

## **HOUSING REVENUE ACCOUNT – PROBABLE OUTTURN 2011/2012**

Overall, the Housing Revenue account is expected to outturn at some £640,000 under budget, which will leave it with a balance of just over £6m to be carried into 2012/13. This balance will be required to meet the challenges of the new self-financing regime due to begin in April 2012.

### **Rents and Service Charges**

Housing rents are expected to outturn at approximately £250,000 above budget, due to low levels of sales and the Council's policy of charging the full formula rent upon a change of tenancy. Service charges are expected to outturn £90,000 above budget mainly from leaseholder management fees being expected to be £65,000 above budget, due to a number of high value works being undertaken.

### **General Repairs**

Taken together, the responsive repairs and void repair budgets are expected to outturn at some £90,000 above budget, with Voids overspending by £110,000, and responsive repairs underspending by £20,000. The Planned Maintenance Manager expects to deal with 350 non-major voids (the major voids are capitalised) at an average cost of £1,800 per unit.

### **Planned Repairs**

This budget is expected to outturn at £75,000 below budget, mainly because of a £100,000 underspend on rewiring, offset by a predicted overspend of £10k on disabled adaptations and £50,000 on asbestos surveys. The rewiring budget is not required as these works are being channelled through the capital programme; the Asbestos surveys are underway again after a hiatus last year, and there is considerable demand for disabled adaptations.

### **General Management**

This budget is predicted to be £263,000 below budget. The main reason for this is the estimated £150,000 reduction in the Support Services recharge, which reflects support service efficiencies; the other main underspends occur in estate management, specifically around estate cleaning which is benefitting from lower contract prices.

### **Special Management**

This budget is expected to underspend by £45,000. This is due to two areas: the Open Spaces budget has benefited from a reduction in the contracted sum payable for this work and the Community Centre, which has both an increase in hire income and a decrease in the expected repair costs chargeable to it.

### **Provision for Bad Debts**

This budget is expected to outturn at £50,000 higher than budget. This is a reflection of general economic conditions, and an outturn of £150,000 is in line with the past few years' outturns.

## HOUSING REVENUE ACCOUNT BUDGET 2011/2012 TO 2014/2015

Income and Expenditure Account	CURRENT BUDGET 2011/2012	PROBABLE OUTTURN 2011/2012	BUDGET 2012/2013	BUDGET 2013/2014	BUDGET 2014/2015
	£	£	£	£	£
<b>Income</b>					
Rents from houses	(17,392,190)	(17,643,000)	(18,329,240)	(19,043,590)	(19,580,440)
Other rents	(646,120)	(679,200)	(672,120)	(697,531)	(724,210)
Charges for services and facilities	(556,000)	(645,780)	(594,000)	(603,000)	(612,180)
Minor Capital Receipts	0	(6,000)	0	0	0
Supporting People	(345,000)	(360,720)	(279,180)	(279,180)	(279,180)
<b>Total Income</b>	<b>(18,939,310)</b>	<b>(19,334,700)</b>	<b>(19,874,540)</b>	<b>(20,623,301)</b>	<b>(21,196,010)</b>
<b>Expenditure</b>					
General management	3,355,450	3,092,140	3,287,340	3,298,090	3,309,170
Special management	656,850	611,810	622,840	634,970	647,540
Housing services for the elderly	704,670	701,180	715,400	715,400	715,400
Planned repairs	1,016,400	941,570	1,066,680	1,118,760	1,173,440
General repairs	1,471,870	1,452,440	1,500,000	1,575,000	1,653,750
General repairs - voids	552,380	662,500	640,570	672,600	706,230
Negative Subsidy	5,760,120	5,763,100	0	0	0
Provision for bad debts	100,000	150,000	150,000	150,000	150,000
Miscellaneous	26,660	20,640	26,660	26,660	26,660
Capital charges:					
Depreciation - dwellings	3,204,470	3,204,470	4,787,000	4,948,000	4,948,000
Depreciation - non-dwelling assets	162,000	151,000	151,000	151,000	151,000
<b>Total Expenditure</b>	<b>17,010,870</b>	<b>16,750,850</b>	<b>12,947,490</b>	<b>13,290,480</b>	<b>13,481,190</b>
<b>Net cost of services</b>	<b>(1,928,440)</b>	<b>(2,583,850)</b>	<b>(6,927,050)</b>	<b>(7,332,821)</b>	<b>(7,714,820)</b>
Interest payable	0	0	2,410,000	2,310,000	2,204,000
Interest receivable	(75,000)	(73,730)	(53,170)	(53,170)	(53,170)
Debt repayment	0	0	4,160,000	4,160,000	4,160,000
<b>Net operating expenditure</b>	<b>(2,003,440)</b>	<b>(2,657,580)</b>	<b>(410,220)</b>	<b>(915,991)</b>	<b>(1,403,990)</b>
<b>Appropriations</b>					
Transfer from Major Repairs Reserve - Depreciation	(162,000)	(151,000)	(151,000)	(151,000)	(151,000)
Transfer to General Fund - Rent Rebate Subsidy Limitation	350,000	350,000	350,000	350,000	350,000
Revenue Contribution to Capital	2,400,000	2,400,000	2,213,000	2,052,000	2,052,000
<b>Deficit/(Surplus) for the year</b>	<b>584,560</b>	<b>(58,580)</b>	<b>2,001,780</b>	<b>1,335,009</b>	<b>847,010</b>
<b>Balance brought forward</b>	<b>(5,465,630)</b>	<b>(5,968,195)</b>	<b>(6,026,775)</b>	<b>(4,024,995)</b>	<b>(2,689,987)</b>
<b>Balance carried forward</b>	<b>(4,881,070)</b>	<b>(6,026,775)</b>	<b>(4,024,995)</b>	<b>(2,689,987)</b>	<b>(1,842,977)</b>

