

WEST LANCASHIRE BOROUGH COUNCIL
REVENUE ESTIMATES 2011/2012
HOUSING REVENUE ACCOUNT

ITEM		2010/11	2011/12
		BUDGET	BUDGET
		1	2
	SUMMARY		
	EXPENDITURE		
		£	£
1	General Expenses HRA 3.7	9,288,130	10,325,695
2	Supervision, Management & Housing Repairs & Maintenance HRA 4.8	10,571,780	10,144,226
3	Total HRA Expenditure	19,859,910	20,469,921
	INCOME		
4	General Income HRA 3.10	19,571,310	20,762,313
5	<u>Total Income</u>	<u>19,571,310</u>	<u>20,762,313</u>
6	Transfer (from) / to WORKING BALANCE	(288,600)	292,392
7	Transfer (from) / Reserves	-	-
8	Total HRA Income	19,282,710	21,054,705
	WORKING BALANCE		
9	1st April	921,308	632,708
10	Net Change During Year	(288,600)	292,392
11	31st March	632,708	925,100

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		1	2
	STATISTICS		
	Estimated Number of Properties		
1	At 1st April	6,332	6,307
2	LESS Sales and Demolitions	10	16
3	At 31st March	6,322	6,291
4	Average Number for the Year	6,327	6,299
	EXPENDITURE	£ p	£ p
5	HRA Subsidy - Housing Element	993.10	1,007.08
6	Management & Repairs	1,489.47	1,436.15
7	Cyclical & Programmed Repairs	181.43	174.30
8	Other Expenses	474.92	632.18
9	<u>Total Expenditure</u>	3,138.91	3,249.71
	INCOME		
10	Rent Income	3,073.05	3,278.25
11	Other Income	20.25	17.88
12	<u>Total Income</u>	3,093.30	3,296.13
13	TRANSFER FROM / (TO) WORKING BALANCE	45.61	(46.42)
		3,138.91	3,249.71
	WORKING BALANCE		
14	At 1st April	145.62	100.45
15	Net Change during Year	(45.61)	46.42
16	At 31st March	100.00	146.86

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		BUDGET	BUDGET
		1	2
	GENERAL EXPENSES	£	£
1	Housing Revenue Account Subsidy Housing Element	6,283,320	6,343,624
2	Premises Related Expenses	17,750	38,610
3	Contributions to Provisions for Bad Debts	100,000	32,000
4	Contingency Sum - Unavoidable Employee Related expenditure	50,000	50,000
5	Contribution to Capital Programme / depreciation	3,048,320	4,061,461
6	Office Efficiencies to be allocated	(211,260)	(200,000)
7	Total Expenditure to Summary To HRA 1.1	9,288,130	10,325,695
	GENERAL INCOME		
8	Customer & Client Receipts	19,443,210	20,649,693
9	Interest	128,100	112,620
10	Total Income to Summary To HRA 1.4	19,571,310	20,762,313

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ITEM			2010/11	2011/12
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			1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>			
	SUMMARY			
			£	£
1	Central Administration	HRA 5.8	2,043,020	2,081,785
2	Performance Improvement Team	HRA 5.13	332,870	297,511
3	Rent & Money Advice	HRA 5.18	625,070	617,401
4	Voids & Allocations	HRA 7.7	1,800,620	1,826,626
5	Estate Management & Tenant Participation	HRA 9.7	669,680	658,624
6	Property Services	HRA 11.25	4,434,990	4,034,221
7	Elderly & Disabled Support	HRA 12.9	665,530	628,058
8	Total Expenditure to summary	To HRA 1.2	10,571,780	10,144,226

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		BUDGET	BUDGET
		1	2
	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>		
	<i>- CENTRAL ADMINISTRATION</i>		
	EXPENDITURE		
1	Employee Expenses	440,330	465,922
2	Premises Related Expenses	-	-
3	Transport Related Expenses	10,100	10,100
4	Supplies and Services	123,150	123,140
5	Support Services	1,676,500	1,689,683
6	<u>Total Expenditure</u>	2,250,080	2,288,845
7	INCOME	207,060	207,060
8	Net Expenditure to Summary to HRA 4.1	2,043,020	2,081,785
	<i>- PERFORMANCE IMPROVEMENT</i>		
	EXPENDITURE		
9	Employee Expenses	165,030	157,571
10	Transport Related Expenses	5,920	5,920
11	Supplies and Services	122,430	92,440
12	Support Services	39,490	41,580
13	Net Expenditure to Summary to HRA 4.2	332,870	297,511
	<i>- RENT & MONEY ADVICE</i>		
	EXPENDITURE		
14	Employee Expenses	395,630	382,490
15	Transport Related Expenses	15,380	15,380
16	Supplies and Services	38,980	39,010
17	Support Services	175,080	180,521
18	Net Expenditure to Summary to HRA 4.3	625,070	617,401

