

| <b><u>HOUSING REVENUE ACCOUNT (HRA)</u></b>      | <b>ACTUAL<br/>2012/13<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2013/14<br/>£</b> | <b>LATEST<br/>BUDGET<br/>2013/14<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2014/15<br/>£</b> |
|--|---------------------------------|--|--|--|
| <b><u>EXPENDITURE</u></b>                        |                                 |  |  |  |
| Revenue Repairs and Maintenance                  | 4,348,475                       | 4,485,800                                    | 4,977,400                                  | 4,732,000                                    |
| Housing Repairs Supervision                      | 420,190                         | 388,200                                      | 439,100                                    | 440,200                                      |
| Electricity                                      | 1,089                           | 1,900  | 300  | 300  |
| NNDR & Council Tax                               | 9,980                           | 9,900  | 28,400                                     | 19,000                                       |
| Water Charges-Metered                            | 34,297                          | 33,400                                       | 33,400                                     | 32,600                                       |
| <b>Premises</b>                                  | <b><u>4,814,031</u></b>         | <b><u>4,919,200</u></b>                      | <b><u>5,478,600</u></b>                    | <b><u>5,224,100</u></b>                      |
| Debt Recovery Agency Costs                       | 1,395                           | 4,000  | 4,000                                      | 3,900  |
| Contributions To Provisions                      | 32,761                          | 15,000                                       | 15,000                                     | 15,000                                       |
| Bad Debts Provision                              | 215,989                         | 709,700                                      | 181,900                                    | 331,400                                      |
| <b>Supplies and Services</b>                     | <b><u>250,145</u></b>           | <b><u>728,700</u></b>                        | <b><u>200,900</u></b>                      | <b><u>350,300</u></b>                        |
| Supervision & Management - General               | 2,608,541                       | 2,785,600                                    | 2,887,300                                  | 2,497,200                                    |
| Supervision & Management - Special               | 2,131,699                       | 2,233,000                                    | 2,281,200                                  | 2,281,800                                    |
| <b>Supervision &amp; Management</b>              | <b><u>4,740,240</u></b>         | <b><u>5,018,600</u></b>                      | <b><u>5,168,500</u></b>                    | <b><u>4,779,000</u></b>                      |
| Loss on Impairment of Assets                     | (1,668,254)                     | 0  | 0  | 0  |
| REFCUS   | 94,817                          | 95,000                                       | 95,000                                     | 100,000                                      |
| Depreciation on Council Dwellings                | 2,079,243                       | 2,121,100                                    | 2,159,400                                  | 2,306,300                                    |
| Depreciation on Other HRA Properties             | 411,922                         | 401,000                                      | 403,800                                    | 403,800                                      |
| Depreciation on Equipment                        | 59,234                          | 77,200                                       | 27,800                                     | 27,800                                       |
| <b>Capital Charges</b>                           | <b><u>976,962</u></b>           | <b><u>2,694,300</u></b>                      | <b><u>2,686,000</u></b>                    | <b><u>2,837,900</u></b>                      |
| <b>TOTAL EXPENDITURE</b>                         | <b><u>10,781,378</u></b>        | <b><u>13,360,800</u></b>                     | <b><u>13,534,000</u></b>                   | <b><u>13,191,300</u></b>                     |
| <b><u>INCOME</u></b>                             |                                 |  |  |  |
| Other Grants and Contributions                   | (486,799)                       | (461,800)                                    | (464,500)                                  | (461,800)                                    |
| Other Licences                                   | (4,635)                         | (4,100)                                      | (4,100)                                    | (4,100)                                      |
| Heating Charges                                  | (101,189)                       | (102,900)                                    | (102,900)                                  | (102,900)                                    |
| Service Charges                                  | (133,107)                       | (131,200)                                    | (131,200)                                  | (131,200)                                    |
| Service Charges Supporting People                | (124,860)                       | (115,400)                                    | (129,800)                                  | (133,300)                                    |
| Water Charges                                    | (28,107)                        | (31,100)                                     | (31,100)                                   | (31,100)                                     |
| Rents-Housing                                    | (23,777,070)                    | (24,461,500)                                 | (24,420,500)                               | (25,162,100)                                 |
| Rents-Garages                                    | (460,574)                       | (484,300)                                    | (473,000)                                  | (486,000)                                    |
