



## HOUSING REVENUE ACCOUNT

DRAFT BUDGETS - 2010/11, 2011/12 & 2012/13

	2009/2010 £,000's Base Budget	2010/2011 £,000's Proposed Budget	2011/2012 £,000's Proposed Budget	2012/2013 £,000's Proposed Budget
<b>INCOME</b>				
Rents - Dwellings Only **	-43,080	-42,170	-42,170	-42,170
Rents - Non Dwellings Only **	-1,157	-1,155	-1,155	-1,155
Service Charges	-1,471	-1,471	-1,471	-1,471
Other Income	-205	-205	-205	-205
<b>Total Income</b>	<b>-45,912</b>	<b>-45,001</b>	<b>-45,001</b>	<b>-45,001</b>
<b>EXPENDITURE</b>				
Repairs and Maintenance	9,407	9,435	9,696	9,939
General Management	4,589	4,272	4,347	4,416
Special Services	3,561	3,496	3,681	3,806
Rents, Rates, Taxes & Other Charges	45	45	45	45
Increase in Bad Debt Provision	400	400	400	400
Rent Rebate Subsidy Deductions **	1,324	1,324	1,324	1,324
Housing Revenue Account Subsidy **	10,683	9,570	9,570	9,570
<b>Total Expenditure</b>	<b>30,008</b>	<b>28,542</b>	<b>29,063</b>	<b>29,500</b>
<b>Net Cost of Services (Continuation Budget)</b>	<b>-15,904</b>	<b>-16,459</b>	<b>-15,938</b>	<b>-15,501</b>
<b>MTP Options</b>				
<b>Level 1 MTP Options (Investments)</b>	0	2,008	1,911	1,886
Net Recharges to the General Fund	5,392	5,527	5,375	5,329
Interest & Financing Costs	-28	-28	-28	-28
Contribution to Earmarked Reserves	2,500	1,000	500	0
Depreciation/MRA	7,957	8,101	8,205	8,205
<b>Net Transfer From/(To) Working Balance</b>	<b>-84</b>	<b>149</b>	<b>25</b>	<b>-109</b>
Working Balance B/fwd	-6,124	-6,208	-6,059	-6,034
<b>Working Balance C/fwd</b>	<b>-6,208</b>	<b>-6,059</b>	<b>-6,034</b>	<b>-6,142</b>

\*\*The figures shown above do not include any adjustments to rental income or subsidy payments as no guidance has yet been received from CLG for future years.

**2010/11 - 2012/13 Housing Revenue Account Budget Build****Level 1 MTP Investment Options**

Division	Ref	Type	2010/11 £	2011/12 £	2012/13 £	Description	Capital Scheme Dependent
Head of Strategy, Investment & Performance	HRA MTP1	L1 Investment	50,000	0	0	Development of In-Time Housing Directorate performance reporting tools. Additional costs for purchase of software and consultancy support.	No
Head of Strategy, Investment & Performance	HRA MTP2	L1 Investment	32,500	0	0	Fee payable to the Audit Commision for an inspection of the Housing Service.	No
Head of Strategy, Investment & Performance	HRA MTP3	L1 Investment	40,000	40,000	40,000	Development of an extensive training programme for Housing staff. Costs of training courses and post entry training fees.	No
Head of Strategy, Investment & Performance	HRA MTP4	L1 Investment	17,171	17,171	17,171	IT support and consultancy to assist IT application development.	No
Head of Strategy, Investment & Performance	HRA MTP5	L1 Investment	16,892	16,892	16,892	The recruitment of a part-time trainer within the Systems and Rent Accounting Team to train front-line users of current and future Housing IT systems.	No
Head of Strategy, Investment & Performance	HRA MTP6	L1 Investment	15,000	0	0	Design , printing and distribution of a Customer Engagement Strategy for all tenants and leaseholders.	No
Head of Strategy, Investment & Performance	HRA MTP7	L1 Investment	5,000	5,500	6,000	An annual tenant conference hosted by the Housing Directorate where tenants can learn more about current service objectives.	No
Head of Strategy, Investment & Performance	HRA MTP8	L1 Investment	6,000	6,000	6,000	Periodical newsletters to tenants and leaseholders.	No
Head of Strategy, Investment & Performance	HRA MTP11	L1 Investment	230,000	230,000	230,000	Engagement of professional advisors to assist in developing estates and infil areas.	Yes
Head of Strategy, Investment & Performance	HRA MTP12	L1 Investment	124,826	124,826	124,826	Resources required to support the Council in effectively managing the PFI Project.	Yes
Head of Strategy, Investment & Performance	HRA MTP13	L1 Investment	182,350	182,350	182,350	Asbestos surveys to all Council Homes to ensure that the Housing Asbestos Register is up to date. This work will take at least 3 years.	No
Head of Strategy, Investment & Performance	HRA MTP15	L1 Investment	38,229	38,229	38,229	Cost of appraisals to support the Round 2 bid to the HCA to build 6 new dwellings.	No
Head of Landlord Services	HRA MTP16	L1 Investment	25,000	25,000	25,000	Deinfestation and pest control of housing communal areas and shared spaces.	No
Head of Landlord Services	HRA MTP18	L1 Investment	25,000	25,000	0	Training for Property Maintenance trades staff to be multi-skilled to enable repairs to be carried out in one visit.	No
Head of Landlord Services	HRA MTP19	L1 Investment	1,200,000	1,200,000	1,200,000	Increase in budget to meet the current demand on the Property Maintenance Service to deliver housing repairs and void works.	No
<b>Total Level 1 MTP Investment Options</b>			<b>2,007,968</b>	<b>1,910,968</b>	<b>1,886,468</b>		