	CURRENT BUDGET 2011/2012 £	PROBABLE OUTTURN 2011/2012 £	BUDGET 2012/2013 £	BUDGET 2013/2014 £	BUDGET 2014/2015 £
<b>GENERAL MANAGEMENT SUMMARY</b>					
Housing Management	180,420	168,250	153,470	154,540	155,640
Estate Management	806,100	748,900	815,620	825,340	835,420
Performance	84,430	84,190	83,510	83,570	83,570
Self-financing Implementation	100,000	78,430	0	0	0
Rents	290,800	290,310	303,060	302,710	302,350
Council House Sales	30,950	31,420	30,700	30,700	30,700
Repairs	683,270	674,970	724,220	724,470	724,730
	<u>2,175,970</u>	<u>2,076,470</u>	<u>2,110,580</u>	<u>2,121,330</u>	<u>2,132,410</u>
Employee Vacancy Factor	2,720	0	0	0	0
Pension Costs	12,500	0	12,500	12,500	12,500
Support Service Costs	1,164,260	1,015,670	1,164,260	1,164,260	1,164,260
	<u>1,179,480</u>	<u>1,015,670</u>	<u>1,176,760</u>	<u>1,176,760</u>	<u>1,176,760</u>
	<u>3,355,450</u>	<u>3,092,140</u>	<u>3,287,340</u>	<u>3,298,090</u>	<u>3,309,170</u>
<b>SPECIAL HOUSING SERVICES SUMMARY</b>					
Homelessness/Lettings	294,970	290,790	292,790	292,790	292,790
Community Centres	35,410	7,840	38,250	39,290	40,360
Open Spaces	326,470	313,180	291,800	302,890	314,390
	<u>656,850</u>	<u>611,810</u>	<u>622,840</u>	<u>634,970</u>	<u>647,540</u>
<b>HOUSING SERVICES FOR THE ELDERLY SUMMARY</b>					
Alarms	88,110	80,100	88,110	88,110	88,110
Services for the Elderly	616,560	621,080	627,290	627,290	627,290
	<u>704,670</u>	<u>701,180</u>	<u>715,400</u>	<u>715,400</u>	<u>715,400</u>
<b>PLANNED MAINTENANCE</b>					
Internal Decorations (Elderly Service)	25,000	25,000	25,000	25,000	25,000
Gas Servicing	550,000	515,000	578,330	607,250	637,610
Rewiring	100,000	0	0	0	0
Disabled Adaptations	70,000	80,000	74,400	78,120	82,030
Sheltered Dwellings	25,890	25,890	27,310	28,680	30,110
Miscellaneous Works - General	0	2,680	0	0	0
Legionella Control	125,000	125,000	131,880	138,470	145,390
Asbestos Surveys	0	0	100,000	105,000	110,250
Asbestos Management	100,000	150,000	108,250	113,660	119,340
Fire Risk Assessments	15,000	15,000	15,830	16,620	17,450
Energy Rating Certificates	5,510	3,000	5,680	5,960	6,260
	<u>1,016,400</u>	<u>941,570</u>	<u>1,066,680</u>	<u>1,118,760</u>	<u>1,173,440</u>

