

# TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE – 9 FEBRUARY 2005

## Report of Head of Housing & Financial Services Manager

(This matter is the responsibility of Executive Councillor Greg Garner)

### HOUSING REVENUE ACCOUNT, REVENUE ESTIMATES AND RENT LEVELS, DEANE HELPLINE AND DEANE BUILDING DLO ACCOUNT FOR THE 2005/2006 FINANCIAL YEAR

#### 1. Executive Summary

1.1 This report outlines the proposed Housing Revenue Account (HRA) for the 2005/2006 Financial Year. It also includes details relating to the new rent level, service charges and other housing related charges such as garage rents. Lastly, it provides information on the Deane Helpline Trading Account and Deane Building DLO Trading Account.

1.2 Where there are large variances from those budgets set for this current financial year and those being recommended for this forthcoming year, these have been explained in more detail within the narrative of this report. For clarity, the proposed budgets are based on the proposed housing restructure.

#### 2. Purpose of the Report

2.1 To agree the detailed estimates and rent levels for the 2005/2006 financial year for submission to Full Council.

#### 3. Housing Revenue Account 2005/2006

3.1 Attached to this report are the following appendices:

- i) Appendix 1. Housing Revenue Account Summary Figures
- ii) Appendix 2. (HRA) Repairs & Maintenance Figures
- iii) Appendix 3. (HRA) Supervision & Management – General
- iv) Appendix 4. (HRA) Supervision & Management – Special
- v) Appendix 5. Special Expenses OAP
- vi) Appendix 6. Deane Helpline Trading Account
- vii) Appendix 7. Deane Building DLO Account

#### 3.2 Rent Levels for 2005/2006

Rents will be calculated in accordance with the formula implemented under rent restructuring, which was implemented in April 2002. It is recommended the weekly rent increase will be £2.25 per week or 4.55%. The average weekly rent (excluding service charges) will increase from £49.46 to £51.71. Details of the average rent increases for the last 5 years are set out on the next page:

	<u>Average Rent Increase</u>	
2001/02	£1.58	3.37%
2002/03	£1.76	4.01%
2003/04	£1.78	3.89%
2004/05	£2.17	4.59%
2005/06	£2.25	4.55%

### 3.3 Service Charges for 2005/2006

The present weekly charges and proposed charges for 2005/06 are set out below:

	<u>2004/05</u>	<u>2005/06</u>
Communal Area Service Charge	£0.41	£0.42
Grounds Maintenance	£0.51	£0.53
Supporting People Service Charges:		
Specialised (Extra Care) Sheltered Housing	£28.29	£29.31
Sheltered Housing	£9.87	£10.23
Hardwired Sheltered Housing	£5.74	£5.95

3.4 The economic charge for Grounds Maintenance should be £0.56 per week but the Government has imposed a ceiling increase of 3.6% (RPI + 0.5%). This results in a £10,000 shortfall that will be charged to the working balance.

### 3.5 Supporting People

Included in the 2004/05 budgets is the expected windfall (money remaining after expenditure) from Supporting People, which had originally been estimated at £200,000 but has actually been recently calculated at £450,000. The difference can be attributed to the excellent work being undertaken by a member of staff seconded from the Supporting People Team in conjunction with Financial Services. This amount will be retained within the HRA working balance for 2004/05.

3.6 For 2005/06 it is anticipated that the windfall will be in the region of £555,000 and be used to increase the working balance except for the two listed points below, which will reduce the windfall initially to £530,000.

- i) To set aside £25,000 to cover the withdrawal of existing Supporting People Money that was used to fund a Welfare post within Housing.
- ii) To set aside money where required to cater for vulnerable tenants who may not be entitled to Supporting People money. Members will recall that there has been an agreement to undertake this from when this new funding regime was introduced.

### 3.7 Garage Charges for 2005/2006

The Housing Allocations Manager has undertaken a comprehensive review of garage use and charges, with the proposed increase being arrived at by an analysis of demand and void rates.

- 3.8 It is proposed that there should be an increase in line with inflation, resulting in an increase of 12p per week for Council tenants and 14p per week for private tenants. This will produce extra income of £10,200. The proposal would therefore give the following garage charges for 2005/06:

Council Tenants	£3.62 per week
Private Tenants and Owner Occupiers	£4.14 per week (+VAT)

3.9 Hire Charges for Sheltered Scheme Meeting Halls

The following charges are currently in place for 2004/05:

First Hour	£7.00
Each half hour thereafter	£2.50
6 hours plus	£35.00 maximum

For residents in a scheme and community organisations the total charge is £10.00.

- 3.10 Members will recall that last year it was recommended and agreed that there would be no increase. It is proposed this year that the overall increase for 2005/06 should mirror the service charge increase of inflation plus 0.5% (3.6%), which would produce the following charges:

First Hour	£7.25
Each half hour thereafter	£2.60
6 hours plus	£36.00 maximum

For residents in a scheme and community organisations the total charge is £10.35.

3.11 Hire Charges for Sheltered Scheme Guest Rooms

As with the charge for sheltered meeting halls, Members agreed a year ago that no increase should take place during this current financial year. It is proposed this year that the increase should be inflation plus 0.5% (3.6%). As agreed last year, some flexibility will still be provided for those relatives or friends who are staying due to a compassionate reason. The table below shows both the present charges and those proposed for 2005/06:

<u>No. of Nights per Person</u>	<u>2004/05 Charge</u>	<u>2005/06 Charge</u>
1	£8.00	£8.29
2	£13.00	£13.47
3	£18.00	£18.65
4	£23.00	£23.83
5	£28.00	£29.01
6	£33.00	£34.19
7	£38.00	£39.37

### 3.12 Hostels

Members will recall that last year no increase was applied. The Homelessness Manager has undertaken a review of the Council's hostels, comparing rent levels with Council secure tenancies and it is believed the existing rent levels will no longer be reflective of this type of accommodation. It is therefore recommended that a 4% increase be applied during 2005/06 and for information the existing and new rent levels will be:

	2004/05 Rent (per day)	2005/06 Rent (per day)
40 Humphreys Road	6.05	6.29
1 Gay Street	6.05	6.29
Outer Circle		
113 and 113a (studios)	5.15	5.36
115 and 115a (3 bedroom)	6.70	6.97
Snedden Grove		
Unit 1 (2 bedroom)	6.05	6.29
Unit 2 (2 bedroom)	5.55	5.77
Unit 3 (2 bedroom)	5.55	5.77
Unit 4 (3 bedroom)	7.25	7.54
Unit 5 (3 bedroom)	7.25	7.54
Unit 6 (2 bedroom)	6.05	6.29
Winckworth Way		
Unit 1 (2 bedroom)	5.55	5.77
Unit 2 (2 bedroom)	5.55	5.77
Unit 3 (3 bedroom)	7.25	7.54
129 South Road		
Unit 1	6.05	6.29
Unit 2	5.55	5.77
Unit 3	5.40	5.62
Wheatley Crescent (4 studios)	5.15	5.36

## 4. Main Expenditure Changes Relating to Appendix 1 - Resource Accounting

### 4.1 Housing Subsidy

With the transfer of rent rebates from the HRA to the General Fund (GF) as required by the Office Deputy Prime Minister (ODPM) from the 1<sup>st</sup> April 2004, the Council will continue to be in a negative subsidy situation. This means that the Council will no longer be entitled to housing subsidy and will actually have to repay subsidy back to the Government. This repayment is

estimated to be £3,846,070 for 2005/06. This is based on the Subsidy Determination for 2005/06 that was published by the ODPM in late December.

4.2 Those rent rebate payments which do not attract subsidy (i.e. overpayments and backdated payments) have been transferred to the GF and are no longer a cost to the HRA. In order to protect the GF from these increases in cost the Government has decided that transitional arrangements will be introduced for a two-year period to phase and protect the potential impact on the GF.

4.3 2005/06 is the second year of protection and the transitional arrangements require a payment from the HRA to the GF, to make the effect of rent rebates cost neutral on the GF. In 2005/06 the required payment is estimated at £81,860.