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ITEM		2010/11	2011/12
		BUDGET	BUDGET
		1	2
	- VOIDS & ALLOCATIONS		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	435,970	389,917
2	Premises Related Expenses	14,000	14,000
3	Transport Related Expenses	17,330	21,750
4	Supplies and Services	44,820	44,880
5	Support Services	26,610	31,205
6	<u>Total Expenditure</u>	<u>538,730</u>	<u>501,752</u>
7	INCOME	54,700	54,700
8	Net Expenditure - Voids & Allocations Admin to HRA 7.3	484,030	447,052
	FURNISHED HOMES SCHEME		
	EXPENDITURE		
9	Premises Related Expenses	98,600	98,600
10	Supplies and Services	18,210	18,210
11	<u>Total Expenditure</u>	<u>116,810</u>	<u>116,810</u>
12	INCOME	259,600	196,616
13	Net Income - Furnished Homes Scheme to HRA 7.4	(142,790)	(79,806)
	TENANTS EXPENSES		
	EXPENDITURE		
14	All Estate Areas	70,460	70,460
15	Net Expenditure - Tenants Expenses to HRA 7.5	70,460	70,460

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ITEM		2010/11	2011/12
		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	484,030	447,052
4	FURNISHED HOMES SCHEME HRA 6.13	(142,790)	(79,806)
5	TENANTS EXPENSES HRA 6.15	70,460	70,460
6	HOUSING REPAIRS - VOIDS HRA 7.2	1,388,920	1,388,920
7	Expenditure to Summary to HRA 4.4	1,800,620	1,826,626

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ITEM		2010/11	2011/12
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION		
	ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	269,140	294,509
2	Premises Related Expenses	133,070	114,790
3	Transport Related Expenses	23,730	23,730
4	Supplies & Services	129,150	104,160
5	Support Services	27,570	34,415
6	<u>Total Expenditure</u>	582,660	571,604
7	INCOME	5,750	5,750
8	Net Expenditure - Administration to HRA 9.3	576,910	565,854
	GENERAL COMMUNITY FACILITIES		
	EXPENDITURE		
9	Supplies & Services	3,910	3,910
10	Support Services	580	580
11	<u>Total Expenditure</u>	4,490	4,490
12	INCOME	6,600	6,600
13	Net Expenditure - General Community Facilities to HRA 9.4	- 2,110	- 2,110
	ESTATE MAINTENANCE SERVICES		
	EXPENDITURE		
14	Estate Maintenance Services (All Estates)	50,230	50,230
15	Net Expenditure - Estate Maintenance Services to HRA 9.5	50,230	50,230

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ITEM		2010/11	2011/12
		BUDGET	BUDGET
		1	2
	ESTATE MANAGEMENT & TENANT PARTICIPATION ... continued		
	E M B EXPENSES		
	EXPENDITURE		
1	All EMBs	44,650	44,650
2	Net Expenditure - E.M.B.Expenses to HRA 9.6	44,650	44,650
	ESTATE MANAGEMENT & TENANT PARTICIPATION SUMMARY		
	EXPENDITURE		
3	ADMINISTRATION HRA 8.8	576,910	565,854
4	GENERAL COMMUNITY FACILITIES HRA 8.13	- 2,110	- 2,110
5	ESTATE MAINTENANCE SERVICES HRA 8.15	50,230	50,230
6	E M B EXPENSES HRA 9.2	44,650	44,650
7	Net Expenditure to Summary to HRA 4.5	669,680	658,624

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ITEM		2010/11	2011/12
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES		
	ADMINISTRATION		
		£	£
1	Employee Expenses	735,240	764,367
2	Premises Related Expenses	41,330	41,340
3	Transport Related Expenses	48,160	48,160
4	Supplies & Services	55,980	55,810
5	Support Services	95,510	67,670
6	<u>Total Expenditure</u>	976,220	977,347
7	INCOME	274,660	274,660
8	Net Expenditure - Administration to HRA 11.14	701,560	702,687
	CARETAKERS & GARDENERS		
9	Employee Expenses	180,230	228,173
10	Premises Related Expenses	151,480	151,480
11	Transport Related Expenses	34,570	34,570
12	Supplies & Services	8,970	8,990
13	<u>Total Expenditure</u>	375,250	423,213
14	INCOME	12,960	12,960
15	Net Expenditure - Caretakers & Gardeners to HRA 11.15	362,290	410,253
	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	8,140	8,290
19	Premises Related Expenses	656,200	653,941
20	Third Party Payments	830	830
21	<u>Total Expenditure</u>	665,170	663,061
22	INCOME	5,900	5,900
23	Net Expenditure - Maintenance of Grassed Areas to HRA 11.17	659,270	657,161
	TV AERIAL MAINTENANCE		
24	Premises Related Expenses	41,050	15,000
25	Supplies & Services	-	-
26	Support Services	-	-
27	<u>Total Expenditure</u>	41,050	15,000
28	INCOME	1,180	1,180
29	Net Expenditure - TV Aerial Maintenance to HRA 11.18	39,870	13,820

