

APPENDIX A

HOUSING REVENUE ACCOUNT

DRAFT ESTIMATES 2018-19

HOUSING REVENUE ACCOUNT

Budget 2018-19	Employees £	Running Expenses £	External Income £	Total Cash £	Support Services & Capital Charges £	Net Budget £
General Expenses						
Premises Related Expenses		162,880		162,880		162,880
Bad Debt Provision		370,000		370,000		370,000
Capital Programme Contribution				0	8,036,000	8,036,000
Debt Charges				0	3,056,990	3,056,990
Sub-Total	0	532,880	0	532,880	11,092,990	11,625,870
Supervision, Management, Repairs & Maintenance						
Central Administration	789,270	636,500	-87,900	1,337,870	1,726,500	3,064,370
Customer Experience (HRA)	396,880	185,230	0	582,110	6,870	588,980
<u>Housing Operations</u>						
Housing Operations Management	149,720	3,500	-91,070	62,150	115,840	177,990
Income & Financial Inclusion	557,850	32,320	-9,800	580,370	142,400	722,770
Allocations	218,840	74,780	-90	293,530	14,550	308,080
Furnished Homes	32,200	74,250	-139,000	-32,550		-32,550
Tenants Expenses		26,500		26,500		26,500
Estate Management	225,660	318,800	-30	544,430	17,800	562,230
General Community Facilities		370	-6,180	-5,810		-5,810
Estate Maintenance Services	2,440	22,910		25,350		25,350
Elderly and Disabled Support	499,440	396,810	-1,115,370	-219,120	264,390	45,270
Sub-Total	1,686,150	950,240	-1,361,540	1,274,850	554,980	1,829,830
<u>Property Services</u>						
Property Services Management	617,730	114,600	-210	732,120	-228,670	503,450
Caretakers & Gardeners	260,910	141,010	-42,260	359,660	12,880	372,540
Maintenance of Grassed Areas		723,220	-41,300	681,920		681,920
District Heating Service		253,000	-253,000	0		0
Responsive and Void Repairs	400,920	3,350,960	-53,760	3,698,120	2,310	3,700,430
Planned Maintenance	469,260	758,200	-3,440	1,224,020	-350,590	873,430
Sub-Total	1,748,820	5,340,990	-393,970	6,695,840	-564,070	6,131,770
General Income						
Customer & Client Receipts			-23,552,560	-23,552,560		-23,552,560
Interest			0	0	-53,980	-53,980
Sub-Total	0	0	-23,552,560	-23,552,560	-53,980	-23,606,540
Transfers to/(from) reserves				0	-185,573	-185,573
Grand Total	4,621,120	7,645,840	-25,395,970	-13,129,010	12,577,717	-551,293

*There is also funding of up to £1.172m available in the budget & efficiency savings reserve to fund new budget issues

Notes:

1. Budgets have been presented to mirror the reorganisation of Housing and Inclusion in November 2017 and February 2018
2. Performance Improvement has been split between Central Administration and Customer Experience (HRA)
3. Customer Experience (HRA) includes part of performance improvement plus Tenant Participation
4. The Housing Operations Manager, Administration and Anti-Social Behaviour charges have been transferred from Central Administration to Housing Operations Management
5. Tenant Downsizing Payments have been moved from Central Administration to Allocations
6. Rents and Money Advice has been renamed Income & Financial Inclusion
7. Voids and Allocations Admin has been split into Allocations within Housing Operations and Responsive and Voids Repairs within Property Services
8. Estate Administration has been renamed Estate Management
9. Property Services Administration has been split between Property Services Management, Responsive and Voids Repairs and Planned Maintenance
10. Housing Repairs and Maintenance has been split into Responsive and Voids Repairs and Planned Maintenance, along with the teams managing them which have been moved from Property Services Administration
11. TV Aerial Maintenance has been included in Planned Maintenance

