

**Housing Revenue Account  
Revenue Estimates 2010/2011**



## Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Details	2010/2011 Estimate (3)
<b>Housing Revenue Account Summary</b>				
	£	£		£
			<b>Expenditure</b>	
			<b>Premises</b>	
1	3,794,687	4,307,316	Contribution to R & M Fund	4,719,540
			<b>Administration</b>	
			Supervision and Management	
2	2,882,277	2,659,010	- General	2,722,260
3	742,738	596,490	- Special	514,470
4	145,884	81,780	- Support	75,350
5	422,060	432,810	'Back-Funded' pension contributions	444,310
			<b>Capital Charges</b>	
6	3,547,752	4,585,635	Major Repairs Allowance/Depreciation <i>(Part reversed at line 23. Balance equates to Major Repairs Allowance for dwellings)</i>	2,700,960
7	50,861	52,660	Capital Work Expenses	40,060
			<b>Special Items</b>	
8	-	150,000	Inflation Provision	75,000
9	-	50,000	Bad Debts Provision	50,000
10	50,000	50,000	Uninsured Loss Reserve	50,000
11		120,000	Audit Commission Recommendations and continuing service improvements	
12			Revenue cost of Orchard upgrade	35,000
13		40,000	Cost of Re-setting Rents and Pay Award	-
14	11,636,259	13,125,701	<b>Total Expenditure</b>	11,426,950
			<b>Income</b>	
15	22,299,517	22,878,170	Gross Rents	23,586,580
16	268,473	286,140	Garage Rents	286,140
17	76,516	76,300	Other Income	75,900
18	22,644,506	23,240,610	<b>Total Income</b>	23,948,620
		70,000	Target Reduction - Vacancy factor	70,000
19	(11,008,247)	(10,184,909)	<b>Net Cost of Services</b>	(12,591,670)
20	158,913	193,170	Capital Finance - interest element	50,000
21	(52,019)	(40,000)	Interest receivable	(12,000)
22	(10,901,353)	(10,031,739)	<b>Net Operating Expenditure</b>	(12,553,670)
			<b>Appropriations</b>	
23	(84,513)	(130,000)	From major repairs reserve additional depcn	(84,510)
24	159,652		Funding expenditure not deemed capital	
25	66,946	65,000	Transitional Funding of Support Costs	65,000
26	10,639,300	9,987,004	Negative housing subsidy	12,573,180
27	(£119,968)	(£109,735)	<b>(Surplus)/Deficit in Year</b>	£0
<b>Statement of Working Balance</b>				
28	924,590	1,044,558	Balance Brought Forward	1,154,293
29	119,968	109,735	Contribution (to)/from Revenue Expenditure	0
30	£1,044,558	£1,154,293	<b>Balance Carried Forward</b>	£1,154,293

## EXPLANATORY NOTES

- Line 5** This payment represents the cost of backfunded pensions for HRA staff. The total Council payment to Surrey County Council is shown on page ? in the Non-Distributed Costs budget Line 7. The ongoing cost of pensions arising from current service is contained within the employee budgets for each element of the service.
- Line 6** Includes £2,616,450 for the Major Repairs Allowance (MRA). Part of the accounting framework for the HRA is the element of subsidy, the MRA, which represents the cost of maintaining the current condition of the stock. In the view of the governing accounting body the MRA, based on the individual cost of replacing individual building components as they reach the end of their useful life, is a reasonable estimate of the cost of the wearing out (depreciation) of council dwellings. This contribution from the HRA revenue account is used to finance the HRA capital programme - see para 6 on page 2 of the HRA capital report.

## Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
<b>Repairs and Maintenance Fund</b>					
<b>Main Code H2000</b>					
	£	£			£
			<b>1000s</b>	<b>Employees</b>	
1				Democratic & Legal	3,740
2			1600	Internal Audit	17,680
3			1600	Finance	24,850
4			1600	Housing	570,350
5	591,680	532,290		Total Staff Recharges	616,620
			<b>1100s</b>	<b>Premises</b>	
6	2,197,003	2,098,710	1104	Responsive Repairs and Voids	2,198,710
7	1,286,266	1,629,000	1104	Cyclical Maintenance	1,872,400
			<b>1300s</b>	<b>Supplies and Services</b>	
8	2,656	11,000	1302-12	Equipment, Tools and Materials	11,000
9	6,446	4,500	1332	Printing	4,500
10	3,442	4,250	1337	Books and Publications	4,250
11	3,971	4,500		Out of Hours Emergency Service	4,500
12	7,276	8,500	1344	Consultants Fees	8,500
13	1,292	3,500	1351-3	Telephones	2,500
14	180	3,000	1386	Advertising	3,000
15	938	1,000	1399	Company Searches	1,000
16	211	150	1399	Sundry	150
			<b>1600s</b>	<b>Support Costs</b>	
17	7,090	9,150	1600	Locality Offices	8,060
18	40,960	41,270	1600	Computer Cost Recharge	27,580
19	4,149,411	4,350,820		<b>Gross Service Expenditure</b>	4,762,770
20	42,691	-		Insurance Claims	-
21	4,192,102	4,350,820		<b>Total Gross Expenditure</b>	4,762,770
			<b>2000s</b>	<b>Income</b>	
22	519	23,600	2300	Contributions from Tenants	23,600
23	19,990	19,904		Subsidy re Energy Performance Certificates	19,630
24	59,930	-		Costs Recovered Re: Insurance claims	-
25	3,794,687	4,307,316		Contribution from HRA	4,719,540
26	3,875,126	4,350,820		<b>Total Income</b>	4,762,770
27	316,976	-		Contribution (to)/from balances	-
28	£0	£0		<b>Net Cost</b>	£0
<b>Memorandum Statement of R &amp; M Working Balance</b>					
29	680,038	363,062		Balance Brought Forward	363,062
30	(316,976)	-		Contribution (to)/from Revenue Exp	-
31	£363,062	£363,062		<b>Balance Carried Forward</b>	£363,062

## Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
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## Supervision and Management General Main Code H4001

	£				£
			<b>1000s</b>	<b>Employees</b>	
1				Chief Executive	45,620
2				Democratic & Legal	28,200
3				Finance	168,400
4				Internal Audit	17,170
5			1600	Environmental Health	1,500
6			1600	Community Services	36,220
7			1600	Housing	1,605,700
8	1,941,770	1,767,250		Total Staff Recharges	1,902,810
9	42,323	43,170	1050s	Former Employee Costs	44,020
10	14,966	15,000	1075	Training	-
			<b>1100s</b>	<b>Premises</b>	
11	29,702	28,000	1131-2	Hired and Contracted Services	28,000
12	625	1,700	1163	Electricity (Montrose House)	-
13	1,906	2,200	1164	Gas (Montrose House)	-
14	23,050	23,500	1171	Rent (Montrose House)	-
15	14,940	10,000	1176	Council Tax/Business Rates	5,000
16	263	350	1178	Water Charges (Montrose House)	-
17	2,176	3,000	1184	Cleaning (Montrose House)	-
	527	600	1187	Refuse/Waste disposal	-
18	109,761	110,000	1191	Insurances	115,000
			<b>1300s</b>	<b>Supplies and Services</b>	
19	2,515	6,500	1302-5	Equipment and Furniture	4,000
20	18,181	17,000	1332	Printing	17,000
21	1,764	250	1337	Books and Publications	250
22	35,753	17,500	1341	Legal Expenses	17,500
23	24,088	12,000	1345	Hired and Contracted Services	12,000
24	1,628	1,000	1351-3	Telephones	2,000
25	5,147	6,000	1354	Postages	6,000
26	18,746	30,000	1371	Transfer Grants	30,000
27	1,490	1,500	1395	Other Supplies	1,500
28	26,917	30,000	1399	Tenants Miscellaneous Expenses	30,000
				<b>Special Items</b>	
29				Tenants' Panel Expenses: (H4005)	
30	4,962	4,500	1250	Travel Expenses	4,500
31	10,295	10,500	1381	Meeting Expenses	13,000
32	15,257	15,000		Total Tenants' Panel Expenses	17,500
33	12,857	10,000	1344	Consultants Fees	10,000
34				Annual stock valuation Fee	6,000
35	4,961	5,000		Social Inclusion (H4006)	10,000
36	60,133	69,000		Community Safety/Estate Management	69,000
37	5,947	7,500	1344	Benchmarking costs (H4008)	7,500
38	17,461	15,000		Tenant Participation (H4007)	15,000

## Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
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### Supervision and Management General (Continued)

Main Code H4001

	£				£
			<b>1600s</b>	<b>Support Costs</b>	
39	37,800	36,570	1600	Democratic Representation	35,950
40	156,430	112,580	1600	Locality Offices	54,340
41	114,280	103,970	1600	Computer Cost Recharge	76,460
42	300,810	281,980	1600	Corporate Costs	283,070
				<u>Recharge from:-</u>	
43			R1011	Financial Expenses	26,470
<b>44</b>	<b>3,044,174</b>	<b>2,783,120</b>		<b>Gross Expenditure</b>	<b>2,826,370</b>
			<b>2000s</b>	<b>Income</b>	
45	7,854	2,000	2300	Fees and Charges	2,000
46	8,244	2,110	2905	Insurance Commission	2,110
47	55,540	40,000	2350	Service Charges	40,000
48	77,303	80,000	2704	Rents	60,000
49	12,956		2906	Contributions	
<b>50</b>	<b>161,897</b>	<b>124,110</b>		<b>Total Income</b>	<b>104,110</b>
<b>51</b>	<b>£2,882,277</b>	<b>£2,659,010</b>		<b>Net Cost to Revenue Account</b>	<b>£2,722,260</b>

