**Housing Revenue Account** **Appendix G**

| Summary HRA | 2005/06 | | | 2006/07 | | 2007/08 | | 2008/09 | | 2009/10 | | 2010/11 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | *Original Budget* | *Increase / (Decrease)* | *Revised Budget* | *Increase / (Decrease)* | *Draft Budget* | *Increase / (Decrease)* | *Draft Budget* | *Increase / (Decrease)* | *Draft Budget* | *Increase / (Decrease)* | *Draft Budget* | *Increase / (Decrease)* | *Draft Budget* |
| Rental Income | (57,896) | (679) | (58,575) | (2,132) | (60,707) | (2,262) | (62,969) | (2,467) | (65,436) | (2,678) | (68,114) | (2,895) | (71,009) |
| Non Dwelling Rents | (1,708) | - | (1,708) | (13) | (1,721) | (13) | (1,734) | - | (1,734) | - | (1,734) | - | (1,734) |
| HRA Subsidy | (22,151) | (1,287) | (23,438) | 1,471 | (21,966) | 818 | (21,149) | 1,664 | (19,484) | 1,612 | (17,873) | 1,562 | (16,311) |
| Tenanted Service Charge Income | (4,821) | 230 | (4,591) | (154) | (4,745) | (82) | (4,827) | (91) | (4,918) | (100) | (5,018) | (108) | (5,127) |
| Leasehold Service Charge Income | (4,970) | - | (4,970) | (727) | (5,697) | 711 | (4,986) | 418 | (4,568) | (177) | (4,745) | (172) | (4,918) |
| Misc Income | (8,223) | (286) | (8,509) | (41) | (8,550) | (42) | (8,592) | (41) | (8,633) | (43) | (8,676) | (44) | (8,720) |
| **Total Income** | **(99,768)** | **(2,022)** | **(101,790)** | **(1,597)** | **(103,387)** | **(870)** | **(104,257)** | **(517)** | **(104,774)** | **(1,386)** | **(106,160)** | **(1,658)** | **(107,818)** |
| | | | | | | | | | | | | | |
| Housing Management Costs | 22,742 | (166) | 22,576 | (971) | 21,605 | (1,211) | 20,394 | 53 | 20,447 | 657 | 21,104 | 591 | 21,695 |
| Bad Debt Provision | 649 | - | 649 | - | 649 | - | 649 | - | 649 | - | 649 | - | 649 |
| Responsive Repairs & Maint | 18,269 | 1,598 | 19,867 | (108) | 19,759 | 215 | 19,974 | 430 | 20,404 | 586 | 20,990 | 609 | 21,599 |
| Other Revenue Spend | 3,224 | 1,275 | 4,499 | (546) | 3,953 | (582) | 3,371 | - | 3,371 | - | 3,371 | - | 3,371 |
| HRA Cost of Rent Rebates | 436 | - | 436 | (436) | - | - | - | - | - | - | - | - | - |
| Capital Financing Charges | 43,163 | 182 | 43,345 | 371 | 43,716 | 741 | 44,457 | 776 | 45,232 | 810 | 46,042 | 843 | 46,885 |
| Service Charge Costs | 13,075 | (44) | 13,031 | 559 | 13,590 | 578 | 14,168 | 411 | 14,579 | 423 | 15,002 | 435 | 15,437 |
| **Total Spend** | **101,558** | **2,329** | **104,403** | **(1,131)** | **103,272** | **(259)** | **103,013** | **1,670** | **104,683** | **2,476** | **107,158** | **2,478** | **109,636** |
| | | | | | | | | | | | | | |
| **Total Housing Revenue Account** | **1,790** | **823** | **2,613** | **(2,728)** | **(115)** | **(1,129)** | **(1,244)** | **1,153** | **(91)** | **1,090** | **998** | **819** | **1,818** |
| | | | | | | | | | | | | | |
| ***Planned Opening HRA Balance*** | ***(7,448)*** | | ***(7,448)*** | | ***(4,347)*** | | ***(4,462)*** | | ***(5,705)*** | | ***(5,796)*** | | ***(4,798)*** |
| *Prior Year Adjustment* | *488* | | *488* | | | | | | | | | | |
| ***Actual Opening HRA Balance*** | ***(6,960)*** | | ***(6,960)*** | | | | | | | | | | |
| *In-Year Use of Balances* | *1,790* | *823* | *2,613* | | *(115)* | | *(1,244)* | | *(91)* | | *998* | | *1,818* |
| ***Planned Closing Balance*** | ***(5,170)*** | ***823*** | ***(4,347)*** | | ***(4,462)*** | | ***(5,705)*** | | ***(5,796)*** | | ***(4,798)*** | | ***(2,980)*** |