| Rents-Others                                     | (312,003)                       | (320,000)                                    | (320,000)                                  | (320,000)                                    |
| General Fund                                     | (37,900)                        | (37,900)                                     | (37,900)                                   | (37,900)                                     |
| <b>TOTAL INCOME</b>                              | <b><u>(25,466,244)</u></b>      | <b><u>(26,150,200)</u></b>                   | <b><u>(26,115,000)</u></b>                 | <b><u>(26,870,400)</u></b>                   |
| <b>NET INCOME FROM HRA SERVICES</b>              | <b><u>(14,684,866)</u></b>      | <b><u>(12,789,400)</u></b>                   | <b><u>(12,581,000)</u></b>                 | <b><u>(13,679,100)</u></b>                   |
| Debt Charges - Premiums & Discounts              | 296,536                         | 11,400                                       | 11,400                                     | 0  |
| Interest Payable                                 | 4,765,564                       | 4,765,600                                    | 4,765,600                                  | 4,765,600                                    |
| Interest Receivable - Balances                   | (115,600)                       | (117,900)                                    | (137,800)                                  | (117,900)                                    |
| Interest Receivable - Advances (SOCH)            | (317)                           | (600)  | (100)                                      | (100)  |
| Reverse REFCUS                                   | (94,817)                        | (95,000)                                     | (95,000)                                   | (100,000)                                    |
| Reverse Depreciation Other HRA Property & Equip. | (471,157)                       | (478,200)                                    | (431,600)                                  | (431,600)                                    |
| <b>NET OPERATIONAL EXPENDITURE / (INCOME)</b>    | <b><u>(10,304,657)</u></b>      | <b><u>(8,704,100)</u></b>                    | <b><u>(8,468,500)</u></b>                  | <b><u>(9,563,100)</u></b>                    |

| <b><u>HOUSING REVENUE ACCOUNT (Continued)</u></b> | <b>ACTUAL<br/>2012/13<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2013/14<br/>£</b> | <b>LATEST<br/>BUDGET<br/>2013/14<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2014/15<br/>£</b> |
|---|---------------------------------|--|--|--|
| <b>NET OPERATIONAL EXPENDITURE / (INCOME)</b>     | <b>(10,304,657)</b>             | <b>(8,704,100)</b>                           | <b>(8,468,500)</b>                         | <b>(9,563,100)</b>                           |
| APPROPRIATIONS:                                   |                                 |  |  |  |
| Revenue Contribution to Capital Outlay (RCCO)     | 849,816                         | 479,300                                      | 95,000                                     | 100,000                                      |
| Appropriation: Adjust Depreciation to MRA         | 3,338,950                       | 3,404,800                                    | 3,211,600                                  | 3,020,700                                    |
| Contribution to HRA Capital Investment Reserve    | 4,434,736                       | 4,709,200                                    | 5,206,800                                  | 6,475,000                                    |
| Contributions to Early Retirement Reserve         | 80,000                          | 8,000  | 80,000                                     | 8,000  |
| Contributions from Early Retirement Reserve       | (76,089)                        | 0  | (84,200)                                   | 0  |
| Reversal of Fixed Assets impairment               | 1,668,254                       | 0  | 0  | 0  |
| Employee benefits accruals                        | (1,768)                         | 0  | 0  | 0  |
| Net IAS19 Charges for Retirement Benefits         | (280,519)                       | (379,200)                                    | (490,100)                                  | (494,800)                                    |
| Employers Contributions payable to Pension Fund   | 201,101                         | 225,500                                      | 223,200                                    | 229,900                                      |
| Pensions Interest+Rate of Return Assets           | 57,676                          | 102,400                                      | 185,200                                    | 184,600                                      |
| <b>Taken From/To Balances</b>                     | <b>(32,500)</b>                 | <b>(154,100)</b>                             | <b>(41,000)</b>                            | <b>(39,700)</b>                              |
| HRA Balance Brought Forward                       | (1,250,000)                     | (1,282,500)                                  | (1,282,500)                                | (1,323,500)                                  |
| <b>HRA BALANCE CARRIED FORWARD</b>                | <b>(1,282,500)</b>              | <b>(1,436,600)</b>                           | <b>(1,323,500)</b>                         | <b>(1,363,200)</b>                           |

| <b><u>HOUSING REPAIRS</u></b>  | <b>ACTUAL<br/>2012/13<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2013/14<br/>£</b> | <b>LATEST<br/>BUDGET<br/>2013/14<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2014/15<br/>£</b> |
|--|---------------------------------|--|--|--|
| <b><u>Cyclical &amp; Major Repairs &amp; Maintenance</u></b>   |                                 |  |  |  |
| External Decorations   | 353,527                         | 436,300                                      | 441,600                                    | 400,700                                      |
| Concrete Repairs   | 0                               | 65,000                                       | 29,900                                     | 65,000                                       |
