

WEST LANCASHIRE BOROUGH COUNCIL
REVENUE ESTIMATES 2012/2013
DRAFT HOUSING REVENUE ACCOUNT

ITEM		2011/12	2012/13
		BUDGET	BUDGET
		1	2
	SUMMARY		
	EXPENDITURE		
		£	£
1	General Expenses HRA 2.7	10,450,010	953,596
2	Supervision, Management & Housing Repairs & Maintenance HRA 3.8	10,444,240	10,818,946
3	Total HRA Expenditure	20,894,250	11,772,542
	INCOME		
4	General Income HRA 2.10	20,762,320	20,649,700
5	Transfer from Unused Reserves	30,000	
6	Transfer from working Balance	101,930	
5	Total Income	20,894,250	20,649,700
7	Working Balance	632,708	632,708
8	Available HRA Resources HRA 1.6 plus HRA 1.7	632,708	9,509,866
9	Add Rent Increase (see Note 3 Page HRA 7)		tba
10	Add Additional Borrowing (see Note 2 Page HRA 7)		tba
11	Less Repayment of Debt on dwgs sold under RTB (based on 16 RTB's)		235,984
12	Less Voluntary Repayment of Debt (see Note 2 Page HRA 7)		tba
13	Less Interest on debt (see Note 2 Page HRA 7)		tba
14	Less Revenue Growth Items (see paragraph 14 4 or the Report)		tba
15	Less Maintaining an adequate level of working balance	632,708	630,000
16	Residual for Investment HRA 1.8+1.9+1.10 less sum of 1.11 to 1.15	0	tba

tba - to be agreed

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	GENERAL EXPENSES	£	£
1	Housing Revenue Account Subsidy Housing Element	6,249,990	-
2	Premises Related Expenses	-	-
3	Contributions to Provisions for Bad Debts	38,610	46,596
4	Contingency Sum - Unavoidable Employee Related expenditure	50,000	125,000
5	Contribution to Capital Outlay (see Note 1 Page HRA 7)	32,000	32,000
		4,279,410	750,000
6	Office Efficiencies to be allocated	(200,000)	-
7	Total Expenditure to Summary To HRA 1.1	10,450,010	953,596
	GENERAL INCOME		
8	Customer & Client Receipts (see Note 3 Page HRA 7)	20,649,700	20,649,700
9	Interest	112,620	-
10	Total Income to Summary To HRA 1.4	20,762,320	20,649,700

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	<i>SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE</i>			
	SUMMARY			
1	Central Administration	HRA 4.8	2,081,800	2,160,818
2	Performance Improvement Team	HRA 4.13	547,520	320,375
3	Rent & Money Advice	HRA 4.18	617,400	634,183
4	Voids & Allocations	HRA 5.8	1,826,630	1,863,916
5	Estate Management & Tenant Participation	HRA 5.16	658,630	738,632
6	Property Services	HRA 6.9	4,084,240	4,626,526
7	Elderly & Disabled Support	HRA 6.18	628,020	474,496
8	Total Expenditure to summary	To HRA 1.2	10,444,240	10,818,946

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		1	2
	SUPERVISION, MANAGEMENT & HOUSING REPAIRS & MAINTENANCE		
	- CENTRAL ADMINISTRATION		
	EXPENDITURE		
1	Employee Expenses	459,920	453,126
2	Premises Related Expenses	-	-
3	Transport Related Expenses	10,100	10,100
4	Supplies and Services	123,140	123,170
5	Support Services	1,695,700	1,684,482
6	<u>Total Expenditure</u>	2,288,860	2,270,878
7	INCOME	207,060	110,060
8	Net Expenditure to Summary to HRA 3.1	2,081,800	2,160,818
	- PERFORMANCE IMPROVEMENT		
	EXPENDITURE		
9	Employee Expenses	157,580	180,435
10	Transport Related Expenses	5,920	5,920
11	Supplies and Services	342,440	92,440
12	Support Services	41,580	41,580
13	Net Expenditure to Summary to HRA 3.2	547,520	320,375
	- RENT & MONEY ADVICE		
	EXPENDITURE		
14	Employee Expenses	382,490	399,293
15	Transport Related Expenses	15,380	15,380
16	Supplies and Services	39,010	38,990
17	Support Services	180,520	180,520
18	Net Expenditure to Summary to HRA 3.3	617,400	634,183