Explanatory Notes

Line 9

See Non-Distributed Costs Page ? Line 7

## Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
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## Supervision and Management Special

Main Code H5001

	£				£
			<b>1000s</b>	<b>Employees</b>	
1				Finance	15,500
2				Environmental Services	37,160
3			1600	Environmental Health	1,340
4			1600	Leisure Services	10,330
5			1600	Housing	278,920
6	400,570	336,310		Total Staff Recharges	343,250
7	42,617			One-Off Staff Costs	
			<b>1100s</b>	<b>Premises</b>	
8	75	3,000	1121	Fixtures and Fittings	3,000
9	173,504	129,000	1131-2	Hired and Contracted Services	149,000
10	131,888	130,000	1163	Electricity	155,000
11	32,099	25,000	1163	Landlord's lighting	35,000
12	158,312	190,000	1164	Gas	165,000
13	108,150	90,000	1176	Council Tax	30,000
14	1,007	2,000	1178	Water Services	2,000
15	97,019	90,000	1181	Cleaners Wages	90,000
16	7,074	6,000	1182	Cleaning Materials	6,000
17	21,414	28,500	1184	Contract Cleaning	28,500
18	8,909	7,500	1185	Window Cleaning	7,500
19	15,060	14,000	1188	Cesspool Emptying	14,000
20	12,551	11,200	1191	Insurances	11,200
			<b>1300s</b>	<b>Supplies and Services</b>	
21	12,691	23,000	1302-5	Equipment and Furniture	23,000
22	137	1,000	1332	Printing	1,000
23	7,778	6,000	1345	Contracted Services	6,000
24	4,915	5,810	1351-3	Telephones	5,810
25	154	150	1391	Insurances	150
26	1,256	1,250	1389	Television Services	1,250
27	3,341	1,250	1399	Miscellaneous Expenses	1,250
			<b>1600s</b>	<b>Support Costs</b>	
28	360	610	1600	Locality Office	340
29	1,020	2,280	1600	Computer Cost Recharge	4,590
30	1,241,901	1,103,860		<b>Gross Expenditure</b>	1,082,840
			<b>2000s</b>	<b>Income</b>	
31	8,849	4,900	2300	Fees and Charges	4,900
32	10,000	5,000	2705	Rents	5,000
33	171	200	2300	Telephones	200
34	203,978	221,000		Central Heating	282,000
35	276,165	276,270		Service Charges	276,270
36	499,163	507,370		<b>Total Income</b>	568,370
37	£742,738	£596,490		<b>Net Cost to Revenue Account</b>	£514,470



**Landlord Services**

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
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**Capital Work Expenses  
Main Code H1010**

	£				£
			<b>1000s</b>	<b>Employees</b>	
1				Democratic & Legal	1,360
2			1600	Finance	7,190
3			1600	Internal Audit	11,890
4			1600	Housing	16,120
5	47,360	49,160		Total Staff Recharges	36,560
			<b>1300s</b>	<b>Supplies and Services</b>	
6	3,501	3,500	1391	Insurances	3,500
7	50,861	52,660		<b>Gross Expenditure</b>	40,060
8	£50,861	£52,660		<b>Net Cost to Revenue Account</b>	£40,060

### Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
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### Other Income Main Code H1000

	£		2000s	Income	£
1	71,479	72,000	2905	Water Rate Commission Interest	72,000
2	4,387	4,300	2410	Mortgagors	3,900
3	650			Miscellaneous	
4	<b>£76,516</b>	<b>£76,300</b>		<b>Net Cost to Revenue Account</b>	<b>£75,900</b>

### Exchequer Subsidies Main Code H1000

	£		2000s	Income	£
1	(10,639,300)	(9,987,004)		Housing Subsidy	(12,573,180)
2	<b>(£10,639,300)</b>	<b>(£9,987,004)</b>		<b>Net Cost to Revenue Account</b>	<b>(£12,573,180)</b>

## Landlord Services

Ref. No.	2008/2009 Actual (1)	2009/2010 Estimate (2)	Codes	Details	2010/2011 Estimate (3)
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## Supporting People Main Code H9000

