HRA Budget 2007/08 - 2011/12

Appendix G

Summary Housing Revenue Account (HRA)	2006/07		2007/08		2008/09		2009/10		2010/11		2011/12	
	Increase / (Decrease)	Draft Budget	Increase / (Decrease)	Draft Budget	Increase / (Decrease)	Draft Budget	Increase / (Decrease)	Draft Budget	Increase / (Decrease)	Draft Budget	Increase / (Decrease)	Draft Budget
Rental Income	(2,132)	(60,707)	(2,379)	(63,086)	(2,770)	(65,857)	(3,012)	(68,869)	(3,163)	(72,032)	(3,153)	(75,185)
Non Dwelling Rents	(13)	(1,721)	(56)	(1,777)	(44)	(1,821)	(46)	(1,867)	(47)	(1,914)	(48)	(1,962)
HRA Subsidy	1,471	(21,966)	1,763	(20,203)	1,535	(18,668)	1,566	(17,103)	1,558	(15,545)	1,768	(13,777)
Tenanted Service Charge Income	(154)	(4,745)	(131)	(4,876)	(114)	(4,990)	(125)	(5,115)	(129)	(5,244)	(133)	(5,377)
Leasehold Service Charge Income	(727)	(5,697)	1,099	(4,598)	455	(4,143)	(136)	(4,279)	(140)	(4,418)	(144)	(4,562)
Misc Income	(41)	(8,550)	(42)	(8,592)	(41)	(8,633)	(43)	(8,676)	(44)	(8,720)	(45)	(8,765)
Total Income	**(1,597)**	**(103,387)**	**255**	**(103,132)**	**(980)**	**(104,112)**	**(1,796)**	**(105,908)**	**(1,964)**	**(107,873)**	**(1,755)**	**(109,628)**
Housing Management Costs	(971)	21,605	(901)	20,704	(1,808)	18,897	693	19,590	578	20,167	595	20,762
Bad Debt Provision	-	649	-	649	-	649	-	649	-	649	-	649
Responsive Repairs & Maint	(108)	19,759	307	20,066	(167)	19,899	471	20,370	491	20,861	505	21,366
Other Revenue Spend	(546)	3,953	(395)	3,558	219	3,777	(56)	3,721	-	3,721	-	3,721
HRA Cost of Rent Rebates	(436)	-	-	-	-	-	-	-	-	-	-	-
Capital Financing Charges	371	43,716	716	44,432	785	45,217	873	46,089	935	47,024	960	47,985
Service Charge Costs	559	13,590	578	14,168	411	14,579	423	15,002	435	15,437	448	15,885
Total Spend	**(1,131)**	**103,272**	**305**	**103,577**	**(560)**	**103,017**	**2,404**	**105,421**	**2,439**	**107,860**	**2,508**	**110,368**
Total Housing Revenue Account	**(2,728)**	**(115)**	**560**	**445**	**(1,540)**	**(1,095)**	**608**	**(487)**	**474**	**(12)**	**753**	**740**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Planned Opening HRA Balance	***(4,347)***	***(3,878)***	***(3,432)***	***(4,527)***	***(5,013)***	***(5,026)***
Prior Year Adjustment						
Actual Opening HRA Balance						
In-Year Use of Balances (as Period 7)	*469*	*445*	*(1,095)*	*(487)*	*(12)*	*740*
Planned Closing Balance	***(3,878)***	***(3,432)***	***(4,527)***	***(5,013)***	***(5,026)***	***(4,285)***

Appendix G

HRA Budget 2007/08 - 2011/12

HRA variations	2007/08	2008/09	2009/10	2010/11	2011/12
	Increase / (Decrease)	Increase / (Decrease)	Increase / (Decrease)	Increase / (Decrease)	Increase / (Decrease)
Contingency reduction	(1,000)	(500)	0	0	0
Previously agreed efficiencies	(1,777)	(1,050)	0	0	0
New efficiencies	(890)	(1,000)	0	0	0
Income	(13)	0	0	0	0
Inflation	2,378	1,503	1,550	1,512	1,554
Lease expiry	187	219	(56)	0	0
Leasehold income adjustment	1,300	600	0	0	0
Previously agreed growth	(113)	0	0	0	0
New growth	1,292	(599)	(50)	(100)	(100)
Rent income increase (5.0%)	(3,397)	(3,494)	(3,664)	(3,842)	(3,862)
Impact of right to buys	211	(4)	71	181	105
Subsidy loss	2,381	2,785	2,757	2,724	3,055
Total variations	560	(1,540)	608	474	753