<b>HOUSING REVENUE ACCOUNT</b>	<b>CURRENT BUDGET 2011/2012 £</b>	<b>PROBABLE OUTTURN 2011/2012 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2013/2014 £</b>
<b>Housing Management</b>					
Codes: K1501					
Spending Officer: Peter Dosad					
<b>EXPENDITURE</b>					
Employees	110,560	109,720	111,800	111,830	111,860
Supplies & Services	27,860	53,070	26,860	27,370	27,890
Transport	400	0	400	400	400
Miscellaneous	46,600	13,960	20,410	20,940	21,490
<b>GROSS EXPENDITURE</b>	<b>185,420</b>	<b>176,750</b>	<b>159,470</b>	<b>160,540</b>	<b>161,640</b>
<b>INCOME</b>					
Court Costs	(5,000)	(8,000)	(5,000)	(5,000)	(5,000)
Solar Energy Income	0	(500)	(1,000)	(1,000)	(1,000)
<b>GROSS INCOME</b>	<b>(5,000)</b>	<b>(8,500)</b>	<b>(6,000)</b>	<b>(6,000)</b>	<b>(6,000)</b>
<b>Charge to General Management Summary</b>	<b>180,420</b>	<b>168,250</b>	<b>153,470</b>	<b>154,540</b>	<b>155,640</b>
<b>Estate Management</b>					
Code: K1503					
Spending Officer: David Edie					
<b>EXPENDITURE</b>					
Employees	441,140	440,550	451,500	451,660	451,830
Premises	238,890	215,170	238,890	247,960	257,370
Supplies & Services	42,060	40,780	40,560	40,560	40,560
Transport	10,780	4,210	10,780	10,780	10,780
Agency & Contracted Services	12,660	3,000	12,660	13,150	13,650
Miscellaneous	78,360	62,980	79,020	79,020	79,020
<b>GROSS EXPENDITURE</b>	<b>823,890</b>	<b>766,690</b>	<b>833,410</b>	<b>843,130</b>	<b>853,210</b>
<b>INCOME</b>					
Charge to General Fund	(17,790)	(17,790)	(17,790)	(17,790)	(17,790)
<b>GROSS INCOME</b>	<b>(17,790)</b>	<b>(17,790)</b>	<b>(17,790)</b>	<b>(17,790)</b>	<b>(17,790)</b>
<b>Charge to General Management Summary</b>	<b>806,100</b>	<b>748,900</b>	<b>815,620</b>	<b>825,340</b>	<b>835,420</b>

**HOUSING REVENUE ACCOUNT****Performance**

Code: K1505

Spending Officer: Jackie Pye

**EXPENDITURE**

	<b>CURRENT BUDGET 2011/2012 £</b>	<b>PROBABLE OUTTURN 2011/2012 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2013/2014 £</b>
Employees	164,150	163,510	163,230	163,290	163,290
Supplies and Services	4,910	2,800	4,910	4,910	4,910
Transport	1,100	950	1,100	1,100	1,100
Miscellaneous	19,500	22,180	19,500	19,500	19,500
<b>GROSS EXPENDITURE</b>	<b>189,660</b>	<b>189,440</b>	<b>188,740</b>	<b>188,800</b>	<b>188,800</b>

**INCOME**

Recharge to General Fund	(105,230)	(105,250)	(105,230)	(105,230)	(105,230)
<b>GROSS INCOME</b>	<b>(105,230)</b>	<b>(105,250)</b>	<b>(105,230)</b>	<b>(105,230)</b>	<b>(105,230)</b>