4.4 Principal Repayments

Last year was the first time when there was no statutory requirement to set aside in the accounts an amount for the repayment of debt. Members agreed to undertake this as a one off cost saving exercise. In consultation with the Council's Treasury Management Advisors; Sector, it is believed there is no financial benefit by making a repayment in 2005/06 and it is recommended the amount that would have been repaid; being £285,827 is used for two purposes. Firstly, to increase the amount required for the Stock Options work up to and including the ballot in 2006 by a sum of £175,000 and the remaining amount of £110,827 to be placed in the Working Balance.

4.5 Interest Payments

Members will note that due to a reduction in the Council's estimated consolidated rate of interest between 2004/05 and 2005/06 that interest payments on outstanding debt are expected to fall by £186,000 when compared to the current year.

4.6 Housing Stock Options

In 2004/05 £400,000 had been set aside as a budget to cater for the work necessary to progress the stock options process up to and including ballot. This money was not used due to delaying the final decision on the choice of option from April to July's Full Council in 2004. It is believed that this sum should now be increased to £575,000, which is similar to expenditure or projected expenditure of other Local Authorities undertaking this work. This money would be allocated to the Project Team which is scheduled to be formed from the 1<sup>st</sup> April for a twelve-month period. Details of this proposed team will be provided at the next Housing Review Panel.

#### 4.7 Revenue Contribution to Capital

It is recommended to include a total contribution to capital of £700,000. This is broken into three elements:

- i) £350,000 towards a selection of capital works which are detailed in the Capital Programme Report (to be taken from the Working Balance)
- ii) £50,000 increase to the Cash Incentive Scheme (to be taken from the Working Balance)
- iii) £300,000 to initially finance a new Housing Management IT system which was agreed at November's Housing Review Panel subject to the production of a further business case. It is anticipated that if this project proceeds, to introduce this new system by the end of the 2005/06.

#### 4.8 Working Balance

The Audit Commission recommends a minimum Working Balance of £150 per unit, which equates to £930,000 on the projected stock level (6,200) at the 31<sup>st</sup> March 2005. Last year it was agreed by Members to increase this to £200 per unit in order to cater for any shortfalls in future years. Based on our current stock level this would require a working balance of £1,240,000. It is recommended by officers this year to increase this to £250 per unit to cater for the expected shortfalls in the capital programme that will be experienced in subsequent years. Based on this figure, the working balance would be £1,550,000 however, the actual working balance based on the attached budget, is estimated to be £1,626,070 at the end of the 2005/06 financial year.

#### 4.9 Surplus / Deficit

Members will recall that at the end of the 2004/05 Q2 budget-monitoring exercise an expected overspend of £36,990 was reported and as at the end of 2004/05 the expected working balance on the HRA would be £1,844,810. This will be updated during the third quarter's budget monitoring exercise.

- 4.10 Based on the budget contained within this report, for 2005/06 the expected surplus was estimated to be in the region of £181,260. However, the additional Revenue Contribution to Capital of £400,000 listed in 4.7 i) and ii) which has been taken from the working balance, results in the HRA showing an in year deficit of £218,740.

### 5. **Main Expenditure Changes Relating to Appendix 3 – (HRA) Supervision & Management - General**

#### 5.1 Redundancy Costs

At December's Housing Review Panel Members were informed of a provisional sum of approximately £150,000. A budget of £200,000 is being recommended which is likely to be an over estimate but will provide officers with some flexibility. Any savings to this budget will be reported to the Housing Review Panel with suggestions on what this money could be used for.

## 5.2 Tenants Forum

There is a large increase from £22,000 to £37,000 to provide sufficient funds for the formation and running of new Resident Associations. Presently, existing tenant groups receive £100 per year and it is proposed to provide £1,000 per year. This will enable the groups to be more proactive and enable them to pay for numerous activities, for example a camping trip for youths on their estate.

## 5.3 Internal Recharges

The internal recharges shown in the 2005/06 budget reflect the proposed change in staff time due to the Housing Restructure. In total these will increase by 24% in Appendix 3 and 15% across the HRA in general. These internal recharges provide a more accurate reflection of the amount of time staff will spent on HRA activities and enables there to be recorded a true split between HRA and General Fund housing work.

## 5.4 Best Value Initiatives

The budget of £50,000 will enable some of the recommendations of the Best Value Review to be implemented, primarily to revise our procedures and policies as agreed at October's Housing Review Panel.

## 5.5 Reorganisation of the Filing System

A one off expenditure of £15,000 was allocated last year to enable improvements to be made to the existing dated and inefficient system. Unfortunately, this provision was insufficient other than to enable the backlog of old files to be scanned. It is proposed to allocate a further £50,000 to introduce a system to enable all live and future files to be scanned.

## 6. Deane Helpline Trading Account

6.1 The Deane Helpline Trading Account is maintained separately from the HRA as a stand-alone enterprise. Details of the Account may be seen in Appendix 6.

6.2 It is being proposed that we increase the charges by 3.3% across the board, which is in line with the contract arrangements we have agreed with organisations such as South Somerset Homes.

6.3 The proposed charges for 2005/06 are shown below:

	<b>2004/05</b>	<b>2005/06</b>	<b>Increase (£)</b>
	<b>Current (£)</b>	<b>Proposed (£)</b>	
Public Sector Subscribers	3.00	3.10	0.10 (3.30%)
Private Sector Subscribers	3.00	3.10	0.10 (3.30%)

6.4 Whilst the proposed rises are slightly above the rate of inflation used for rent setting, the actual weekly amounts are very small and are lower than increases being proposed to other areas within housing.

6.5 The forecasted deficit of £29,860 for 2004/05 has, as a result of winning further contracts, turned into a surplus of £34,020 in 2005/06. The working balance being forecasted to be £116,710 at the end of the 2005/06 financial year. Members are asked to comment on whether they would like to see some of the working balance used to cater for additional capital works.

7. **Deane Building DLO**

7.1 This is the second year that forward estimates have been prepared for the Building Maintenance arm of Deane DLO and details of which may be seen in Appendix 7. As agreed at last year's budget setting, the profit target for the DLO has been set at 5% of cost and it is on this basis which the budget for 2005/06 has been prepared.

7.2 The profit targets for 2004/05, 2005/06 and 2006/07 are shown below:

	<u>Net Profit Level</u>
2004/05	2.50% of cost
2005/06	5.00% of cost
2006/07	10.00% of cost

7.3 Based on the above, the surplus for 2005/06 would be £227,930. As the year progresses performance will be monitored against this new stretched target. Members are asked to comment on what they believe the potential surplus could be used for.

8 **Housing Review Panel and Review Board Comments**

8.1 The Housing Review Panel considered the 2005/06 budget report at their meeting on 18 January. The panel proposed no formal amendments to the report.

8.2 The Review Board considered the report at their meeting on 27 January and made no suggestions for changes to the proposed budget.

9 **Impact on Corporate Priorities**

9.1 The HRA budget covers a significant part of the services provided by the Council and therefore all Corporate Priorities are affected.

10. **Recommendation**

10.1 That the Executive recommends the Housing Revenue Account budget proposals for 2005/06 to Full Council for their consideration.

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**Background Papers:** Housing Review Panel 18 January 2005 and Review Board 27 January 2005 – Housing Revenue Account, Revenue Estimates and Rent levels, Deane Helpline and Deane Building DLO Account for 2005/06.

