

HOUSING REVENUE ACCOUNT - MEDIUM TERM FINANCIAL STRATEGY 2009/10 TO 2013/14

APPENDIX G

HRA Summary	2008/09		2009/10		2010/11		2011/12		2012/13		2013/14	
	Original Budget £000s	Revised Budget after P7 Adj £000s	Increase / (Decrease) £000s	Draft Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s	Increase / (Decrease) £000s	Draft Budget £000s
Company Income	(52,756)	(52,564)	(1,890)	(54,454)	(1,643)	(56,097)	942	(55,155)	(1,479)	(56,634)	(1,263)	(57,897)
Chief Executive	253	244	6	250	6	257	6	263	7	270	7	276
Housing Management	10,784	10,238	449	10,557	254	10,811	270	11,081	277	11,358	285	11,643
Business Improvement	2,680	2,965	336	3,331	65	3,396	(9)	3,386	86	3,472	93	3,565
Finance	2,007	20,495	1,518	22,093	552	22,645	566	23,212	580	23,792	595	24,386
Building Services	28,752	9,928	(629)	9,306	542	9,849	(4)	9,845	346	10,190	94	10,285
Asset Management	848	837	14	857	22	879	22	900	22	923	23	946
Corporate	7,433	7,863	197	8,060	202	8,261	(1,794)	6,468	162	6,629	166	6,795
Total Company Accounts	0	6	0	0	0	0	0	0	0	0	0	0
Rental Income	(64,504)	(64,504)	(4,092)	(68,597)	(3,999)	(72,596)	(3,435)	(76,031)	(3,597)	(79,628)	(3,767)	(83,396)
Non Dwelling Rents	(2,127)	(2,127)	(89)	(2,216)	(46)	(2,261)	(47)	(2,308)	(48)	(2,356)	(49)	(2,405)
HRA Subsidy	(16,081)	(16,081)	(160)	(16,241)	627	(15,614)	285	(15,329)	457	(14,872)	1,787	(13,085)
Leasehold Service Charge Income	(4,730)	(4,730)	(128)	(4,858)	(132)	(4,990)	(135)	(5,125)	(138)	(5,263)	(142)	(5,404)
Tenant Service Charge Income	(8,585)	(8,585)	(1,239)	(9,823)	(227)	(10,050)	(232)	(10,282)	(238)	(10,521)	(244)	(10,765)
Miscellaneous Income	(5,626)	(5,626)	213	(5,413)	(128)	(5,541)	(131)	(5,672)	(134)	(5,806)	(138)	(5,943)
Housing Management Costs	6,824	6,824	494	7,318	176	7,494	180	7,674	185	7,859	189	8,048
Repairs & Maintenance	210	210	5	215	5	221	6	226	6	232	6	238
Bad Debt Provision	1,100	1,100	50	1,150	50	1,200	50	1,250	50	1,300	50	1,350
Service Charge Costs	7,178	7,178	788	7,966	199	8,165	204	8,369	209	8,578	214	8,792
Total Managed Accounts	(86,341)	(86,341)	(4,158)	(90,499)	(3,474)	(93,973)	(3,255)	(97,228)	(3,249)	(100,477)	(2,094)	(102,571)
Temporary Accommodation Income	(4,931)	(4,931)	435	(4,496)	(132)	(4,608)	(116)	(4,725)	(122)	(4,847)	(128)	(4,975)
Housing Management Direct Costs	1,435	1,435	36	1,471	37	1,507	38	1,545	39	1,584	40	1,623
Supported Housing Costs	3,175	3,175	(49)	3,126	81	3,206	83	3,289	85	3,373	87	3,460
Repairs & Maintenance	308	308	8	316	8	324	8	332	8	340	9	349
Capital Financing Charges	43,599	43,599	2,550	46,149	3,180	49,329	3,678	53,007	3,740	56,746	606	57,352
Other Property Costs	2,498	2,498	(553)	1,945	47	1,991	48	2,039	49	2,088	50	2,138
Bad Debt Provisions	31	31	10	41	10	51	10	61	10	71	10	81
ALMO Management Fee	39,690	39,690	1,569	41,259	1,313	42,571	(1,280)	41,291	1,132	42,424	908	43,331
Total Retained Accounts	85,804	85,804	4,025	89,829	4,542	94,371	2,468	96,839	4,940	101,779	1,580	103,360
TOTAL HOUSING REVENUE ACCOUNT	(537)	(531)	(133)	(670)	1,069	399	(788)	(389)	1,692	1,302	(513)	789
Planned Opening HRA Balance	(4,690)	(4,724)		(5,255)		(5,925)		(5,526)		(5,915)		(4,613)
In-Year Use of Balances	(537)	(531)		(670)		399		(389)		1,302		789
Planned Closing Balance	(5,227)	(5,255)		(5,925)		(5,526)		(5,915)		(4,613)		(3,824)