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ITEM		2010/11	2011/12
		BUDGET	BUDGET
		1	2
	PROPERTY SERVICES ... continued		
		£	£
	DISTRICT HEATING SERVICE		
1	Premises Related Expenses	294,000	294,000
2	Supplies and Services	10,000	0
3	<u>Total Expenditure</u>	304,000	294,000
4	INCOME	294,000	294,000
5	Net Expenditure - District Heating Service to HRA 11.19	10,000	-
	HOUSING REPAIRS & MAINTENANCE		
6	Day-to Day Response Repairs	977,000	927,000
7	Programmed Maintenance	520,000	470,000
8	Central Heating Maintenance	577,000	527,000
9	Stock condition Surveys	20,000	20,000
10	Cyclical Maintenance of Communal Lighting	-	30,000
11	Cyclical Maintenance of Gutters	-	20,000
12	Asbestos Management & Water Sampling	50,900	50,900
13	Disabled Adaptations	257,400	157,400
14	Environmental Improvements	20,000	
15	Additional Major Works	191,700	
16	General Repairs Contingency	35,000	35,000
17	Net Expenditure - Housing Repairs & Mtce to HRA 11.20	2,649,000	2,237,300
	PROPERTY SERVICES - SUMMARY		
18	ADMINISTRATION HRA 10.8	701,560	702,687
19	CARETAKERS & GARDENERS HRA 10.15	362,290	410,253
20	COMMUNAL AREAS HRA 10.17	13,000	13,000
21	MAINTENANCE OF GRASSED AREAS HRA 10.23	659,270	657,161
22	TV AERIAL MAINTENANCE HRA 10.29	39,870	13,820
23	DISTRICT HEATING SERVICE HRA 11.5	10,000	0
24	HOUSING REPAIRS & MAINTENANCE HRA 11.13	2,649,000	2,237,300
25	Total Expenditure to Summary to HRA 4.6	4,434,990	4,034,221

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ITEM	<i>ELDERLY & DISABLED SUPPORT</i>	2010/11	2011/12
		BUDGET 2	BUDGET 3
		£	£
	EXPENDITURE		
1	Employee Expenses	1,041,670	1,057,149
2	Premises Related Expenses	507,000	505,959
3	Transport Related expenses	55,810	55,810
4	Supplies and Services	94,060	94,050
5	Transfer Payments	5,000	5,000
6	Support Services	196,370	196,160
7	<u>Total Expenditure</u>	1,899,910	1,914,128
8	INCOME	1,234,380	1,286,070
9	Net Expenditure to summary to HRA 4.7	665,530	628,058

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ITEM	<i>HOUSING REPAIRS & MAINTENANCE SUMMARY - MEMORANDUM ACCOUNT</i>		2010/11	2011/12
			BUDGET	BUDGET
			1	2
			£	£
	CYCLICAL & PROGRAMMED REPAIRS			
1	Programmed Maintenance	HRA 11.7	520,000	470,000
2	Central Heating Maintenance	HRA 11.8	577,000	527,000
3	Cyclical Maintenance of Gutters	HRA 11.10		30,000
4	Asbestos Management & Water Sampling	HRA 11.11		20,000
5	Asbestos Management & Water Sampling	HRA 11.12	50,900	50,900
6	Net Expenditure - Cyclical & Programmed Repairs		1,147,900	1,097,900
5	DAY TO DAY RESPONSE REPAIRS	HRA 11.6	977,000	927,000
6	VOIDS REPAIRS	HRA 7.2	1,388,920	1,388,920
7	DISABLED ADAPTATIONS	HRA 11.11	257,400	157,400
8	ADDITIONAL MAJOR WORKS	HRA 11.15	191,700	-
9	ENVIRONMENTAL IMPROVEMENTS	HRA 11.14	20,000	-
10	STOCK CONDITION SURVEYS	HRA 11.9	20,000	20,000
11	GENERAL REPAIRS CONTINGENCY	HRA 11.12	35,000	35,000
10	<i>Net Expenditure - Housing Repairs & Maintenance</i>		4,037,920	3,626,220

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