| Internal Painting- Communal Areas  | 0                               | 80,000                                       | 72,800                                     | 72,800                                       |
| Electrical Contract  | 467,463                         | 601,400                                      | 601,400                                    | 601,400                                      |
| Gas/Heating Maintenance  | 845,814                         | 727,300                                      | 632,000                                    | 631,400                                      |
| Lift & Stairlift Maintenance   | 78,156                          | 80,000                                       | 114,800                                    | 114,800                                      |
| Door Entry & Security Maintenance  | 30,899                          | 60,000                                       | 60,000                                     | 60,000                                       |
| Shop Maintenance   | 2,236                           | 10,700                                       | 10,700                                     | 10,700                                       |
| Legionella Testing   | 3,387                           | 20,000                                       | 34,600                                     | 34,600                                       |
| Garages: Cyclical Repairs  | 138,152                         | 0  | 0  | 0  |
| Fire Risk Assessments- Communal  | 0                               | 49,300                                       | 0  | 0  |
| HRA Paths and Surfacing  | 0                               | 0  | 100,000                                    | 100,000                                      |
| HRA Asbestos Works   | 0                               | 0  | 490,600                                    | 637,600                                      |
| <b>Subtotal Cyclical &amp; Major</b>   | <b>1,919,634</b>                | <b>2,130,000</b>                             | <b>2,588,400</b>                           | <b>2,729,000</b>                             |
| <b><u>Void, Routine &amp; Responsive Repairs &amp; Maintenance</u></b>                                 |                                 |  |  |  |
| Void Repair Contract   | 755,732                         | 950,000                                      | 874,700                                    | 867,000                                      |
| Garages: Void Repairs  | 2,961                           | 0  | 11,900                                     | 11,900                                       |
| Out of Hours Contract  | 58,095                          | 70,000                                       | 53,000                                     | 48,300                                       |
| Day to Day Repairs Contract  | 1,551,317                       | 1,264,400                                    | 1,393,500                                  | 1,034,100                                    |
| Garages: Routine Repairs   | 60,738                          | 71,400                                       | 55,900                                     | 41,700                                       |
| <b>Subtotal Void, Routine &amp; Responsive</b>   | <b>2,428,843</b>                | <b>2,355,800</b>                             | <b>2,389,000</b>                           | <b>2,003,000</b>                             |
| <b><u>Capital Maintenance &amp; Improvements (summary from Housing Investment Programme 'HIP')</u></b> |                                 |  |  |  |
| Improvement / Renewal Works  | 7,171,071                       | 5,910,200                                    | 5,215,500                                  | 4,736,200                                    |
| <b>Subtotal Capital Maintenance &amp; Improvements</b>   | <b>7,171,071</b>                | <b>5,910,200</b>                             | <b>5,215,500</b>                           | <b>4,736,200</b>                             |
| <b><u>SUMMARY OF HOUSING REPAIRS, MAINTENANCE &amp; IMPROVEMENTS</u></b>                               |                                 |  |  |  |
| Cyclical & Major Repairs & Maintenance   | 1,919,634                       | 2,130,000                                    | 2,588,400                                  | 2,729,000                                    |
| Void, Routine & Responsive Repairs & Maintenance   | 2,428,843                       | 2,355,800                                    | 2,389,000                                  | 2,003,000                                    |
| <b>subtotal Revenue Repairs &amp; Maintenance</b>  | <b>4,348,477</b>                | <b>4,485,800</b>                             | <b>4,977,400</b>                           | <b>4,732,000</b>                             |
| Capital Maintenance & Improvements (HIP)   | 7,171,071                       | 5,910,200                                    | 5,215,500                                  | 4,736,200                                    |
| <b>TOTAL Housing Repairs &amp; Maintenance</b>   | <b>11,519,548</b>               | <b>10,396,000</b>                            | <b>10,192,900</b>                          | <b>9,468,200</b>                             |
| <b><u>OTHER HRA RELATED CAPITAL EXPENDITURE (summary from Housing Investment Programme 'HIP')</u></b>  |                                 |  |  |  |
| Redevelopment / New Build  | 29,574                          | 6,900,000                                    | 1,428,400                                  | 4,051,300                                    |
| Lettings Incentive Scheme  | 94,817                          | 95,000                                       | 95,000                                     | 100,000                                      |
| Equipment / Software   | 43,079                          | -  | -  | -  |
| <b>TOTAL Other Capital Expenditure</b>   | <b>167,469</b>                  | <b>6,995,000</b>                             | <b>1,523,400</b>                           | <b>4,151,300</b>                             |

The detailed Housing Investment Programme (HIP) is presented as part of a separate report to Executive and Council February 2014, 'Budget 2014/15 and Council Tax – Revenue and Capital'.