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HRA Summary - Budget Variations					
Managed and Retained Budgets					
Change	2009/10 over 2008/09 £000s	2010/11 over 2009/10 £000s	2011/12 over 2010/11 £000s	2012/13 over 2011/12 £000s	2013/14 over 2012/13 £000s
Rent Increase	-4,361	-4,307	-3,736	-3,914	-4,099
Service Charges	-549	0	0	0	0
Budget Pressures in 2008/09	406	0	0	0	0
ALMO Management Fee	1,569	1,313	-1,280	1,132	908
Capital Financing Charges	2,550	3,180	3,678	3,740	606
Inflation	177	11	11	12	12
Increase In Bad Debts Provision	60	60	60	60	60
Housing Stock Reduction	175	185	195	204	214
Subsidy	-160	627	285	457	1,786
Total Variations Managed and Retained	-133	1,069	-788	1,692	-513
Company Budgets					
New Investment	1,771	281	-344	100	-153
New Efficiencies	-1,083	0	-2,000	0	0
Existing Efficiencies	-109	0	0	0	0
Budget Pressures in 2008/09	0	0	0	0	0
Inflation	990	1,031	1,064	1,032	1,061
ALMO Management Fee	-1,569	-1,312	1,280	-1,132	-908
Total Variations Company	0	0	0	0	0
Variations - All HRA					
Rent Increase	-4,361	-4,307	-3,736	-3,914	-4,099
Service Charges	-549	0	0	0	0
Capital Financing Charges	2,550	3,180	3,678	3,740	606
Inflation	1,166	1,043	1,076	1,044	1,072
Increase In Bad Debts Provision	60	60	60	60	60
Contingency change	0	0	0	0	0
Housing Stock Reduction	175	185	195	204	214
Subsidy	-160	627	285	457	1,786
New Investment	1,771	281	-344	100	-153
New Efficiencies	-1,083	0	-2,000	0	0
Budget Pressures in 2008/09	406	0	0	0	0
Existing Efficiencies	-109	0	0	0	0
Total Variations All HRA	-133	1,069	-788	1,692	-513

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HRA New Investment and Efficiencies					
HRA Summary - List New Investment					
Change	2009/10 over 2008/09 £000s	2010/11 over 2009/10 £000s	2011/12 over 2010/11 £000s	2012/13 over 2011/12 £000s	2013/14 over 2012/13 £000s
Meet best practice standards for control of bacteria in water systems	60	0	0	0	-60
To establish an inspection regime for road and footpath maintenance	300	0	0	0	0
Review career development for Surveyors	40	0	0	0	0
Review admin support activities	0	0	0	0	0
Develop Resident Assoc. Project Grants	10	0	0	0	0
Central Ventilation maintenance	0	300	-250	0	0
Lighting inspection test and maintenance	200	0	0	0	0
Progress with Fire Risk Assessments and carry out required improvements/ routine maintenance.	250	0	0	0	0
Procurement of a contract to survey, contain or remove asbestos	0	0	0	0	0
Signing sheets for cleaning records	10	-10	0	0	0
Customer Service Excellence Award	37	-30	-7	0	7
Training & Development of Residents for Board Membership	10	0	0	0	0
Lightning protection maintenance	0	30	0	0	0
Letting of Gas Maintenance Contract	0	0	0	100	-100
Assist the business to develop and embed the information management strategy	10	0	0	0	0
Maintain accreditation under ISO9001 with BSI and review the Quality Management systems to ensure that they remain fit for purpose according to BSI standards. Extend BSI accreditation to the Feedback Team and the Repairs Client by end of quarter 2.	2	0	0	0	0
Engage and inform staff in preparation for Audit Commission re-inspection (3-stars!) in 2010.	10	0	0	0	0
Staff events to help build relationships and break down inter-departmental barriers	20	0	0	0	0
Produce printed annual report for all stakeholders by August 2009.	15	0	0	0	0
Renew door entry maintenance contract	20	-20	0	0	0
Vehicle re-indexing costs (vehicles not previously charged to ESOs)	4	0	0	0	0
Accord contractual inflation	4	0	0	0	0
To complete annual safety checks for worklodges and stores and implement follow up actions	4	0	0	0	0
Additional Support costs for parking	8	0	0	0	0
Maintain Investors In People	9	-9	0	0	0
Additional HR Support (2 additional staff)	75	0	0	0	0
Ensure compliance with Construction (Design Management) regulations	50	0	0	0	0
Develop youth engagement project & recruit more young people	30	-20	-10	0	0
Project Manage the preparation and inspection for Audit Commission inspection	22	-10	-12	0	0
Additional Accomodation - Ashley Rd _Unavoidable	30	0	0	0	0
Increased Waste Costs	160	0	0	0	0
Implement programme of window inspections and repairs	200	0	0	0	0
Link 12 new lifts on BWF by phone to concierges, lift engineers etc in accordance with current legislation	5	0	0	0	0
Mobile estate monitoring working	8	0	0	0	0
Specialist Resident Estate Monitors	8	0	0	0	0
Audit Commission inspection	15	50	-65	0	0
Cleaning in Supported Housing	125	0	0	0	0
Additional Income Collection Support Costs	20	0	0	0	0
Total New Investment	1,771	281	-344	100	-153

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HRA New Investment and Efficiencies					
HRA Summary - New Investment Service					
Change	2009/10 over 2008/09 £000s	2010/11 over 2009/10 £000s	2011/12 over 2010/11 £000s	2012/13 over 2011/12 £000s	2013/14 over 2012/13 £000s
Best Value and Projects Team - 1 FTE	84	10	-84	0	7
Business Support Q&L	2	0	0	0	0
Communications Team	45	0	0	0	0
Design and Engineering Team	280	310	-250	100	-160
Estate Services	171	-10	0	0	0
Governance Team	10	0	0	0	0
Income Collection	20	0	0	0	0
People Management Team - 2 FTE	84	-9	0	0	0
Repairs Client Team	1,030	0	0	0	0
Resident Involvement	40	-20	-10	0	0
Tenancy Management	5	0	0	0	0
Total New Investment	1,771	281	-344	100	-153
HRA Summary - New Efficiencies					
Change	2009/10 over 2008/09 £000s	2010/11 over 2009/10 £000s	2011/12 over 2010/11 £000s	2012/13 over 2011/12 £000s	2013/14 over 2012/13 £000s
Gas maintenance Contract	-1083	0	0	0	0
Further Efficiencies	0	0	-2,000	0	0
Total New Efficiencies	-1,083	0	-2,000	0	0