**Charge to General Management Summary**

	<b>84,430</b>	<b>84,190</b>	<b>83,510</b>	<b>83,570</b>	<b>83,570</b>
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**Self-financing Implementation**

Code: K1508

Spending Officer: Peter Dosad

**EXPENDITURE**

Employees	100,000	68,630	0	0	0
Consultancy Fees	0	9,800	0	0	0
<b>GROSS EXPENDITURE</b>	<b>100,000</b>	<b>78,430</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Charge to General Management Summary**

	<b>100,000</b>	<b>78,430</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**Rents**

Code: K2010

Spending Officer: Alison Haines

**EXPENDITURE**

Employees	210,480	209,470	222,740	222,820	222,910
Supplies and Services	45,980	48,350	45,980	45,980	45,980
Transport	1,420	350	1,420	1,420	1,420
Agency & Contracted Services	10,000	10,000	10,000	10,000	10,000
Miscellaneous	34,230	33,450	34,230	34,230	34,230
<b>GROSS EXPENDITURE</b>	<b>302,110</b>	<b>301,620</b>	<b>314,370</b>	<b>314,450</b>	<b>314,540</b>

**INCOME**

Recharge to K2515	(11,310)	(11,310)	(11,310)	(11,740)	(12,190)
<b>GROSS INCOME</b>	<b>(11,310)</b>	<b>(11,310)</b>	<b>(11,310)</b>	<b>(11,740)</b>	<b>(12,190)</b>

**Charge to General Management Summary**

	<b>290,800</b>	<b>290,310</b>	<b>303,060</b>	<b>302,710</b>	<b>302,350</b>
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**HOUSING REVENUE ACCOUNT**

**Council House Sales**  
 Code: K2515  
 Spending Officer: Alison Haines

EXPENDITURE

	<b>CURRENT BUDGET 2011/2012 £</b>	<b>PROBABLE OUTTURN 2011/2012 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2013/2014 £</b>	<b>BUDGET 2014/2015 £</b>
Supplies and Services	450	0	200	200	200
Support Services	13,000	18,250	13,000	13,000	13,000
Agency & Contracted Services	17,500	13,170	17,500	17,500	17,500
<u>GROSS EXPENDITURE</u>	<u>30,950</u>	<u>31,420</u>	<u>30,700</u>	<u>30,700</u>	<u>30,700</u>
 <u>Charge to General Management Summary</u>	 <u>30,950</u>	 <u>31,420</u>	 <u>30,700</u>	 <u>30,700</u>	 <u>30,700</u>

**Repairs**  
 Code: K4030  
 Spending Officer: Peter Dosad

EXPENDITURE

Employees	655,850	654,190	696,800	697,050	697,310
Supplies and Services	16,920	7,770	16,920	16,920	16,920
Transport	9,500	12,500	9,500	9,500	9,500
Miscellaneous	1,000	510	1,000	1,000	1,000
<u>GROSS EXPENDITURE</u>	<u>683,270</u>	<u>674,970</u>	<u>724,220</u>	<u>724,470</u>	<u>724,730</u>
 <u>Charge to General Management Summary</u>	 <u>683,270</u>	 <u>674,970</u>	 <u>724,220</u>	 <u>724,470</u>	 <u>724,730</u>