## HOUSING REVENUE ACCOUNT SUMMARY

### RESOURCE ACCOUNTING

Actual Expenditure 2003/04 £	Description	Original Estimate 2004/05 £	Current Budget 2004/05 £	Forward Estimate 2005/06 £
	<b>INCOME</b>			
15,564,660	Dwelling rents	15,935,200	15,935,200	16,408,890
401,940	Non dwelling rents	399,030	399,030	413,200
403,920	Charges for services/facilities	373,610	373,610	387,060
215,060	Contributions towards expenditure	179,900	179,900	215,500
4,142,740	Government Subsidy	-3,843,370	-3,843,370	-3,846,070
243,610	Government Subsidy-Housing Defects Act	239,360	239,360	87,150
427,910	Net Supporting People Windfall	200,000	200,000	530,000
<b>21,399,840</b>	<b>TOTAL INCOME</b>	<b>13,483,730</b>	<b>13,483,730</b>	<b>14,195,730</b>
	<b>EXPENDITURE</b>			
3,426,910	Management	3,624,140	3,624,900	4,341,890
4,693,600	Maintenance	4,685,780	4,718,780	4,910,250
7,789,450	Rent Rebates	0	0	0
0	Rent Rebates - contribution to General Fund	138,140	138,140	81,860
42,050	Increase in provision for bad debts	15,000	15,000	0
9,982,850	Capital charges-interest	10,428,420	10,428,420	12,885,630
3,316,840	Capital charges-depreciation	3,288,690	3,288,690	3,427,320
34,380	Debt management expenses	25,680	25,680	21,430
<b>29,286,080</b>	<b>TOTAL EXPENDITURE</b>	<b>22,205,850</b>	<b>22,239,610</b>	<b>25,668,380</b>
<b>7,886,240</b>	<b>NET COST OF SERVICES</b>	<b>8,722,120</b>	<b>8,755,880</b>	<b>11,472,650</b>
-9,982,850	Capital charges-interest	-10,428,420	-10,428,420	-12,885,630
1,136,130	Loan charges-interest	1,029,200	1,043,220	843,030
-78,100	Interest receivable	-76,520	-87,310	-86,310
<b>-1,038,580</b>	<b>NET OPERATING EXPENDITURE</b>	<b>-753,620</b>	<b>-716,630</b>	<b>-656,260</b>
	<b>APPROPRIATIONS</b>			
0	Transfer to Stock Options Reserve	400,000	400,000	175,000
439,750	Housing set aside/MRP	0	0	0
225,950	Revenue contributions to capital	224,300	224,300	700,000
<b>-372,880</b>	<b>(SURPLUS)/DEFICIT</b>	<b>-129,320</b>	<b>-92,330</b>	<b>218,740</b>
	<b>FUND BALANCE</b>			
1,379,600	Balance b/f 1 April	1,546,160	1,752,480	1,844,810
0	Net Expenditure in 2002/03	0		0
372,880	Net Expenditure in 2003/04	0		0
0	Net Expenditure in 2004/05	129,320	92,330	0
0	Net Expenditure in 2005/06	0	0	-218,740
<b>1,752,480</b>	<b>Balance c/f 31 March</b>	<b>1,675,480</b>	<b>1,844,810</b>	<b>1,626,070</b>

**HOUSING REVENUE ACCOUNT**  
**Repairs And Maintenance**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>R &amp; M Reconditions on Lettings</b>				
299,929	Re-lets - Painting	340,000	340,000	334,000	
387,986	Re-lets - Maintenance	420,000	420,000	426,000	
	<b>R &amp; M General Maintenance</b>				
151	Re-lets Maintenance		0		
377,501	Structure	423,000	423,000	444,000	
449,865	Structural Finishings and Fixings	445,000	445,000	446,000	
283,495	Water and Sanitary Services	256,000	256,000	268,000	
6,539	Other Domestic Services	5,000	5,000	2,000	
74,266	External Siteworks	73,000	73,000	70,000	
56,078	Miscellaneous	56,000	89,000	60,000	
18,820	Damp and Condensation	30,000	30,000	37,000	
68,677	Vandalism	62,000	62,000	63,000	
495	Re-instatement of Aids & Adaptions	1,000	1,000	1,600	
2,491	Enhancement of DAP Accommodations	3,000	3,000	3,000	
	<b>R &amp; M Electrical</b>				
224,695	R & M Electrical	167,000	167,000	189,000	
	<b>R &amp; M Spec. Rep. Gas Servicing</b>				
675,805	Gas Maintenance	735,000	735,000	778,000	
	<b>R &amp; M Spec.Rep. Roofing</b>				
18,197	Felt Roofing	25,000	25,000	25,000	
	<b>R &amp; M Spec. Rep. Windows</b>				
61,477	Metal Windows and Doors	60,000	60,000	75,000	
	<b>R &amp; M Spec. Rep. Fencing</b>				
30,695	Fencing	45,000	45,000	54,000	
	<b>R &amp; M Underground Drainage</b>				
101,746	R & M Underground Drainage	91,000	91,000	106,000	
	<b>R &amp; M Garages</b>				
32,132	R & M Garage Buildings	32,000	32,000	37,140	
	<b>R &amp; M Shops</b>				
875	R & M - Shops and Commercial Premises	16,000	16,000	16,000	
	<b>Planned Maintenance/Ext Painting</b>				
828,575	Planned Maintenance / External Painting up to 2002/03		0	0	
	<b>PPM 2003/04</b>				
	40 PPM	28,230	28,230	35,660	
	<b>PPM 2004/05</b>				
	41 PPM	750,000	750,000	18,800	
	<b>PPM 2005/06</b>				
	42 PPM	0	0	780,000	
	<b>Specialist Works</b>				
83,945	Contingency Sum	85,000	85,000	85,000	
	<b>R &amp; M Leasehold Flats</b>				
24,854	Re-chargeable Works on Sold Flats	0	0	0	
	<b>R &amp; M Miscellaneous &amp; Support</b>				
58,900	Emergency Call Out	61,000	61,000	61,000	
	<b>Internal Recharges</b>				
	Allocations & Lettings	0	0	0	
1,553	Purchasing & Administration	1,130	1,130	1,280	
30,305	Accountancy	27,470	27,470	35,280	
9,518	Creditors	10,940	10,940	14,640	
2,145	Computer Section	3,330	3,330	2,620	
	Word Processing	0	0	0	
41	Legal Services	120	120	0	
233,754	Building Design	205,530	205,530	218,040	
1,383	Director of Community Services-P.James	2,310	2,310	0	
145,086	Property Services	137,060	137,060	0	
2,047	Housing Strategy	6,720	6,720	0	
	Internal Communications		0	0	
86,459	Building DLO	67,990	67,990	189,380	
9,641	Highways DLO	10,040	10,040	10,940	
0	Debt Management	0	0	17,420	
3,477	Sundry Debtors	3,910	3,910	5,450	
<b>4,693,598</b>	<b>Gross Expenditure (See Appendix 1)</b>	<b>4,685,780</b>	<b>4,718,780</b>	<b>4,910,250</b>	
	<b>INCOME</b>				
41,687	Fees & Charges			0	
22,949	Miscellaneous Repairs	62,000	62,000	40,000	
7,981	Other Income		0	0	
<b>72,617</b>	<b>Total Income</b>	<b>62,000</b>	<b>62,000</b>	<b>40,000</b>	
<b>4,620,981</b>	<b>Net Expenditure</b>	<b>4,623,780</b>	<b>4,656,780</b>	<b>4,870,250</b>	

## HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure  
General Expenses

Actual 2003/04 £		Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
13	Deliveries	0	0	0	
438	Training	5,000	5,000	5,000	
1,728	Conference Expenses	2,500	2,500	10,000	
0	Redundancy costs from restructure	0	0	200,000	
0	Furniture for the DLO	0	0	30,000	
0	New PCs and desks following restructure	0	0	60,000	
39,840	Employee Related Insurance	49,800	49,800	42,610	
	<b>Premises Related Expenses</b>				
16,997	Rent	15,520	15,520	17,250	
730	Rates	0	0	0	
117,045	Insurances	135,090	135,090	113,450	
	<b>Hostels</b>				
14,395	Repairs	15,000	15,000	27,000	
11,050	Utilities	19,710	19,710	31,350	
855	Cleaning	900	900	900	
	<b>Internal Recharges</b>				
65,230	Cost of Democracy	99,940	99,940	99,690	
115,734	Private Sector & Development	99,930	99,930	184,480	
253,035	Allocations & Lettings	254,170	254,170	0	
0	Corporate Management	68,400	68,400	47,330	
415	Parks Client	740	740	3,300	
1,376	Purchasing & Administration	1,450	1,450	710	
0	Head of Revenues	0	0	0	
68,339	Accountancy	64,860	64,860	79,360	
6,112	Creditors	6,240	6,240	4,960	
8,229	Audit & Review	9,460	9,460	1,730	
40,728	Valuation Services	32,540	32,540	64,160	
36,604	Computer Section	49,970	49,970	35,570	
63	Graphics	0	0	0	
0	Word Processing	680	680	0	
344	Document Production	0	0	1,080	
2,180	Public Relations	2,390	2,390	0	
65,307	Legal Services	72,680	72,680	73,800	
1,537	Director of Development	0	0	0	
160,531	Building Design	104,530	104,530	155,680	
0	GIS Unit	0	0	40	
99,269	Rent Collection	104,620	104,620	147,130	
5,443	Corporate Purchasing	0	0	0	
12,861	Director of Community Services	21,520	21,520	0	
147,552	Property Services	160,320	160,320	424,310	
397,567	Estates & Tenancy Relations	420,920	420,920	780,970	
72,812	Housing Strategy	60,110	60,110	0	
0	Tenancy Participation	95,380	95,380	124,410	
52,718	Head of Housing	81,180	81,180	0	
3,650	Fraud Unit	8,420	8,420	0	
18,419	Sundry Debtors	19,080	19,080	15,960	
	<b>Supplies &amp; Services</b>				
9,271	Rent Collecting Stationery	1,500	1,500	140	
0	Printing and Stationery	17,110	17,110	17,110	
159	Telephone	0	0	0	
7,124	Equipment	7,000	7,000	7,250	
2,359	Insurance	2,950	2,950	910	
2,482	Advertising	6,000	6,000	2,590	
14,429	Tenant's Forum	22,000	22,000	37,000	
4,019	Subscriptions	2,500	2,500	2,500	
0	Mediation Contribution	15,500	15,500	16,030	
30,360	Best Value Initiatives	65,000	65,000	50,000	
23,366	Giro Charge	29,600	29,600	26,000	
0	Bank Charges	4,000	4,000	4,000	
3,871	Audit Fee	7,280	7,280	5,200	
1,434	Legal Fees	0	0	0	
30,766	Consultants and company searches	0	0	0	
7,055	Removal Expenses	30,000	30,000	35,000	
1,500	Contributions to Reserves	0	0	0	
6,668	Miscellaneous	1,500	1,500	2,000	
2,212	TV Licensing	0	0	0	
469	Legal Fees	0	0	0	
22,479	Management Contingency Budget	60,000	60,000	60,000	
33	Resource Accounting	0	0	0	
361	Reorganisation of filing system	15,000	15,000	50,000	
42,975	Housing Stock Options	0	0	0	
42,243	Expenses out of Windfall	0	0	0	
499	Tax Paid	0	0	0	
0	HIP Presentation	1,500	1,500	1,500	
<b>2,095,260</b>	<b>Gross Expenditure (see Appendix 1)</b>	<b>2,371,490</b>	<b>2,371,490</b>	<b>3,099,460</b>	
	<b>INCOME</b>				
55,682	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,190	19,190	19,960	
<b>55,682</b>	<b>Total Income</b>	<b>44,560</b>	<b>44,560</b>	<b>45,330</b>	
<b>2,039,578</b>	<b>Net Expenditure</b>	<b>2,326,930</b>	<b>2,326,930</b>	<b>3,054,130</b>	

**HOUSING REVENUE ACCOUNT**  
**Management and Supervisory Expenditure**  
**Special Expenses**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Premises Related Expenses</b>				
3,999	Maintenance of lift at Kilkenny	6,000	6,000	2,000	
	<b>Sewage Plants</b>				
279,085	Grounds Maintenance	295,450	295,450	305,500	
85,136	Maintenance-Routine	66,410	66,410	68,400	
15,652	Electricity	4,850	4,850	5,820	
-246	Water/NRA	1,710	1,710	1,840	
7,445	Housing Estates - Non-Routine	0	0	19,570	
0	Telephone	0	0	0	
21,325	Estate Roads Maintenance	15,000	15,000	36,630	
10,081	Cleaning windows - Communal	5,970	5,970	6,170	
0	Cleaning Communal Areas	4,180	4,180	4,320	
	<b>Maintenance of Grass Areas and Trees</b>				
0	Maintenance of Grass Areas and Trees	0	0	0	
	<b>Outside Lighting</b>				
7,749	Maintenance - stair lighting }	18,000	18,000	18,000	
1,344	Maintenance -estate lighting }	3,500	3,500	3,500	
0	Electricity	4,850	4,850	4,850	
0	Energy Consumed }	10,700	10,700	10,700	
	<b>Internal Recharges</b>				
67,465	Parks Client	42,120	42,120	43,090	
2,302	Purchasing & Administration	2,000	2,000	1,840	
2,280	Accountancy	3,160	3,160	2,420	
788	Creditors	740	740	0	
2,060	Audit & Review	2,380	2,380	0	
7,353	Building Design	7,250	7,250	4,220	
291	Waste Control	300	300	230	
0	Property Services	0	0	0	
8,354	Housing Strategy	0	0	0	
0	Highways	0	0	9,340	
1,226	Sundry Debtors	1,250	1,250	1,280	
	<b>Supplies and Services</b>				
164	Telephone	180	180	180	
0	Homelessness	0	0	0	
28,806	Special Estate Projects	32,000	32,000	32,000	
494	Risk Management Inspections	8,700	8,700	8,700	
6,090	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
14,238	Clearing Streams and Waterways	10,330	10,330	10,640	
27,814	Clearing Rubbish from estates	25,000	25,000	36,700	
913	Clearing Clinical Waste	1,260	1,260	1,260	
12,717	Cont. to TD Assoc for Neighbourhood	0	0	0	
0	Water Supply Guarantees	0	0	0	
0	Climate Change Levy	0	0	0	
<b>614,925</b>	<b>Gross Expenditure (see appendix 1)</b>	<b>585,290</b>	<b>585,290</b>	<b>651,200</b>	
	<b>INCOME</b>				
209,913	Fees & Charges	16,690	16,690	17,360	
<b>209,913</b>	<b>Total Income</b>	<b>16,690</b>	<b>16,690</b>	<b>17,360</b>	
<b>405,012</b>	<b>Net Expenditure</b>	<b>568,600</b>	<b>568,600</b>	<b>633,840</b>	