**2010/11 - 2012/13 Housing Revenue Account Budget Build****Efficiency Options**

Division	Ref	Type	2010/11 £	2011/12 £	2012/13 £	Description	Capital Scheme Dependent
Head of Strategy, Investment & Performance	HRA EFFY 1	Efficiency	(66,405)	(66,654)	(66,903)	Removal of 2 vacant posts within the Major Works Team	No
Head of Strategy, Investment & Performance	HRA EFFY 2	Efficiency	(50,000)	(50,000)	(50,000)	Reduction in the level of materials expenditure within the Major Works Team	No
Head of Strategy, Investment & Performance	HRA EFFY 3	Efficiency	(3,000)	(3,000)	(3,000)	Reduction in the level of materials expenditure within the Major Works Team	No
Head of Strategy, Investment & Performance	HRA EFFY 4	Efficiency	(6,900)	(6,900)	(6,900)	Reduction in the levels of consultancy, inspection and incentive expenditure within the Performance Improvement Team	No
Head of Strategy, Investment & Performance	HRA EFFY 5	Efficiency	(4,725)	(4,725)	(4,725)	Contract reduction for 1 member of the System Support Team from 1fte to 0.86 fte.	No
Head of Strategy, Investment & Performance	HRA EFFY 6	Efficiency	(2,361)	(2,361)	(2,361)	Freeze on the purchase of any new furniture within the Rent Accounting Team.	No
Head of Strategy, Investment & Performance	HRA EFFY 7	Efficiency	(1,800)	(1,800)	(1,800)	Cancellation of the annual subscription to TPAS.	No
Head of Strategy, Investment & Performance	HRA EFFY 8	Efficiency	(1,000)	(1,000)	(1,000)	Reduction in the number of attendees at future conferences (Customer Engagement Team)	No
Head of Strategy, Investment & Performance	HRA EFFY 9	Efficiency	(8,570)	(8,570)	(8,570)	Reduction in the external support required to set up the new Tenant Participation structure.	No
Head of Strategy, Investment & Performance	HRA EFFY 10	Efficiency	(500)	(500)	(500)	Reduction in the number of attendees at future conferences (Customer Engagement Team)	No
Head of Strategy, Investment & Performance	HRA EFFY 11	Efficiency	(22,500)	(22,500)	(22,500)	Decrease new intake from 4 to 2 trainees from September 2010 onwards (PATH Trainee Scheme)	No
Head of Strategy, Investment & Performance	HRA EFFY 12	Efficiency	(22,435)	(22,435)	(22,435)	Reduction to 3 trainees from April 2010 (PATH Trainee Scheme)	No
Head of Housing Needs	HRA EFFY 13	Efficiency	(65,667)	(65,915)	(66,163)	Restructure of Housing Department	No
Head of Landlord Services	HRA EFFY 14	Efficiency	(282,088)	(283,144)	(284,197)	Restructure of Housing Department	No
Head of Landlord Services	HRA EFFY 16	Efficiency	(5,802)	(5,802)	(5,802)	Housing restructure has led to reduced parking costs	No
Head of Housing Needs	HRA EFFY 17	Efficiency	(15,202)	(15,202)	(15,202)	Savings on electricity costs following restructure of the Housing Service	No
Head of Landlord Services	HRA EFFY 17	Efficiency	(103,040)	(103,040)	(103,040)	Realignment of electricity costs across the HRA - largely relates to Cooper St complex.	No
Head of Landlord Services	HRA EFFY 18	Efficiency	(4,577)	(4,577)	(4,577)	Realignment of NNDR costs following the restructure of the Housing Service	No
Head of Housing Needs	HRA EFFY 18	Efficiency	(1,800)	(1,800)	(1,800)	Savings on NNDR costs following restructure of the Housing Service	No
Head of Landlord Services	HRA EFFY 19	Efficiency	(1,970)	(1,970)	(1,970)	Realignment of telephone costs following the restructure of the Housing Service	No
Head of Housing Needs	HRA EFFY 19	Efficiency	(11,080)	(11,080)	(11,080)	Savings on telephone costs following restructure of the Housing Service	No
Head of Landlord Services	HRA EFFY 20	Efficiency	(10,000)	(10,000)	(10,000)	Efficiency on Court Costs due to introduction of electronic applications	No
Head of Housing Needs	HRA EFFY 22	Efficiency	(35,030)	(35,030)	(35,030)	Savings as a result of the potential closure of the Brer Court site from April 2010.	No
<b>Total Efficiency Savings</b>			<b>(726,452)</b>	<b>(728,005)</b>	<b>(729,555)</b>		