<b>HOUSING REVENUE ACCOUNT</b>	<b>CURRENT BUDGET 2011/2012 £</b>	<b>PROBABLE OUTTURN 2011/2012 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2013/2014 £</b>	<b>BUDGET 2014/2015 £</b>
<b>Homelessness/Lettings</b>					
Code: K1502					
Spending Officer: Marie Gerald					
<u>EXPENDITURE</u>					
Employees	375,470	372,790	374,790	374,790	374,790
Supplies & Services	6,700	4,130	5,200	5,200	5,200
Transport	800	870	800	800	800
Miscellaneous	42,000	43,000	42,000	42,000	42,000
<b>GROSS EXPENDITURE</b>	<b>424,970</b>	<b>420,790</b>	<b>422,790</b>	<b>422,790</b>	<b>422,790</b>
<u>INCOME</u>					
Charge to General Fund/External Funding	(130,000)	(130,000)	(130,000)	(130,000)	(130,000)
<b>GROSS INCOME</b>	<b>(130,000)</b>	<b>(130,000)</b>	<b>(130,000)</b>	<b>(130,000)</b>	<b>(130,000)</b>
<b>Charge to Special Housing Services Summary</b>	<b>294,970</b>	<b>290,790</b>	<b>292,790</b>	<b>292,790</b>	<b>292,790</b>
<b>Community Centres</b>					
Code: K1701, K1702					
Spending Officer: Alison Haines					
<u>EXPENDITURE</u>					
Employees	32,680	32,640	36,190	36,200	36,210
Premises	27,810	15,860	27,140	28,170	29,230
Supplies and Services	1,850	720	1,850	1,850	1,850
Agency and Contracted Services	1,200	1,320	1,200	1,200	1,200
<b>GROSS EXPENDITURE</b>	<b>63,540</b>	<b>50,540</b>	<b>66,380</b>	<b>67,420</b>	<b>68,490</b>
<u>INCOME</u>					
Fees and Charges	(26,130)	(40,000)	(26,130)	(26,130)	(26,130)
Rent - Equipment Hire	(2,000)	(2,700)	(2,000)	(2,000)	(2,000)
<b>GROSS INCOME</b>	<b>(28,130)</b>	<b>(42,700)</b>	<b>(28,130)</b>	<b>(28,130)</b>	<b>(28,130)</b>
<b>Charge to Special Housing Services Summary</b>	<b>35,410</b>	<b>7,840</b>	<b>38,250</b>	<b>39,290</b>	<b>40,360</b>
<b>Open Spaces</b>					
Code: K1703					
Spending Officer: Dave Thomas					
<u>EXPENDITURE</u>					
Premises	292,670	300,180	272,910	283,280	294,030
Special - Verges, alleyways and signs	33,800	13,000	18,890	19,610	20,360
<b>GROSS EXPENDITURE</b>	<b>326,470</b>	<b>313,180</b>	<b>291,800</b>	<b>302,890</b>	<b>314,390</b>
<b>Charge to Special Housing Services Summary</b>	<b>326,470</b>	<b>313,180</b>	<b>291,800</b>	<b>302,890</b>	<b>314,390</b>

**HOUSING REVENUE ACCOUNT**

	<b>CURRENT BUDGET 2011/2012 £</b>	<b>PROBABLE OUTTURN 2011/2012 £</b>	<b>BUDGET 2012/2013 £</b>	<b>BUDGET 2013/2014 £</b>	<b>BUDGET 2014/2015 £</b>
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**Alarms**

Code: K1801

Spending Officer: Alison Haines

EXPENDITURE

Supplies and Services	37,610	33,520	37,610	37,610	37,610
Agency and Contracted Services	50,500	48,700	50,500	50,500	50,500
<u>GROSS EXPENDITURE</u>	<u>88,110</u>	<u>82,220</u>	<u>88,110</u>	<u>88,110</u>	<u>88,110</u>

INCOME

Contribution from Users	0	(2,120)	0	0	0
<u>GROSS INCOME</u>	<u>0</u>	<u>(2,120)</u>	<u>0</u>	<u>0</u>	<u>0</u>

Charge to Housing Services for the Elderly Summary

	<u>88,110</u>	<u>80,100</u>	<u>88,110</u>	<u>88,110</u>	<u>88,110</u>
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**Sheltered Dwellings**

Code: K1802

Spending Officer: Alison Haines

EXPENDITURE

Employees	304,500	318,910	306,710	306,710	306,710
Premises	254,450	268,940	262,970	262,970	262,970
Supplies and Services	46,750	30,970	46,750	46,750	46,750
Transport	8,790	4,100	8,790	8,790	8,790
Miscellaneous	2,500	0	2,500	2,500	2,500
<u>GROSS EXPENDITURE</u>	<u>616,990</u>	<u>622,920</u>	<u>627,720</u>	<u>627,720</u>	<u>627,720</u>

INCOME

Income	(430)	(1,840)	(430)	(430)	(430)
<u>GROSS INCOME</u>	<u>(430)</u>	<u>(1,840)</u>	<u>(430)</u>	<u>(430)</u>	<u>(430)</u>