## HOUSING REVENUE ACCOUNT

## Management and Supervisory Expenditure

## Special Expenses O.A.P.

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	244,140	
13,628	Other Payments	0	0	0	
0	Superannuation	0	0	31,080	
0	Salaries	0	0	16,700	
213,136	Warden's wages	213,980	213,980	0	
85,426	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	88,450	
2,799	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	0	0	1,300	
0	NI on leased cars	0	0	200	
0	Other NI contributions	0	0	20	
0	Private Health Insurance	0	0	190	
381	Training	4,000	4,000	12,000	
0	Conferences	0	0	1,000	
	<b>Premises Related Expenses</b>				
77,220	Rent on Wardens houses	79,350	79,350	0	
9,202	Rates - Meeting Halls/Guest Apartments	10,300	10,300	10,300	
2,440	Plastic Sacks	2,520	2,520	1,000	
20,613	Meeting Halls - Utilities	27,370	27,370	35,160	
15,780	Cleaning and cleaning materials	15,000	15,000	15,510	
	<b>Internal Recharges</b>				
3,500	Central Employee Costs	620	620	3,550	
0	Central Computer Costs	0	0	12,820	
803	Purchasing and Supplies	690	690	1,540	
2,131	Accountancy	12,000	12,000	2,470	
1,694	Creditors	1,630	1,630	390	
2,527	Payroll	3,340	3,340	2,130	
3,615	Audit and Review	4,130	4,130	2,710	
0	Computer Section	0	0	410	
0	Facilities Management	0	0	20	
0	Word Processing	40	40	180	
578	Document Production	0	0	2,590	
0	Public Relations	0	0	8,640	
2,324	Personnel	2,910	2,910	4,670	
2,459	Building Design	1,660	1,660	1,080	
1,383	Strategic Director Operations	2,310	2,310	0	
157,624	Elderly Services Advisors	133,240	133,240	0	
175	Housing Strategy	0	0	0	
451	Internal Communications	140	140	1,380	
0	Research and Consultation	0	0	2,300	
0	Business Development	0	0	2,970	
0	Health & Safety Advisor	0	0	1,620	
0	Performance Management	0	0	7,340	
0	Head of Housing	0	0	20,860	
542	Training	800	800	3,520	
3,371	Sundry Debtors	2,960	2,960	4,760	
	<b>Supplies and Services</b>				
563	Printing & Stationery	2,000	2,000	2,100	
0	Photocopying	0	0	200	
0	Central Photocopying	0	0	10	
10,270	Telephone Charges	10,270	10,270	17,000	
61	Mobile Pagers	0	0	0	
78	Radio Pagers	0	0	0	
68,404	Hardware Acquisition	30,000	30,000	0	
8,605	Furniture & Equipment - Meeting Halls	9,000	9,000	9,000	
0	Maintenance & Equipment - Kilkenny Lodge	4,400	4,400	6,000	
0	Publicity	500	500	0	
3,404	Miscellaneous	2,600	2,600	4,000	
53	Climate Change Levy	0	0	0	
	<b>Transport Related Expenses</b>				
2,607	Wardens	3,000	3,000	4,920	
<b>717,847</b>	<b>Total Expenditure</b>	<b>672,210</b>	<b>672,210</b>	<b>591,230</b>	
	<b>INCOME</b>				
23,650	Kilkenny/Lodge Cont from SCC	24,480	24,480	0	
1,150	Fees & Charges	16,790	16,790	17,310	
12,256	Hire of Halls	0	0	0	
3,254	Guest Bedrooms - Sheltered Scheme	3,254	0	0	
12,568	Electricity - Meeting Halls	0	0	15,000	
1,281	Wardens - Miscellaneous Income	0	0	10	
0	Lease car - Employee Contributions	0	0	60	
549	Wardens Telephone	0	0	0	
<b>54,708</b>	<b>Total Income</b>	<b>41,270</b>	<b>41,270</b>	<b>32,380</b>	
<b>663,139</b>	<b>Net Expenditure</b>	<b>630,940</b>	<b>630,940</b>	<b>558,850</b>	

## HOUSING REVENUE ACCOUNT

APPENDIX 6

### Deane Helpline Trading Account

Main Code - A30

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	346,860	
0	Superannuation	0	0	43,910	
0	Employers NI	0	0	22,880	
169,020	Control Centre Salaries	263,670	260,670	0	
157,620	Senior Warden's salaries	183,240	183,240	0	
1,360	Control Centre Wages	0	0	0	
0	Leased cars	0	0	1,950	
0	NI on leased cars	0	0	310	
0	Other NI contributions	0	0	40	
0	Private Health Insurance	0	0	280	
2,890	Training	4,000	4,000	17,000	
0	Conferences	0	0	1,000	
1,670	Advertising for Staff	0	0	4,000	
	<b>Capital Financing</b>				
137,580	Revenue Contribution to Capital	55,000	55,000	0	
	<b>Premises Related Expenses</b>				
31,930	Maintenance	50,000	50,000	51,700	
4,830	Rent & Energy - 26 Kilkenny Court	7,570	7,570	6,000	
230	Council Tax	0	0	0	
440	Energy	500	500	2,000	
310	Water / Sewerage	0	0	500	
	<b>Internal Recharges</b>				
1,020	Central Employee Costs	1,550	1,550	5,420	
8,710	Central Computer Costs	5,250	5,250	19,630	
0	Allocations & Lettings	0	0	0	
830	Purchasing & Supplies	400	400	620	
2,280	Accountancy	2,420	2,420	2,650	
1,040	Creditors	1,030	1,030	1,100	
850	Payroll	1,110	1,110	3,250	
1,360	Audit & Review	1,530	1,530	0	
210	Computer Section	200	200	280	
800	Graphics	0	0	0	
30	Word Processing	3,340	3,340	0	
280	Document Production	0	0	5,510	
0	Public Relations	0	0	4,280	
2,020	Personnel	2,660	2,660	7,010	
110	Building Design Group	170	170	80	
30	Service Support	0	0	0	
390	Strategic Director Operations	640	640	0	
40	Housing Strategy	0	0	0	
820	Internal Communications	280	280	520	
0	Research & Consultation	0	0	3,560	
0	Business Development	0	0	4,420	
0	Health and Safety Advisor	0	0	2,480	
0	Performance Management	0	0	3,670	
0	Head of Housing	0	0	31,900	
1,360	Training	2,010	2,010	5,290	
27,750	Sundry Debtors	29,790	29,790	26,040	
	<b>Supplies &amp; Services</b>				
3,560	Printing & Stationery	2,000	2,000	2,150	
0	Photocopying	0	0	500	
14,250	Telephone	13,020	13,020	17,000	
0	Central Telephones	0	0	4,710	
760	Mobile Phone	0	0	600	
2,600	Equipment	1,500	1,500	0	
80	Uniforms For Staff	750	750	800	
7,650	Publicity	6,000	6,000	3,000	
40	Eye Tests	200	200	200	
4,220	Miscellaneous	1,500	1,500	2,000	
0	Contingency	3,000	3,000	6,000	
250	Wardens Travelling	0	0	19,500	
<b>591,220</b>	<b>Total Expenditure</b>	<b>644,330</b>	<b>641,330</b>	<b>682,400</b>	
	<b>INCOME</b>				
11,960	Private Sector Contract Work	115,370	115,370	200,400	
186,630	Charges to Subscribers - Private Sector	211,690	211,690	218,680	
266,990	Charges to Subscribers - Public Sector	278,570	278,570	287,760	
97,800	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	0	0	100	
3,083	Transfer from General Fund - Interest on Working Bal	3,840	3,840	4,480	
<b>566,513</b>	<b>Total Income</b>	<b>614,470</b>	<b>614,470</b>	<b>716,420</b>	
<b>24,707</b>	<b>Net Expenditure</b>	<b>29,860</b>	<b>26,860</b>	<b>-34,020</b>	
<b>134,260</b>	<b>Balance b/f - 1 April</b>	<b>81,160</b>	<b>109,553</b>	<b>82,690</b>	
<b>-24,707</b>	<b>Net Expenditure</b>	<b>-29,860</b>	<b>-26,860</b>	<b>34,020</b>	
<b>109,553</b>	<b>Balance c/f - 31 March</b>	<b>51,300</b>	<b>82,693</b>	<b>116,710</b>	

## HOUSING REVENUE ACCOUNT SUMMARY

### RESOURCE ACCOUNTING

Actual Expenditure 2003/04 £	Description	Original Estimate 2004/05 £	Current Budget 2004/05 £	Forward Estimate 2005/06 £
	<b>INCOME</b>			
15,564,660	Dwelling rents	15,935,200	15,935,200	16,408,890
401,940	Non dwelling rents	399,030	399,030	413,200
403,920	Charges for services/facilities	373,610	373,610	387,060
215,060	Contributions towards expenditure	179,900	179,900	215,500
4,142,740	Government Subsidy	-3,843,370	-3,843,370	-3,846,070
243,610	Government Subsidy-Housing Defects Act	239,360	239,360	87,150
427,910	Net Supporting People Windfall	200,000	200,000	530,000
<b>21,399,840</b>	<b>TOTAL INCOME</b>	<b>13,483,730</b>	<b>13,483,730</b>	<b>14,195,730</b>
	<b>EXPENDITURE</b>			
3,426,910	Management	3,624,140	3,624,900	4,341,890
4,693,600	Maintenance	4,685,780	4,718,780	4,910,250
7,789,450	Rent Rebates	0	0	0
0	Rent Rebates - contribution to General Fund	138,140	138,140	81,860
42,050	Increase in provision for bad debts	15,000	15,000	0
9,982,850	Capital charges-interest	10,428,420	10,428,420	12,885,630
3,316,840	Capital charges-depreciation	3,288,690	3,288,690	3,427,320
34,380	Debt management expenses	25,680	25,680	21,430
<b>29,286,080</b>	<b>TOTAL EXPENDITURE</b>	<b>22,205,850</b>	<b>22,239,610</b>	<b>25,668,380</b>
<b>7,886,240</b>	<b>NET COST OF SERVICES</b>	<b>8,722,120</b>	<b>8,755,880</b>	<b>11,472,650</b>
-9,982,850	Capital charges-interest	-10,428,420	-10,428,420	-12,885,630
1,136,130	Loan charges-interest	1,029,200	1,043,220	843,030
-78,100	Interest receivable	-76,520	-87,310	-86,310
<b>-1,038,580</b>	<b>NET OPERATING EXPENDITURE</b>	<b>-753,620</b>	<b>-716,630</b>	<b>-656,260</b>
	<b>APPROPRIATIONS</b>			
0	Transfer to Stock Options Reserve	400,000	400,000	175,000
439,750	Housing set aside/MRP	0	0	0
225,950	Revenue contributions to capital	224,300	224,300	700,000
<b>-372,880</b>	<b>(SURPLUS)/DEFICIT</b>	<b>-129,320</b>	<b>-92,330</b>	<b>218,740</b>
	<b>FUND BALANCE</b>			
1,379,600	Balance b/f 1 April	1,546,160	1,752,480	1,844,810
0	Net Expenditure in 2002/03	0		0
372,880	Net Expenditure in 2003/04	0		0
0	Net Expenditure in 2004/05	129,320	92,330	0
0	Net Expenditure in 2005/06	0	0	-218,740
<b>1,752,480</b>	<b>Balance c/f 31 March</b>	<b>1,675,480</b>	<b>1,844,810</b>	<b>1,626,070</b>



