURE	£ p	£ p
5	HRA Subsidy - Housing Element	844.88	993.10
6	Management & Repairs	1,459.90	1,422.34
7	Cyclical & Programmed Repairs	173.31	173.53
8	Other Expenses	636.70	476.70
9	<u>Total Expenditure</u>	3,114.80	3,065.66
	INCOME		
10	Rent Income	3,056.75	3,073.05
11	Other Income	32.34	20.25
12	<u>Total Income</u>	3,089.09	3,093.30
13	TRANSFER FROM / (TO) WORKING BALANCE	25.70	(27.63)
		3,114.80	3,065.66
	WORKING BALANCE		
14	At 1st April	123.39	145.62
15	Net Change during Year	(25.70)	27.63
16	At 31st March	97.69	173.25

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		1	2
	GENERAL EXPENSES	£	£
1	Housing Revenue Account Subsidy Housing Element	5,352,341	6,283,325
2	Premises Related Expenses	17,747	17,747
3	Contributions to Provisions for Bad Debts	150,000	100,000
4	Contingency Sum - Unavoidable Employee Related expenditure	-	50,000
5	Contribution to Capital Programme / depreciation	4,065,778	3,048,319
6	Office Efficiencies to be allocated	(200,000)	(200,000)
7	Total Expenditure to Summary To HRA 1.1	9,385,866	9,299,391
	GENERAL INCOME		
8	Customer & Client Receipts	19,364,518	19,443,196
9	Interest	204,892	128,100
10	Total Income to Summary To HRA 1.4	19,569,410	19,571,296

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ITEM			2009/10	2010/11
			BUDGET	BUDGET
			1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>		£	£
	SUMMARY			
1	Central Administration	HRA 5.8	2,177,297	2,043,015
2	Performance Improvement Team	HRA 5.13	333,371	302,866
3	Rent & Money Advice	HRA 5.18	642,885	625,075
4	Voids & Allocations	HRA 7.7	1,752,265	1,792,616
5	Estate Management & Tenant Participation	HRA 9.7	858,579	644,664
6	Property Services	HRA 11.21	4,080,197	4,023,333
7	Elderly & Disabled Support	HRA 12.9	501,786	665,494
8	Total Expenditure to summary	To HRA 1.2	10,346,380	10,097,063

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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		1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>	£	£
	<i>- CENTRAL ADMINISTRATION</i>		
	EXPENDITURE		
1	Employee Expenses	481,106	440,318
2	Premises Related Expenses	-	-
3	Transport Related Expenses	9,498	10,098
4	Supplies and Services	135,677	123,150
5	Support Services	1,796,965	1,676,509
6	<u>Total Expenditure</u>	2,423,246	2,250,075
7	INCOME	245,949	207,060
8	Net Expenditure to Summary to HRA 4.1	2,177,297	2,043,015
	<i>- PERFORMANCE IMPROVEMENT</i>		
	EXPENDITURE		
9	Employee Expenses	169,872	165,027
10	Transport Related Expenses	6,418	5,918
11	Supplies and Services	144,281	92,431
12	Support Services	12,800	39,490
13	Net Expenditure to Summary to HRA 4.2	333,371	302,866
	<i>- RENT & MONEY ADVICE</i>		
	EXPENDITURE		
14	Employee Expenses	383,619	395,637
15	Transport Related Expenses	15,220	15,380
16	Supplies and Services	41,737	38,980
17	Support Services	202,309	175,078
18	Net Expenditure to Summary to HRA 4.3	642,885	625,075