Charge to Housing Services for the Elderly Summary

	<u>616,560</u>	<u>621,080</u>	<u>627,290</u>	<u>627,290</u>	<u>627,290</u>
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**SUMMARY AVERAGE RENT INCREASE 2012/2013**

Property Type		Average Rent based on 48 week year 2011/2012	Average Increase	<b>New Average Rent 2012/2013</b>	%
		£	£	£	
All Properties	Bedsit	62.97	3.69	<b>66.66</b>	<b>5.86%</b>
	1 Bedroom	71.68	6.86	<b>78.54</b>	<b>9.57%</b>
	2 Bedroom	84.44	5.04	<b>89.48</b>	<b>5.97%</b>
	3 Bedroom	96.41	6.15	<b>102.56</b>	<b>6.38%</b>
	4 Bedroom	103.57	6.69	<b>110.26</b>	<b>6.46%</b>
	6 Bedroom	106.03	8.63	<b>114.66</b>	<b>8.14%</b>
Supported Housing only		79.01	4.18	<b>83.19</b>	<b>5.29%</b>
<b>Average Rent across all properties</b>		85.16	5.13	<b>90.29</b>	<b>6.02% *</b>

\* the rent increase has been calculated by reference to the government's rent restructuring methodology. The increase to be applied to each individual rent is inflation (5.6%) plus 0.5%, plus or minus £2, with the latter applying to those properties under/over their formula rent. Although the overall average increase is 6.02% there are a number of individual variations as can be seen from the table above.

## HOUSING REVENUE ACCOUNT FEES AND CHARGES

### SUPPORTED HOUSING SCHEMES

	<u>Present</u>	<u>Proposed</u>
Use of Guest Room	£10.50 inclusive of VAT per night	£11.00 inclusive of VAT per night
<b>GARAGE RENTS</b>		
Council Tenants	£9.50 per week, per 48 week rent year	£10.00 per week, per 48 week rent year
Non-Council Tenants	£11.40 inclusive of VAT per week, per 48 week rent year	£12.00 inclusive of VAT per week, per 48 week rent year
<b>PARKING SPACES</b>		
Council Tenants	£6.50 per week, per 48 week rent year	£7.00 per week, per 48 week rent year
Non-Council Tenants	£7.80 inclusive of VAT per week, per 48 week rent year	£8.40 inclusive of VAT per week, per 48 week rent year
<b>DIGITAL TV CHARGES</b>		
Charge for Digital TV Aerial Upgrades (ahead of analogue signal switch off)	£0.50 per week (applicable to Council properties with a communal aerial for a 7 year period to cover initial installation and maintenance costs).	£0.50 per week (applicable to Council properties with a communal aerial for a 7 year period to cover initial installation and maintenance costs).

## SERVICE CHARGES

### GENERAL PURPOSE PROPERTIES

Not all properties incur a service charge. Typically, only flats, maisonettes and similar properties with communal areas incur a service charge. The charges being made are for communal lighting, communal cleaning, window cleaning, laundry, security/entryphones, and grounds maintenance.

The charges below are the **average** over the properties in that category that will incur a service charge. Individual service charges will differ. Service charges reflect the actual cost of services and can go up or down.

Property type	Average service charge (based on a 48 week rent year) 2011/2012	Average service charge (based on a 48 week rent year) 2012/2013
	Average over properties attracting service charge	Average over properties attracting service charge
	£	£
Bedsit	4.08	4.63
1 bedroom	4.95	5.07
2 bedroom	1.64	1.80
3 bedroom	0.89	0.84
4 bedroom	0.95	0.95
6 bedroom	1.27	0.79

## SUPPORTED HOUSING PROPERTIES

All residents of supported housing are liable to pay a service charge. These are detailed in the table below.

## INDIVIDUAL HEATING CHARGES

In addition to the service charges listed above, some residents of supported housing schemes are liable to pay for their fuel as not every property has its own meter. These heating charges are shown in the table below. The heating charges are calculated scheme by scheme and, to smooth out the increases, the charge is calculated by looking at the projected cost for the coming year, the current year cost and the previous year's actual charge.