**HOUSING REVENUE ACCOUNT**  
**Repairs And Maintenance**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>R &amp; M Reconditions on Lettings</b>				
299,929	Re-lets - Painting	340,000	340,000	334,000	
387,986	Re-lets - Maintenance	420,000	420,000	426,000	
	<b>R &amp; M General Maintenance</b>				
151	Re-lets Maintenance		0		
377,501	Structure	423,000	423,000	444,000	
449,865	Structural Finishings and Fixings	445,000	445,000	446,000	
283,495	Water and Sanitary Services	256,000	256,000	268,000	
6,539	Other Domestic Services	5,000	5,000	2,000	
74,266	External Siteworks	73,000	73,000	70,000	
56,078	Miscellaneous	56,000	89,000	60,000	
18,820	Damp and Condensation	30,000	30,000	37,000	
68,677	Vandalism	62,000	62,000	63,000	
495	Re-instatement of Aids & Adaptions	1,000	1,000	1,600	
2,491	Enhancement of DAP Accommodations	3,000	3,000	3,000	
	<b>R &amp; M Electrical</b>				
224,695	R & M Electrical	167,000	167,000	189,000	
	<b>R &amp; M Spec. Rep. Gas Servicing</b>				
675,805	Gas Maintenance	735,000	735,000	778,000	
	<b>R &amp; M Spec.Rep. Roofing</b>				
18,197	Felt Roofing	25,000	25,000	25,000	
	<b>R &amp; M Spec. Rep. Windows</b>				
61,477	Metal Windows and Doors	60,000	60,000	75,000	
	<b>R &amp; M Spec. Rep. Fencing</b>				
30,695	Fencing	45,000	45,000	54,000	
	<b>R &amp; M Underground Drainage</b>				
101,746	R & M Underground Drainage	91,000	91,000	106,000	
	<b>R &amp; M Garages</b>				
32,132	R & M Garage Buildings	32,000	32,000	37,140	
	<b>R &amp; M Shops</b>				
875	R & M - Shops and Commercial Premises	16,000	16,000	16,000	
	<b>Planned Maintenance/Ext Painting</b>				
828,575	Planned Maintenance / External Painting up to 2002/03		0	0	
	<b>PPM 2003/04</b>				
	40 PPM	28,230	28,230	35,660	
	<b>PPM 2004/05</b>				
	41 PPM	750,000	750,000	18,800	
	<b>PPM 2005/06</b>				
	42 PPM	0	0	780,000	
	<b>Specialist Works</b>				
83,945	Contingency Sum	85,000	85,000	85,000	
	<b>R &amp; M Leasehold Flats</b>				
24,854	Re-chargeable Works on Sold Flats	0	0	0	
	<b>R &amp; M Miscellaneous &amp; Support</b>				
58,900	Emergency Call Out	61,000	61,000	61,000	
	<b>Internal Recharges</b>				
	Allocations & Lettings	0	0	0	
1,553	Purchasing & Administration	1,130	1,130	1,280	
30,305	Accountancy	27,470	27,470	35,280	
9,518	Creditors	10,940	10,940	14,640	
2,145	Computer Section	3,330	3,330	2,620	
	Word Processing	0	0	0	
41	Legal Services	120	120	0	
233,754	Building Design	205,530	205,530	218,040	
1,383	Director of Community Services-P.James	2,310	2,310	0	
145,086	Property Services	137,060	137,060	0	
2,047	Housing Strategy	6,720	6,720	0	
	Internal Communications		0	0	
86,459	Building DLO	67,990	67,990	189,380	
9,641	Highways DLO	10,040	10,040	10,940	
0	Debt Management	0	0	17,420	
3,477	Sundry Debtors	3,910	3,910	5,450	
<b>4,693,598</b>	<b>Gross Expenditure (See Appendix 1)</b>	<b>4,685,780</b>	<b>4,718,780</b>	<b>4,910,250</b>	
	<b>INCOME</b>				
41,687	Fees & Charges			0	
22,949	Miscellaneous Repairs	62,000	62,000	40,000	
7,981	Other Income		0	0	
<b>72,617</b>	<b>Total Income</b>	<b>62,000</b>	<b>62,000</b>	<b>40,000</b>	
<b>4,620,981</b>	<b>Net Expenditure</b>	<b>4,623,780</b>	<b>4,656,780</b>	<b>4,870,250</b>	

## HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure  
General Expenses

Actual 2003/04 £		Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
13	Deliveries	0	0	0	
438	Training	5,000	5,000	5,000	
1,728	Conference Expenses	2,500	2,500	10,000	
0	Redundancy costs from restructure	0	0	200,000	
0	Furniture for the DLO	0	0	30,000	
0	New PCs and desks following restructure	0	0	60,000	
39,840	Employee Related Insurance	49,800	49,800	42,610	
	<b>Premises Related Expenses</b>				
16,997	Rent	15,520	15,520	17,250	
730	Rates	0	0	0	
117,045	Insurances	135,090	135,090	113,450	
	<b>Hostels</b>				
14,395	Repairs	15,000	15,000	27,000	
11,050	Utilities	19,710	19,710	31,350	
855	Cleaning	900	900	900	
	<b>Internal Recharges</b>				
65,230	Cost of Democracy	99,940	99,940	99,690	
115,734	Private Sector & Development	99,930	99,930	184,480	
253,035	Allocations & Lettings	254,170	254,170	0	
0	Corporate Management	68,400	68,400	47,330	
415	Parks Client	740	740	3,300	
1,376	Purchasing & Administration	1,450	1,450	710	
0	Head of Revenues	0	0	0	
68,339	Accountancy	64,860	64,860	79,360	
6,112	Creditors	6,240	6,240	4,960	
8,229	Audit & Review	9,460	9,460	1,730	
40,728	Valuation Services	32,540	32,540	64,160	
36,604	Computer Section	49,970	49,970	35,570	
63	Graphics	0	0	0	
0	Word Processing	680	680	0	
344	Document Production	0	0	1,080	
2,180	Public Relations	2,390	2,390	0	
65,307	Legal Services	72,680	72,680	73,800	
1,537	Director of Development	0	0	0	
160,531	Building Design	104,530	104,530	155,680	
0	GIS Unit	0	0	40	
99,269	Rent Collection	104,620	104,620	147,130	
5,443	Corporate Purchasing	0	0	0	
12,861	Director of Community Services	21,520	21,520	0	
147,552	Property Services	160,320	160,320	424,310	
397,567	Estates & Tenancy Relations	420,920	420,920	780,970	
72,812	Housing Strategy	60,110	60,110	0	
0	Tenancy Participation	95,380	95,380	124,410	
52,718	Head of Housing	81,180	81,180	0	
3,650	Fraud Unit	8,420	8,420	0	
18,419	Sundry Debtors	19,080	19,080	15,960	
	<b>Supplies &amp; Services</b>				
9,271	Rent Collecting Stationery	1,500	1,500	140	
0	Printing and Stationery	17,110	17,110	17,110	
159	Telephone	0	0	0	
7,124	Equipment	7,000	7,000	7,250	
2,359	Insurance	2,950	2,950	910	
2,482	Advertising	6,000	6,000	2,590	
14,429	Tenant's Forum	22,000	22,000	37,000	
4,019	Subscriptions	2,500	2,500	2,500	
0	Mediation Contribution	15,500	15,500	16,030	
30,360	Best Value Initiatives	65,000	65,000	50,000	
23,366	Giro Charge	29,600	29,600	26,000	
0	Bank Charges	4,000	4,000	4,000	
3,871	Audit Fee	7,280	7,280	5,200	
1,434	Legal Fees	0	0	0	
30,766	Consultants and company searches	0	0	0	
7,055	Removal Expenses	30,000	30,000	35,000	
1,500	Contributions to Reserves	0	0	0	
6,668	Miscellaneous	1,500	1,500	2,000	
2,212	TV Licensing	0	0	0	
469	Legal Fees	0	0	0	
22,479	Management Contingency Budget	60,000	60,000	60,000	
33	Resource Accounting	0	0	0	
361	Reorganisation of filing system	15,000	15,000	50,000	
42,975	Housing Stock Options	0	0	0	
42,243	Expenses out of Windfall	0	0	0	
499	Tax Paid	0	0	0	
0	HIP Presentation	1,500	1,500	1,500	
<b>2,095,260</b>	<b>Gross Expenditure (see Appendix 1)</b>	<b>2,371,490</b>	<b>2,371,490</b>	<b>3,099,460</b>	
	<b>INCOME</b>				
55,682	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,190	19,190	19,960	
<b>55,682</b>	<b>Total Income</b>	<b>44,560</b>	<b>44,560</b>	<b>45,330</b>	
<b>2,039,578</b>	<b>Net Expenditure</b>	<b>2,326,930</b>	<b>2,326,930</b>	<b>3,054,130</b>	

**HOUSING REVENUE ACCOUNT**  
**Management and Supervisory Expenditure**  
**Special Expenses**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Premises Related Expenses</b>				
3,999	Maintenance of lift at Kilkenny	6,000	6,000	2,000	
	<b>Sewage Plants</b>				
279,085	Grounds Maintenance	295,450	295,450	305,500	
85,136	Maintenance-Routine	66,410	66,410	68,400	
15,652	Electricity	4,850	4,850	5,820	
-246	Water/NRA	1,710	1,710	1,840	
7,445	Housing Estates - Non-Routine	0	0	19,570	
0	Telephone	0	0	0	
21,325	Estate Roads Maintenance	15,000	15,000	36,630	
10,081	Cleaning windows - Communal	5,970	5,970	6,170	
0	Cleaning Communal Areas	4,180	4,180	4,320	
	<b>Maintenance of Grass Areas and Trees</b>				
0	Maintenance of Grass Areas and Trees	0	0	0	
	<b>Outside Lighting</b>				
7,749	Maintenance - stair lighting }	18,000	18,000	18,000	
1,344	Maintenance -estate lighting }	3,500	3,500	3,500	
0	Electricity	4,850	4,850	4,850	
0	Energy Consumed }	10,700	10,700	10,700	
	<b>Internal Recharges</b>				
67,465	Parks Client	42,120	42,120	43,090	
2,302	Purchasing & Administration	2,000	2,000	1,840	
2,280	Accountancy	3,160	3,160	2,420	
788	Creditors	740	740	0	
2,060	Audit & Review	2,380	2,380	0	
7,353	Building Design	7,250	7,250	4,220	
291	Waste Control	300	300	230	
0	Property Services	0	0	0	
8,354	Housing Strategy	0	0	0	
0	Highways	0	0	9,340	
1,226	Sundry Debtors	1,250	1,250	1,280	
	<b>Supplies and Services</b>				
164	Telephone	180	180	180	
0	Homelessness	0	0	0	
28,806	Special Estate Projects	32,000	32,000	32,000	
494	Risk Management Inspections	8,700	8,700	8,700	
6,090	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
14,238	Clearing Streams and Waterways	10,330	10,330	10,640	
27,814	Clearing Rubbish from estates	25,000	25,000	36,700	
913	Clearing Clinical Waste	1,260	1,260	1,260	
12,717	Cont. to TD Assoc for Neighbourhood	0	0	0	
0	Water Supply Guarantees	0	0	0	
0	Climate Change Levy	0	0	0	
<b>614,925</b>	<b>Gross Expenditure (see appendix 1)</b>	<b>585,290</b>	<b>585,290</b>	<b>651,200</b>	
	<b>INCOME</b>				
209,913	Fees & Charges	16,690	16,690	17,360	
<b>209,913</b>	<b>Total Income</b>	<b>16,690</b>	<b>16,690</b>	<b>17,360</b>	
<b>405,012</b>	<b>Net Expenditure</b>	<b>568,600</b>	<b>568,600</b>	<b>633,840</b>	

## HOUSING REVENUE ACCOUNT

## Management and Supervisory Expenditure

## Special Expenses O.A.P.

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	244,140	
13,628	Other Payments	0	0	0	
0	Superannuation	0	0	31,080	
0	Salaries	0	0	16,700	
213,136	Warden's wages	213,980	213,980	0	
85,426	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	88,450	
2,799	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	0	0	1,300	
0	NI on leased cars	0	0	200	
0	Other NI contributions	0	0	20	
0	Private Health Insurance	0	0	190	
381	Training	4,000	4,000	12,000	
0	Conferences	0	0	1,000	
	<b>Premises Related Expenses</b>				
77,220	Rent on Wardens houses	79,350	79,350	0	
9,202	Rates - Meeting Halls/Guest Apartments	10,300	10,300	10,300	
2,440	Plastic Sacks	2,520	2,520	1,000	
20,613	Meeting Halls - Utilities	27,370	27,370	35,160	
15,780	Cleaning and cleaning materials	15,000	15,000	15,510	
	<b>Internal Recharges</b>				
3,500	Central Employee Costs	620	620	3,550	
0	Central Computer Costs	0	0	12,820	
803	Purchasing and Supplies	690	690	1,540	
2,131	Accountancy	12,000	12,000	2,470	
1,694	Creditors	1,630	1,630	390	
2,527	Payroll	3,340	3,340	2,130	
3,615	Audit and Review	4,130	4,130	2,710	
0	Computer Section	0	0	410	
0	Facilities Management	0	0	20	
0	Word Processing	40	40	180	
578	Document Production	0	0	2,590	
0	Public Relations	0	0	8,640	
2,324	Personnel	2,910	2,910	4,670	
2,459	Building Design	1,660	1,660	1,080	
1,383	Strategic Director Operations	2,310	2,310	0	
157,624	Elderly Services Advisors	133,240	133,240	0	
175	Housing Strategy	0	0	0	
451	Internal Communications	140	140	1,380	
0	Research and Consultation	0	0	2,300	
0	Business Development	0	0	2,970	
0	Health & Safety Advisor	0	0	1,620	
0	Performance Management	0	0	7,340	
0	Head of Housing	0	0	20,860	
542	Training	800	800	3,520	
3,371	Sundry Debtors	2,960	2,960	4,760	
	<b>Supplies and Services</b>				
563	Printing & Stationery	2,000	2,000	2,100	
0	Photocopying	0	0	200	
0	Central Photocopying	0	0	10	
10,270	Telephone Charges	10,270	10,270	17,000	
61	Mobile Pagers	0	0	0	
78	Radio Pagers	0	0	0	
68,404	Hardware Acquisition	30,000	30,000	0	
8,605	Furniture & Equipment - Meeting Halls	9,000	9,000	9,000	
0	Maintenance & Equipment - Kilkenny Lodge	4,400	4,400	6,000	
0	Publicity	500	500	0	
3,404	Miscellaneous	2,600	2,600	4,000	
53	Climate Change Levy	0	0	0	
	<b>Transport Related Expenses</b>				
2,607	Wardens	3,000	3,000	4,920	
<b>717,847</b>	<b>Total Expenditure</b>	<b>672,210</b>	<b>672,210</b>	<b>591,230</b>	
	<b>INCOME</b>				
23,650	Kilkenny/Lodge Cont from SCC	24,480	24,480	0	
1,150	Fees & Charges	16,790	16,790	17,310	
12,256	Hire of Halls	0	0	0	
3,254	Guest Bedrooms - Sheltered Scheme	3,254	0	0	
12,568	Electricity - Meeting Halls	0	0	15,000	
1,281	Wardens - Miscellaneous Income	0	0	10	
0	Lease car - Employee Contributions	0	0	60	
549	Wardens Telephone	0	0	0	
<b>54,708</b>	<b>Total Income</b>	<b>41,270</b>	<b>41,270</b>	<b>32,380</b>	
<b>663,139</b>	<b>Net Expenditure</b>	<b>630,940</b>	<b>630,940</b>	<b>558,850</b>	