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		1	2
	- VOIDS & ALLOCATIONS		
	EXPENDITURE		
1	Employee Expenses	389,920	413,759
2	Premises Related Expenses	1,571,710	1,585,197
3	Transport Related Expenses	21,750	21,750
4	Supplies and Services	63,360	63,320
5	Support Services	31,210	31,210
6	<u>Total Expenditure</u>	2,077,950	2,115,236
7	INCOME	251,320	251,320
8	Net Expenditure to Summary to HRA 3.4	1,826,630	1,863,916
	- ESTATE MANAGEMENT & TENANT PARTICIPATION		
	EXPENDITURE		
9	Employee Expenses	326,470	384,822
10	Premises Related Expenses	146,150	167,790
11	Transport Related Expenses	23,730	23,730
12	Supplies and Services	139,630	139,640
13	Support Services	35,000	35,000
14	<u>Total Expenditure</u>	670,980	750,982
15	INCOME	12,350	12,350
16	Net Expenditure to Summary to HRA 3.5	658,630	738,632

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		1	2
	- PROPERTY SERVICES		
	ADMINISTRATION		
		£	£
1	Employee Expenses	1,002,940	1,289,253
2	Premises Related Expenses	3,368,820	3,371,193
3	Transport Related Expenses	86,840	75,740
4	Supplies & Services	94,940	94,980
5	Agency & contracted Services	51,730	51,730
6	Support Services	67,670	67,670
7	<u>Total Expenditure</u>	4,672,940	4,950,566
8	INCOME	588,700	324,040
9	Net Expenditure to Summary to HRA 3.6	4,084,240	4,626,526
	- ELDERLY & DISABLED SUPPORT		
10	Employee Expenses	1,057,110	792,299
11	Premises Related Expenses	505,960	515,697
12	Transport Related Expenses	55,810	50,680
13	Supplies & Services	94,050	76,283
14	Agency & contracted Services	5,000	5,000
15	Support Services	196,160	158,850
16	<u>Total Expenditure</u>	1,914,090	1,598,809
17	INCOME	1,286,070	1,124,313
18	Net Expenditure to Summary to HRA 3.7	628,020	474,496

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ITEM	NOTES										
1	<p>Contribution to Capital Outlay</p> <p>The 2012-13 budget includes a small contingency provision for Health and Safety work and capitalised repairs. Investment priorities for 2012-13 will be considered under consultation with appropriate stakeholders and included in the report to Council.</p>										
2	<p>Debt Payments</p> <p>The Council has a minimum requirement to pay around £77m to Government under Self-financing. However, the Council has the opportunity to invest up to around £94m. The amount of interest and any debt repayment will be subject to investment proposals and treasury management advice.</p>										
3	<p>Customer & Client Receipts</p> <p>The above estimates include increases in service charges in accordance with RPI Sept 2011 5.6%. Rent, however, has not been increased pending a decision as to whether increase in accordance with Government guideline or use the headroom created under the existing rent restructuring guidance from Government, details provided below:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th colspan="2" style="text-align: right;">Est. Additional income</th> </tr> </thead> <tbody> <tr> <td>a) Increase in accordance with Government Rent Restructuring guidance</td> <td style="text-align: right;">£1.6m</td> <td style="text-align: right;">8.07%</td> </tr> <tr> <td>b) Increase to Guideline Rent</td> <td style="text-align: right;">£1.7m</td> <td style="text-align: right;">8.57%</td> </tr> </tbody> </table>			Est. Additional income		a) Increase in accordance with Government Rent Restructuring guidance	£1.6m	8.07%	b) Increase to Guideline Rent	£1.7m	8.57%
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a) Increase in accordance with Government Rent Restructuring guidance	£1.6m	8.07%									
b) Increase to Guideline Rent	£1.7m	8.57%									