Commentary on Significant Changes

1. Premises Related Expenses – this budget has been increased to reflect the actual cost of council tax on empty properties
2. The bad debt provision has been increased on a prudent basis to reflect the roll out of universal credit
3. Capital Programme Contribution – this value is based on the size of the capital programme and the available borrowing
4. Employee budgets have reduced significantly, primarily as a result of the staff restructuring that has taken place this year, plus a 2% savings target for staff turnover
5. Running expenses have been uplifted in line with inflation which has had a significant impact on repairs and maintenance budgets
6. General income has reduced primarily as a result of the 1% reduction in rents and also as a result of falling stock numbers through right to buy sales

HOUSING REVENUE ACCOUNT

Budget 2017/18	£	£	£	£	£	£
SUMMARY						
General Expenses				0		0
Premises Related Expenses		96,170		96,170		96,170
Bad Debts Provision		235,000		235,000		235,000
Capital Programme Contribution				0	8,592,000	8,592,000
Debt Charges				0	3,056,990	3,056,990
Sub-Total	0	331,170	0	331,170	11,648,990	11,980,160
Supervision, Management, Repairs & Maintenance						
Central Administration	913,730	599,610	-129,910	1,383,430	1,725,670	3,109,100
Performance Improvement Tm	366,040	179,420	0	545,460	21,430	566,890
Rents and Money Advice	525,540	33,920	-2,300	557,160	242,230	799,390
Voids and Allocations	427,570	1,641,320	-173,390	1,895,500	13,950	1,909,450
Estates Management & TP	387,760	389,190	-6,030	770,920	39,960	810,880
Property Services	1,789,310	3,645,680	-347,680	5,087,310	-605,180	4,482,130
Elderly & Disabled Support	650,540	425,350	-1,106,190	-30,300	239,570	209,270
Sub-Total	5,060,490	6,914,490	-1,765,500	10,209,480	1,677,630	11,887,110
General Income						
Customer & Client Receipts			-23,910,580	-23,910,580	0	-23,910,580
Interest			-100	-100	-37,000	-37,100
Sub-Total	0	0	-23,910,680	-23,910,680	-37,000	-23,947,680
Transfers to/from Reserves				0	80,410	80,410
Grand Total	5,060,490	7,245,660	-25,676,180	-13,370,030	13,370,030	0

HOUSING REVENUE ACCOUNT

Budget 2017/18	£	£	£	£	£	£
<u>SUPERVISION, MANAGEMENT, REPAIRS & MAINTENANCE</u>						
Central Administration	913,730	599,610	-129,910	1,383,430	1,725,670	3,109,100
Performance Improvement Tm	366,040	179,420	0	545,460	21,430	566,890
Rents and Money Advice	525,540	33,920	-2,300	557,160	242,230	799,390
Voids and Allocations						
Voids and Allocations Admin	396,610	68,850	-90	465,370	13,950	479,320
Furnished Homes	28,960	73,170	-133,300	-31,170		-31,170
Tenants Expenses		25,500		25,500		25,500
Housing Repairs Voids	2,000	1,473,800	-40,000	1,435,800		1,435,800
Sub-Total	427,570	1,641,320	-173,390	1,895,500	13,950	1,909,450
Estates Management and Tenant Participation						
Estates Administration	262,460	313,810	-30	576,240	17,000	593,240
General Community Facilities		360	-6,000	-5,640		-5,640
Estate Maintenance Services	2,400	22,030		24,430	0	24,430
Tenant Participation	122,900	52,990		175,890	22,960	198,850
Sub-Total	387,760	389,190	-6,030	770,920	39,960	810,880
Property Services						
Property Services Admin	1,443,310	176,320	-3,600	1,616,030	-618,060	997,970
Caretakers & Gardners	346,000	136,680	-43,680	439,000	12,880	451,880
Communal Areas				0		0
Maintenance of Grassed Areas		638,360	-7,500	630,860		630,860
TV Arial Maintenance		18,880	-2,900	15,980		15,980
District Heating Service		280,000	-280,000	0		0
Housing Repairs and Maintenance		2,395,440	-10,000	2,385,440		2,385,440
Sub-Total	1,789,310	3,645,680	-347,680	5,087,310	-605,180	4,482,130
Elderly and Disabled Support	650,540	425,350	-1,106,190	-30,300	239,570	209,270
Grand Total	5,060,490	6,914,490	-1,765,500	10,209,480	1,677,630	11,887,110