Supported Housing Scheme	Ward	Service charges (based on a 48 week rent year)	Heating charge (based on a 48 week rent year)
		£	£
Crusader Court	Joyce Green	8.15	7.45
Mill Court	Sutton-at-Hone and Hawley	7.93	5.02
Farrell Court	Wilmington	6.29	5.16
Manor Farm	Swanscombe	1.70	N/A
Stow Court	Stone	11.65	4.50
Lenderyou Court	Princes	7.19	7.31
Elizabeth Court	Bean and Darenth	7.31	N/A
Warren Court**	Princes	3.95	10.45
The Homestead	West Hill	4.78	N/A
Alamein Gardens	Stone	5.98	N/A
Templars Court	Joyce Green	6.50	5.62
Thatcher Court	Town	8.13	5.82
Hilltop Gardens	Joyce Green	3.91	N/A
Wardona Court	Swanscombe	7.65	4.97

\*\* the majority of properties have their own individual gas supply and meter; the heating charge will not apply to these tenants.

## Housing Revenue Account - Summary Self Financing Business Plan 2012/13 to 2021/22

Year Ending	31/03/2012	31/03/2013	31/03/2014	31/03/2015	31/03/2016	31/03/2017	31/03/2018	31/03/2019	31/03/2020	31/03/2021
Year of business plan	0	1	2	3	4	5	6	7	8	9
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
<b>Expenditure:</b>										
Management	4,744	4,777	4,804	4,924	5,047	5,173	5,303	5,435	5,571	5,710
Repairs	3,041	3,209	3,369	3,538	3,626	3,717	3,810	3,905	4,003	4,103
Depreciation/contribution to Major Repair Reserve	3,204	4,787	4,948	4,948	4,948	4,948	4,948	4,948	4,948	4,948
Negative subsidy	5,763	0	0	0	0	0	0	0	0	0
Other	462	417	361	294	219	224	230	236	242	248
	17,213	13,190	13,482	13,704	13,840	14,063	14,291	14,524	14,764	15,009
<b>Income</b>	(19,671)	(19,982)	(20,671)	(21,275)	(21,891)	(22,488)	(23,101)	(23,731)	(24,380)	(25,047)
<b>Net (Income)</b>	<u>(2,458)</u>	<u>(6,792)</u>	<u>(7,189)</u>	<u>(7,572)</u>	<u>(8,051)</u>	<u>(8,425)</u>	<u>(8,811)</u>	<u>(9,207)</u>	<u>(9,616)</u>	<u>(10,038)</u>
Debt Repayment	0	4,161	4,161	4,161	4,161	4,161	4,161	4,161	4,161	4,161
Interest Payable	0	2,419	2,312	2,205	2,099	1,992	1,885	1,778	1,672	1,565
Total Interest Payable and Debt Repayment	0	6,580	6,473	6,367	6,260	6,153	6,046	5,940	5,833	5,726
<b>Net (Income) - after debt</b>	<u>(2,458)</u>	<u>(212)</u>	<u>(716)</u>	<u>(1,205)</u>	<u>(1,791)</u>	<u>(2,272)</u>	<u>(2,765)</u>	<u>(3,268)</u>	<u>(3,783)</u>	<u>(4,311)</u>
Revenue Financing of Capital Expenditure	2,400	2,213	2,052	2,052	2,052	2,052	2,052	2,052	2,052	2,052
<b>Net Expenditure / (Income) - after contribution to capital</b>	<u>(58)</u>	<u>2,001</u>	<u>1,336</u>	<u>847</u>	<u>261</u>	<u>(220)</u>	<u>(713)</u>	<u>(1,216)</u>	<u>(1,731)</u>	<u>(2,259)</u>
<b>HRA Balances:</b>										
Brought Forward	(5,968)	(6,027)	(4,025)	(2,690)	(1,843)	(1,581)	(1,801)	(2,514)	(3,729)	(5,461)
Net Expenditure/(Income)	(58)	2,001	1,336	847	261	(220)	(713)	(1,216)	(1,731)	(2,259)
<b>Carried Forward</b>	<u>(6,027)</u>	<u>(4,025)</u>	<u>(2,690)</u>	<u>(1,843)</u>	<u>(1,581)</u>	<u>(1,801)</u>	<u>(2,514)</u>	<u>(3,729)</u>	<u>(5,461)</u>	<u>(7,720)</u>