

WAYERLEY BOROUGH COUNCIL
HOUSING REVENUE ACCOUNT DWELLING RENT OPTIONS 2009/2010

Total estimated average units 2009/2010	4,969
Total units 1/4/2008 (for subsidy)	4,976
Total Shared Ownership units 1/4/2008 (for sub)	50

Rent Increase To Meet
to achieve Audit
recommended Commission
minimum Recommendations
balance
Option A
4.10%
Rent
Increase

2008/09
Option A1
5.20%
Rent
Increase

Option B
5.80%
Rent
Increase

Option C
6.20%
Rent
Increase

Government
National
Guideline
Rent Increase

	£	£	£	£	£
EXPENDITURE					
1 Repairs and depreciation	7,329,650	7,988,690	7,988,690	7,988,690	7,988,690
2 Supervision & Management - General	2,774,700	2,584,930	2,584,930	2,584,930	2,584,930
3 Supervision & Management - Special	656,640	676,330	676,330	676,330	676,330
4 'Back Funded' Pensions	422,060	432,810	432,810	432,810	432,810
5 Capital Finance	201,370	193,170	193,170	193,170	193,170
6 Capital Work Expenses	75,440	53,040	53,040	53,040	53,040
7 Inflation provision	92,640	150,000	150,000	150,000	150,000
8 Provision for bad debts	50,000	50,000	50,000	50,000	50,000
9 Uninsured Loss Provision	50,000	50,000	50,000	50,000	50,000
10 Transitional funding of support costs	80,000	65,000	65,000	65,000	65,000
11 Target Reduction - Vacancy Factor	(100,000)	(70,000)	(70,000)	(70,000)	(70,000)
12 Additional revenue to meet AC recommendations		120,000			
13 Negative subsidy to central pool	10,791,230	11,276,500	11,396,530	11,460,950	11,503,490
14 TOTAL EXPENDITURE	22,423,730	23,450,470	23,690,500	23,634,920	23,677,460
INCOME					
15 Gross Dwelling Rents	22,673,704	23,619,610	23,869,200	23,997,580	24,096,090
16 Voids allowance	(453,474)	(472,392)	(477,384)	(479,952)	(481,922)
17 Dwelling Rents Receivable	22,220,230	23,147,220	23,391,820	23,517,630	23,614,170
18 Garages Rents	281,170	283,150	286,140	287,680	288,860
19 Other Income	153,900	116,300	116,300	116,300	116,300
20 TOTAL INCOME	22,655,300	23,546,670	23,794,260	23,921,610	24,019,330
21 Contribution (to) from balances	(231,570)	(96,200)	(103,760)	(286,690)	(341,870)
22 TOTAL REQUIREMENT	22,423,730	23,450,470	23,690,500	23,634,920	23,677,460
RENT LEVELS					
23 Average Weekly Rent		£91.42	£92.39	£92.88	£93.26
24 Rent Increase over 2008/2009		£3.60	£4.57	£5.06	£5.44
25 Percentage change over 2008/2009		4.1%	5.2%	5.8%	6.2%
STATEMENT OF WORKING BALANCE					
26 Estimated Balance - 1.4.2009	£924,591	£1,156,161	£1,156,161	£1,156,161	£1,156,161
27 Contribution (to) from revenue	231,570	96,200	103,760	286,690	341,870
28 ESTIMATED BALANCE - 31.3.2010	£1,156,161	£1,252,361	£1,259,921	£1,442,851	£1,498,031

£87.82