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ITEM		2009/10	2010/11
		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	381,889	427,973
2	Premises Related Expenses	14,000	14,000
3	Transport Related Expenses	19,700	17,326
4	Supplies and Services	42,216	44,816
5	Support Services	33,610	26,611
6	<u>Total Expenditure</u>	491,415	530,726
7	INCOME	54,700	54,700
8	Net Expenditure - Voids & Allocations Admin to HRA 7.3	436,715	476,026
	FURNISHED HOMES SCHEME		
	EXPENDITURE		
9	Premises Related Expenses	95,150	98,600
10	Supplies and Services	20,900	18,210
11	<u>Total Expenditure</u>	116,050	116,810
12	INCOME	260,150	259,600
13	Net Income - Furnished Homes Scheme to HRA 7.4	(144,100)	(142,790)
	TENANTS EXPENSES		
	EXPENDITURE		
14	All Estate Areas	70,730	70,460
15	Net Expenditure - Tenants Expenses to HRA 7.5	70,730	70,460

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		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS ... continued	£	£
	HOUSING REPAIRS: VOIDS		
	EXPENDITURE		
1	All Estates	1,388,920	1,388,920
2	Net Expenditure - Housing Repairs: Voids to HRA 7.6	1,388,920	1,388,920
	VOIDS & ALLOCATIONS - SUMMARY		
3	ADMINISTRATION HRA 6.8	436,715	476,026
4	FURNISHED HOMES SCHEME HRA 6.13	(144,100)	(142,790)
5	TENANTS EXPENSES HRA 6.15	70,730	70,460
6	HOUSING REPAIRS - VOIDS HRA 7.2	1,388,920	1,388,920
7	Expenditure to Summary to HRA 4.4	1,752,265	1,792,616

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ITEM		2009/10	2010/11
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	269,141	269,151
2	Premises Related Expenses	132,120	133,070
3	Transport Related Expenses	23,727	23,727
4	Supplies & Services	307,905	104,135
5	Support Services	35,360	27,573
6	<u>Total Expenditure</u>	768,253	557,656
7	INCOME	5,750	5,750
8	Net Expenditure - Administration to HRA 9.3	762,503	551,906
	GENERAL COMMUNITY FACILITIES		
	EXPENDITURE		
9	Supplies & Services	6,105	3,905
10	Support Services	583	583
11	<u>Total Expenditure</u>	6,688	4,488
12	INCOME	6,600	6,600
13	Net Expenditure - General Community Facilities to HRA 9.4	88	2,112
	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		2009/10	2010/11
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION ... continued	£	£
	E M B EXPENSES		
	EXPENDITURE		
1	All EMBs	45,768	44,650
2	Net Expenditure - E.M.B.Expenses to HRA 9.6	45,768	44,650
	ESTATE MANAGEMENT & TENANT PARTICIPATION SUMMARY		
	EXPENDITURE		
3	ADMINISTRATION HRA 8.8	762,503	551,906
4	GENERAL COMMUNITY FACILITIES HRA 8.13	88 -	2,112
5	ESTATE MAINTENANCE SERVICES HRA 8.15	50,220	50,220
6	E M B EXPENSES HRA 9.2	45,768	44,650
7	Net Expenditure to Summary to HRA 4.5	858,579	644,664

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ITEM		2009/10	2010/11
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES		
	ADMINISTRATION	£	£
1	Employee Expenses	897,062	737,329
2	Premises Related Expenses	5,000	5,000
3	Transport Related Expenses	52,288	52,288
4	Supplies & Services	85,517	86,117
5	Support Services	74,680	95,510
6	<u>Total Expenditure</u>	1,114,547	976,244
7	INCOME	364,256	274,664
8	Net Expenditure - Administration to HRA 11.14	750,291	701,580
	CARETAKERS & GARDENERS		
9	Employee Expenses	200,921	180,229
10	Premises Related Expenses	70,587	151,479
11	Transport Related Expenses	34,022	34,572
12	Supplies & Services	8,974	8,974
13	<u>Total Expenditure</u>	314,504	375,254
14	INCOME	10,960	12,960
15	Net Expenditure - Caretakers & Gardeners to HRA 11.15	303,544	362,294
	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	8,139	8,139
19	Premises Related Expenses	651,935	656,197
20	Third Party Payments	825	825
21	<u>Total Expenditure</u>	660,899	665,161
22	INCOME	5,896	5,896
23	Net Expenditure - Maintenance of Grassed Areas to HRA 11.17	655,003	659,265
	TV AERIAL MAINTENANCE		
24	Premises Related Expenses	119,175	41,050
25	Supplies & Services	3,000	-
26	Support Services	40	-
27	<u>Total Expenditure</u>	122,215	41,050
28	INCOME	1,180	1,180
29	Net Expenditure - TV Aerial Maintenance to HRA 11.18	121,035	39,870

