

WAVERLEY BOROUGH COUNCIL									
HOUSING REVENUE ACCOUNT DWELLING RENT OPTIONS 2009/2010									
				<i>Rent Increase to achieve recommended minimum balance</i>					<i>Government National Guideline Rent Increase</i>
				<i>Option B</i>	Option C	Option D	Option E	Option F	<i>Option G</i>
				<i>Rent Increase</i>	Rent Increase	Rent Increase	Rent Increase	Rent Increase	<i>Rent Increase</i>
		£	£	£	£	£	£	£	£
Total estimated average units 2009/2010	4,969	2008/09	Option A	<i>Option B</i>	Option C	Option D	Option E	Option F	<i>Option G</i>
Total units 1/4/2008 (for subsidy)	4,976		Before	4.10%	4.50%	5.00%	5.50%	5.80%	6.20%
Total Shared Ownership units 1/4/2008 (for subs)	50		Rent	Rent Increase	Rent Increase	Rent Increase	Rent Increase	Rent Increase	Rent Increase
EXPENDITURE									
1 Repairs and depreciation		7,329,650	7,973,450	7,973,450	7,973,450	7,973,450	7,973,450	7,973,450	7,973,450
2 Supervision & Management - General		2,774,700	2,622,620	2,622,620	2,622,620	2,622,620	2,622,620	2,622,620	2,622,620
3 Supervision & Management - Special		656,640	654,480	654,480	654,480	654,480	654,480	654,480	654,480
4 'Back Funded' Pensions		422,060	432,810	432,810	432,810	432,810	432,810	432,810	432,810
5 Capital Finance		201,370	193,170	193,170	193,170	193,170	193,170	193,170	193,170
6 Capital Work Expenses		75,440	54,870	54,870	54,870	54,870	54,870	54,870	54,870
7 Inflation provision		92,640	150,000	150,000	150,000	150,000	150,000	150,000	150,000
8 Provision for bad debts		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
9 Uninsured Loss Provision		50,000	50,000	50,000	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	65,000	65,000	65,000
11 Target Reduction - Vacancy Factor		(100,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
12 Negative subsidy to central pool		10,791,230	10,805,870	11,276,500	11,320,450	11,374,900	11,428,850	11,460,950	11,503,490
13 TOTAL EXPENDITURE		22,423,730	22,982,270	23,452,900	23,496,850	23,551,300	23,605,250	23,637,350	23,679,890
INCOME									
14 Gross Dwelling Rents		22,673,704	22,689,351	23,619,610	23,710,370	23,823,820	23,937,270	23,997,580	24,096,090
15 Voids allowance		(453,474)	(453,787)	(472,392)	(474,207)	(476,476)	(478,745)	(479,952)	(481,922)
16 Dwelling Rents Receivable		22,220,230	22,300,000	23,147,220	23,236,160	23,347,340	23,458,520	23,517,630	23,614,170
17 Garages Rents		281,170	272,000	283,150	284,240	285,600	286,960	287,780	288,860
18 Other Income		153,900	116,300	116,300	116,300	116,300	116,300	116,300	116,300
19 TOTAL INCOME		22,655,300	22,688,300	23,546,670	23,636,700	23,749,240	23,861,780	23,921,710	24,019,330
20 Contribution (to) from balances		(231,570)	293,970	(93,770)	(139,850)	(197,940)	(256,530)	(284,360)	(339,440)
21 TOTAL REQUIREMENT		22,423,730	22,982,270	23,452,900	23,496,850	23,551,300	23,605,250	23,637,350	23,679,890
RENT LEVELS									
22 Average Weekly Rent	£87.82		£87.82	£91.42	£91.77	£92.21	£92.65	£92.88	£93.26
23 Rent Increase over 2007/2008			£0.00	£3.60	£3.95	£4.39	£4.83	£5.06	£5.44
24 Percentage change over 2007/2008			0.00%	4.1%	4.5%	5.0%	5.5%	5.8%	6.2%
STATEMENT OF WORKING BALANCE									
25 Estimated Balance - 1.4.2008		£924,591	£1,156,161	£1,156,161	£1,156,161	£1,156,161	£1,156,161	£1,156,161	£1,156,161
26 Contribution (to) from revenue		231,570	(293,970)	93,770	139,850	197,940	256,530	284,360	339,440
27 ESTIMATED BALANCE - 31.3.2009		£1,156,161	£862,191	£1,249,931	£1,296,011	£1,354,101	£1,412,691	£1,440,521	£1,495,601
				Minimum Balance					