| <b><u>HRA RESERVES</u></b>                           | <b>ACTUAL<br/>2012/13<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2013/14<br/>£</b> | <b>LATEST<br/>BUDGET<br/>2013/14<br/>£</b> | <b>ORIGINAL<br/>BUDGET<br/>2014/15<br/>£</b> |
|--|---------------------------------|--|--|--|
| <b><u>HOUSING REVENUE ACCOUNT (HRA) BALANCES</u></b> |                                 |  |  |  |
| <b>Balance brought forward</b>                       | <b>(1,250,000)</b>              | <b>(1,282,500)</b>                           | <b>(1,282,500)</b>                         | <b>(1,323,500)</b>                           |
| contribution to/(from) HRA                           | (32,500)                        | (154,100)                                    | (41,000)                                   | (39,700)                                     |
| <b>Balance carried forward</b>                       | <b><u>(1,282,500)</u></b>       | <b><u>(1,436,600)</u></b>                    | <b><u>(1,323,500)</u></b>                  | <b><u>(1,363,200)</u></b>                    |
| <b><u>HRA EARLY RETIREMENT RESERVE</u></b>           |                                 |  |  |  |
| <b>Balance brought forward</b>                       | <b>(73,819)</b>                 | <b>(81,819)</b>                              | <b>(77,730)</b>                            | <b>(73,530)</b>                              |
| contribution from HRA                                | (80,000)                        | (8,000)                                      | (80,000)                                   | (8,000)                                      |
| contribution to HRA                                  | 76,089                          | -  | 84,200                                     | -  |
| <b>Net change in year</b>                            | <b><u>(3,911)</u></b>           | <b><u>(8,000)</u></b>                        | <b><u>4,200</u></b>                        | <b><u>(8,000)</u></b>                        |
| <b>Balance carried forward</b>                       | <b><u>(77,730)</u></b>          | <b><u>(89,819)</u></b>                       | <b><u>(73,530)</u></b>                     | <b><u>(81,530)</u></b>                       |
| <b><u>MAJOR REPAIRS RESERVE</u></b>                  |                                 |  |  |  |
| <b>Balance brought forward</b>                       | <b>(1,010,356)</b>              | <b>-</b>                                     | <b>-</b>                                   | <b>(232,000)</b>                             |
| contribution from HRA                                | (5,418,194)                     | (5,525,900)                                  | (5,371,000)                                | (5,327,000)                                  |
| used to fund Capital Maintenance & Improvements      | 6,428,550                       | 5,525,900                                    | 5,139,000                                  | 4,736,200                                    |
| <b>Net change in year</b>                            | <b><u>1,010,356</u></b>         | <b><u>-</u></b>                              | <b><u>(232,000)</u></b>                    | <b><u>(590,800)</u></b>                      |
| <b>Balance carried forward</b>                       | <b><u>-</u></b>                 | <b><u>-</u></b>                              | <b><u>(232,000)</u></b>                    | <b><u>(822,800)</u></b>                      |
| <b><u>HRA CAPITAL INVESTMENT RESERVE</u></b>         |                                 |  |  |  |
| <b>Balance brought forward</b>                       | <b>(8,508,233)</b>              | <b>(12,142,433)</b>                          | <b>(12,913,395)</b>                        | <b>(17,404,595)</b>                          |
| transfer from HRA                                    | (4,434,736)                     | (4,709,200)                                  | (5,206,800)                                | (6,475,000)                                  |
| used to fund Redevelopment / New Build               | 29,574                          | 6,187,200                                    | 715,600                                    | 3,241,100                                    |
| <b>Net change in year</b>                            | <b><u>(4,405,162)</u></b>       | <b><u>1,478,000</u></b>                      | <b><u>(4,491,200)</u></b>                  | <b><u>(3,233,900)</u></b>                    |
| <b>Balance carried forward</b>                       | <b><u>(12,913,395)</u></b>      | <b><u>(10,664,433)</u></b>                   | <b><u>(17,404,595)</u></b>                 | <b><u>(20,638,495)</u></b>                   |