## Housing Revenue Account

**Appendix G**

| *HRA Budget Head* | **2005/06** | **2006/07** | **2007/08** | **2008/09** | **2009/10** | **2010/11** | | |
|---|---|---|---|---|---|---|---|---|
| ***Summary of budget changes*** | *Gross Budget* | *Increase / (Decrease)* | *Increase / (Decrease)* | *Increase / (Decrease)* | *Increase / (Decrease)* | *Increase / (Decrease)* | ***Total Increase / (Decrease)*** | Comment |
| External Factors | | | | | | | | |
| Inflationary increases in costs | (247) | 2,081 | 2,421 | 1,507 | 1,624 | 1,590 | 8,976 | Pay 3%, general 2.5% plus planned pension contributions |
| Housing Subsidy changes | (149) | 2,177 | 1,444 | 2,888 | 2,861 | 2,834 | 12,055 | Ongoing net clawback of subsidy re guideline rents |
| Rent & Service Charge Increases | - | (3,176) | (3,335) | (3,501) | (3,676) | (3,860) | (17,549) | Rent income based on proposed average 4.99% increase |
| Subsidy & Income impact of RTB sales | - | 85 | 344 | 309 | 280 | 256 | 1,273 | Assumed declining sales through right to buy |
| Housing Benefit Subsidy changes | - | (436) | - | - | - | - | (436) | |
| Increase in demand for Repairs | 2,012 | - | - | - | - | - | 2,012 | Base increase in 2005/06 to be funded by efficiencies |
| **Subtotal External Factors** | **1,616** | **730** | **874** | **1,203** | **1,089** | **820** | **6,331** | |
| Internal Factors | | | | | | | | |
| Planned service improvements as per PBPR | - | 1,182 | (317) | - | - | - | 865 | New pre-business plan investments mostly new ALMO costs |
| Planned efficiency savings | 184 | (1,315) | (581) | (150) | - | - | (1,862) | New and existing savings, including ALMO efficiencies |
| Fall-out of one-off investments | - | (1,700) | (400) | (500) | - | - | (2,600) | Better Haringey £2m and ALMO set up costs |
| Reductions in support service costs | - | - | (1,000) | - | - | - | (1,000) | Target efficiency savings from BV reviews |
| Reduction in contingency provision | (250) | (250) | - | - | - | - | (500) | |
| Repairs Contractor efficiencies | - | (592) | (592) | - | - | - | (1,184) | HHBS implemented through IT investment |
| Proposed Sheltered Housing Efficiencies | (250) | - | - | - | - | - | (250) | |
| Reprofiling of leasehold bad debt provision | - | (500) | 900 | 600 | - | - | 1,000 | |
| Impact of reduction in Rent loss on Voids | (70) | (70) | - | - | - | - | (140) | |
| Reduced use of external Repairs partners | (300) | (200) | - | - | - | - | (500) | |
| Additional income anticipated | (107) | (13) | (13) | - | - | - | (133) | |
| **Subtotal Internal Factors** | **(793)** | **(3,458)** | **(2,003)** | **(50)** | **-** | **-** | **(6,304)** | |
| **Total Revenue Budgets** | **823** | **(2,728)** | **(1,129)** | **1,153** | **1,089** | **820** | **27** | |