HRA BUDGET 2007/08 - 2011/12

Savings / Investment Items (HRA)	2007/08	2008/09	2009/10	2010/11	2011/12
	Increase /	Increase /	Increase /	Increase /	Increase /
New efficiency savings	(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease)
PBPR 0708 Delete 4 S&E posts EFF06	(120)	0	0	0	0
PBPR 0708 Delete 5 Ops posts EFF05	(150)	0	0	0	0
PBPR 0708 Delete o-o-h sewer manager EFF08	(15)	0	0	0	0
PBPR 0708 Efficiencies in Housing Management running costs	(25)	0	0	0	0
PBPR 0708 Phasing out of Giro	(150)	0	0	0	0
PBPR 0708 Rationalisation of Storage and disposal of tenants effects	(40)	0	0	0	0
PBPR 0708 Recycling Initiatives EFF12	(24)	0	0	0	0
PBPR 0708 Reduce needs-led overtime EFF07	(74)	0	0	0	0
PBPR 0708 Reduced Estate Services costs and/or staff EFF02	(39)	0	0	0	0
PBPR 0708 Reduced one-off costs in GAS09 EFF03	(17)	0	0	0	0
PBPR 0708 Reductions in payroll, HIT, & mobile phones. EFF04	(36)	0	0	0	0
PBPR 0708 Renegotiate partners' pricing EFF14	(100)	0	0	0	0
PBPR 0708 SLA Review - Communications EFF20	(30)	0	0	0	0
PBPR 0708 SLA Review - Equalities EFF18	(15)	0	0	0	0
PBPR 0708 SLA Review - OD&L EFF17	(34)	0	0	0	0
Procurement Saving (Repairs)	0	(500)	0	0	0
PBPR 0708 SLA Review - other savings from reviews	(21)	0	0	0	0
Efficiencies to be identified	0	(500)	0	0	0
Subtotal New Efficiencies	**(890)**	**(1,000)**	**0**	**0**	**0**
New investments					
PBPR 0708 Additional Shrub Pruning	45	0	0	0	0
PBPR 0708 Board Elections GAS09	42	(40)	50	0	0
PBPR 0708 Develop BSI In-house auditing capacity GAS04	6	0	0	0	0
PBPR 0708 DSE Compliance GAS03	3	(2)	0	0	0
PBPR 0708 external quality accreditation in HfH (exc staffing) GAS06	5	0	0	0	0
PBPR 0708 Gas Maintenance GAS24	500	(100)	(100)	(100)	(100)
PBPR 0708 Health & Safety guide for HfH staff GAS08	4	0	0	0	0
PBPR 0708 Increase Health and Safety Team by 1 FTE GAS02	38	0	0	0	0
PBPR 0708 Recycling Policy GAS05	10	0	0	0	0
PBPR 0708 Door Entry - Additional Maintenance GAS21	75	0	0	0	0
PBPR 0708 IT Trainer	4	0	0	0	0
PBPR 0708 RI Publicity	3	0	0	0	0
PBPR 0708 Broadwater Farm Development	173	(173)	0	0	0
PBPR 0708 Outreach	36	(36)	0	0	0
PBPR 0708 Website Development	20	(20)	0	0	0
PBPR 0708 IT Development	137	(37)	0	0	0
PBPR 0708 Mystery Shopping	10	(10)	0	0	0
PBPR 0708 Focus Groups	6	(6)	0	0	0
PBPR 0708 Accomodation Strategy	150	(150)	0	0	0
PBPR 0708 Repairs Communications	25	(25)	0	0	0
Subtotal New Investments	**1,292**	**(599)**	**(50)**	**(100)**	**(100)**
Net Total	**402**	**(1,099)**	**(50)**	**(100)**	**(100)**