	£	£			£
			<b>1000s</b>	<b>Employees</b>	
1			1600	Democratic & Legal	370
2			1600	Housing	628,050
3	700,260	618,890		Total Staff Recharges	628,420
			<b>1100s</b>	<b>Premises</b>	
4	195,000	204,800		Central Communications	207,300
			<b>1300s</b>	<b>Supplies and Services</b>	
5	7,810	9,100	1351-3	Telephones	9,100
6	903,070	832,790		<b>Gross Expenditure</b>	844,820
			<b>2000s</b>	<b>Income</b>	
7	653,683	651,010	2100	Supporting People Funding	659,470
8	66,946	65,000	2600	Transitional protection	65,000
9	36,557	35,000	2350	Charges to Tenants	45,000
10	757,186	751,010		<b>Total Income</b>	769,470
11	£145,884	£81,780		<b>Net Cost to Revenue Account</b>	£75,350



**WAVERLEY BOROUGH COUNCIL**  
**HOUSING REVENUE ACCOUNT DWELLING RENT OPTIONS 2010/2011**

	Budget 2009/10	Government Guideline Rent Increase 3.10%	Impact of Alternative Increases on Revenue Account 2.5% Rent Increase	Alternative Increase (4)
Total estimated average units 2010/2011	4,943			
Total units 1/4/2009 (for subsidy)	4,957			
Total Shared Ownership units 1/4/2009 (for subsidy)	50			
	(1)	(2)	(3)	(4)
	£	£	£	£
<b>EXPENDITURE</b>				
1 Repairs	4,376,316	4,719,540	4,719,540	4,719,540
2 Reduction to repairs to offset rent loss			(65,510)	(119,450)
3 Major Repairs Allowance	4,455,635	2,616,450	2,616,450	2,616,450
4 Supervision & Management - General	2,590,010	2,722,260	2,722,260	2,722,260
5 Supervision & Management - Special	678,270	589,820	589,820	589,820
6 'Back Funded' Pensions	432,810	444,310	444,310	444,310
7 Capital Finance	193,170	50,000	50,000	50,000
8 Capital Work Expenses	52,660	40,060	40,060	40,060
7 Inflation provision	150,000	75,000	75,000	75,000
8 Provision for bad debts	50,000	50,000	50,000	50,000
9 Uninsured Loss Provision	50,000	50,000	50,000	50,000
10 Transitional funding of support costs	65,000	65,000	65,000	65,000
11 Target Reduction - Vacancy Factor	(70,000)	(70,000)	(70,000)	(70,000)
12 Continuing service improvements	120,000	-	-	-
13 Costs of re-setting rents and additional pay award	40,000	35,000	35,000	35,000
14 Revenue Cost of Orchard Upgrade	9,987,004	12,573,180	12,501,430	12,440,990
15 Negative subsidy to central pool	23,170,875	23,960,620	23,823,360	23,708,980
<b>TOTAL EXPENDITURE</b>	23,170,875	23,960,620	23,823,360	23,708,980
<b>INCOME</b>				
17 Gross Dwelling Rents	23,345,070	23,945,770	23,806,420	23,690,290
18 Voids allowance	(466,901)	(359,187)	(357,096)	(355,354)
19 Dwelling Rents Receivable	22,878,170	23,586,580	23,449,320	23,334,940
20 Garages Rents	286,140	286,140	286,140	286,140
21 Other Income	116,300	87,900	87,900	87,900
22 <b>TOTAL INCOME</b>	23,280,610	23,960,620	23,823,360	23,708,980
23 Contribution (to) from balances	(109,735)	-	-	-
24 <b>TOTAL REQUIREMENT</b>	23,170,875	23,960,620	23,823,360	23,708,980
<b>RENT LEVELS</b>				
25 Estimated Average Weekly Rent	£90.36	£93.16	£92.62	£92.17
26 Rent Increase over 2009/2010	£2.80	£2.80	£2.26	£1.81
27 Percentage change over 2009/2010	3.1%	3.1%	2.5%	2.0%
<b>STATEMENT OF WORKING BALANCE</b>				
28 Actual Balance - 1.4.2009	£1,044,558	£1,271,293	£1,271,293	£1,271,293
29 Contribution (to) from revenue	109,735	-	-	-
30 <b>Estimated underspend/savings 2009-10</b>	117,000	-	-	-
31 <b>ESTIMATED BALANCE - 31.3.2010</b>	£1,271,293	£1,271,293	£1,271,293	£1,271,293

**NOTE 1**

The 2009-10 amount reflects the bringing forward of £1m Major Repairs Allowance resources that is also required to be set-aside from revenue as part of the depreciation provision. The 2010-11 reflects the 'claw-back' of £1m.

**NOTE 2**

The variation in the amount of 2010-11 negative subsidy is due to the effect of rent rebate subsidy limitation