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ITEM		2009/10	2010/11
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		1	2
	PROPERTY SERVICES ... continued		
		£	£
	DISTRICT HEATING SERVICE		
1	Premises Related Expenses	349,308	294,000
2	Supplies and Services	36,000	10,000
3	<u>Total Expenditure</u>	385,308	304,000
4	INCOME	385,308	294,000
5	Net Expenditure - District Heating Service to HRA 11.19	-	10,000
	HOUSING REPAIRS & MAINTENANCE		
6	Day-to Day Response Repairs	927,024	927,024
7	Programmed Maintenance	520,000	520,000
8	Central Heating Maintenance	527,000	527,000
9	Survey Work	20,000	20,000
10	Asbestos Management & Water Sampling	50,900	50,900
11	Disabled Adaptations	157,400	157,400
12	General Repairs Contingency	35,000	35,000
13	Net Expenditure - Housing Repairs & Mtce to HRA 11.20	2,237,324	2,237,324
	PROPERTY SERVICES - SUMMARY		
14	ADMINISTRATION HRA 10.8	750,291	701,580
15	CARETAKERS & GARDENERS HRA 10.15	303,544	362,294
16	COMMUNAL AREAS HRA 10.17	13,000	13,000
17	MAINTENANCE OF GRASSED AREAS HRA 10.23	655,003	659,265
18	TV AERIAL MAINTENANCE HRA 10.29	121,035	39,870
19	DISTRICT HEATING SERVICE HRA 11.5	0	10,000
20	HOUSING REPAIRS & MAINTENANCE HRA 11.13	2,237,324	2,237,324
21	Total Expenditure to Summary to HRA 4.6	4,080,197	4,023,333

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ITEM	<i>ELDERLY & DISABLED SUPPORT</i>	2009/10	2010/11
		BUDGET	BUDGET
		2	3
		£	£
	EXPENDITURE		
1	Employee Expenses	884,554	1,041,667
2	Premises Related Expenses	477,927	506,957
3	Transport Related expenses	56,084	55,814
4	Supplies and Services	110,020	94,050
5	Transfer Payments	5,000	5,000
6	Support Services	199,162	196,377
7	<u>Total Expenditure</u>	1,732,747	1,899,865
8	INCOME	1,230,961	1,234,371
9	Net Expenditure to summary to HRA 4.7	501,786	665,494

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		1	2
	HOUSING REPAIRS & MAINTENANCE SUMMARY - MEMORANDUM ACCOUNT	£	£
	CYCLICAL & PROGRAMMED REPAIRS		
1	Programmed Maintenance HRA 11.7	520,000	520,000
2	Central Heating Maintenance HRA 11.8	527,000	527,000
3	Asbestos Management & Water Sampling HRA 11.10	50,900	50,900
4	Net Expenditure - Cyclical & Programmed Repairs	1,097,900	1,097,900
5	DAY TO DAY RESPONSE REPAIRS HRA 11.6	927,024	927,024
6	VOIDS REPAIRS HRA 7.2	1,388,920	1,388,920
7	DISABLED ADAPTATIONS HRA 11.11	157,400	157,400
8	STOCK CONDITION SURVEYS HRA 11.9	20,000	20,000
9	GENERAL REPAIRS CONTINGENCY HRA 11.12	35,000	35,000
10	<i>Net Expenditure - Housing Repairs & Maintenance</i>	3,626,244	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