## HOUSING REVENUE ACCOUNT

APPENDIX 6

### Deane Helpline Trading Account

Main Code - A30

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	346,860	
0	Superannuation	0	0	43,910	
0	Employers NI	0	0	22,880	
169,020	Control Centre Salaries	263,670	260,670	0	
157,620	Senior Warden's salaries	183,240	183,240	0	
1,360	Control Centre Wages	0	0	0	
0	Leased cars	0	0	1,950	
0	NI on leased cars	0	0	310	
0	Other NI contributions	0	0	40	
0	Private Health Insurance	0	0	280	
2,890	Training	4,000	4,000	17,000	
0	Conferences	0	0	1,000	
1,670	Advertising for Staff	0	0	4,000	
	<b>Capital Financing</b>				
137,580	Revenue Contribution to Capital	55,000	55,000	0	
	<b>Premises Related Expenses</b>				
31,930	Maintenance	50,000	50,000	51,700	
4,830	Rent & Energy - 26 Kilkenny Court	7,570	7,570	6,000	
230	Council Tax	0	0	0	
440	Energy	500	500	2,000	
310	Water / Sewerage	0	0	500	
	<b>Internal Recharges</b>				
1,020	Central Employee Costs	1,550	1,550	5,420	
8,710	Central Computer Costs	5,250	5,250	19,630	
0	Allocations & Lettings	0	0	0	
830	Purchasing & Supplies	400	400	620	
2,280	Accountancy	2,420	2,420	2,650	
1,040	Creditors	1,030	1,030	1,100	
850	Payroll	1,110	1,110	3,250	
1,360	Audit & Review	1,530	1,530	0	
210	Computer Section	200	200	280	
800	Graphics	0	0	0	
30	Word Processing	3,340	3,340	0	
280	Document Production	0	0	5,510	
0	Public Relations	0	0	4,280	
2,020	Personnel	2,660	2,660	7,010	
110	Building Design Group	170	170	80	
30	Service Support	0	0	0	
390	Strategic Director Operations	640	640	0	
40	Housing Strategy	0	0	0	
820	Internal Communications	280	280	520	
0	Research & Consultation	0	0	3,560	
0	Business Development	0	0	4,420	
0	Health and Safety Advisor	0	0	2,480	
0	Performance Management	0	0	3,670	
0	Head of Housing	0	0	31,900	
1,360	Training	2,010	2,010	5,290	
27,750	Sundry Debtors	29,790	29,790	26,040	
	<b>Supplies &amp; Services</b>				
3,560	Printing & Stationery	2,000	2,000	2,150	
0	Photocopying	0	0	500	
14,250	Telephone	13,020	13,020	17,000	
0	Central Telephones	0	0	4,710	
760	Mobile Phone	0	0	600	
2,600	Equipment	1,500	1,500	0	
80	Uniforms For Staff	750	750	800	
7,650	Publicity	6,000	6,000	3,000	
40	Eye Tests	200	200	200	
4,220	Miscellaneous	1,500	1,500	2,000	
0	Contingency	3,000	3,000	6,000	
250	Wardens Travelling	0	0	19,500	
<b>591,220</b>	<b>Total Expenditure</b>	<b>644,330</b>	<b>641,330</b>	<b>682,400</b>	
	<b>INCOME</b>				
11,960	Private Sector Contract Work	115,370	115,370	200,400	
186,630	Charges to Subscribers - Private Sector	211,690	211,690	218,680	
266,990	Charges to Subscribers - Public Sector	278,570	278,570	287,760	
97,800	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	0	0	100	
3,083	Transfer from General Fund - Interest on Working Bal	3,840	3,840	4,480	
<b>566,513</b>	<b>Total Income</b>	<b>614,470</b>	<b>614,470</b>	<b>716,420</b>	
<b>24,707</b>	<b>Net Expenditure</b>	<b>29,860</b>	<b>26,860</b>	<b>-34,020</b>	
<b>134,260</b>	<b>Balance b/f - 1 April</b>	<b>81,160</b>	<b>109,553</b>	<b>82,690</b>	
<b>-24,707</b>	<b>Net Expenditure</b>	<b>-29,860</b>	<b>-26,860</b>	<b>34,020</b>	
<b>109,553</b>	<b>Balance c/f - 31 March</b>	<b>51,300</b>	<b>82,693</b>	<b>116,710</b>	

## HOUSING REVENUE ACCOUNT SUMMARY

### RESOURCE ACCOUNTING

Actual Expenditure 2003/04 £	Description	Original Estimate 2004/05 £	Current Budget 2004/05 £	Forward Estimate 2005/06 £
	<b>INCOME</b>			
15,564,660	Dwelling rents	15,935,200	15,935,200	16,408,890
401,940	Non dwelling rents	399,030	399,030	413,200
403,920	Charges for services/facilities	373,610	373,610	387,060
215,060	Contributions towards expenditure	179,900	179,900	215,500
4,142,740	Government Subsidy	-3,843,370	-3,843,370	-3,846,070
243,610	Government Subsidy-Housing Defects Act	239,360	239,360	87,150
427,910	Net Supporting People Windfall	200,000	200,000	530,000
<b>21,399,840</b>	<b>TOTAL INCOME</b>	<b>13,483,730</b>	<b>13,483,730</b>	<b>14,195,730</b>
	<b>EXPENDITURE</b>			
3,426,910	Management	3,624,140	3,624,900	4,341,890
4,693,600	Maintenance	4,685,780	4,718,780	4,910,250
7,789,450	Rent Rebates	0	0	0
0	Rent Rebates - contribution to General Fund	138,140	138,140	81,860
42,050	Increase in provision for bad debts	15,000	15,000	0
9,982,850	Capital charges-interest	10,428,420	10,428,420	12,885,630
3,316,840	Capital charges-depreciation	3,288,690	3,288,690	3,427,320
34,380	Debt management expenses	25,680	25,680	21,430
<b>29,286,080</b>	<b>TOTAL EXPENDITURE</b>	<b>22,205,850</b>	<b>22,239,610</b>	<b>25,668,380</b>
<b>7,886,240</b>	<b>NET COST OF SERVICES</b>	<b>8,722,120</b>	<b>8,755,880</b>	<b>11,472,650</b>
-9,982,850	Capital charges-interest	-10,428,420	-10,428,420	-12,885,630
1,136,130	Loan charges-interest	1,029,200	1,043,220	843,030
-78,100	Interest receivable	-76,520	-87,310	-86,310
<b>-1,038,580</b>	<b>NET OPERATING EXPENDITURE</b>	<b>-753,620</b>	<b>-716,630</b>	<b>-656,260</b>
	<b>APPROPRIATIONS</b>			
0	Transfer to Stock Options Reserve	400,000	400,000	175,000
439,750	Housing set aside/MRP	0	0	0
225,950	Revenue contributions to capital	224,300	224,300	700,000
<b>-372,880</b>	<b>(SURPLUS)/DEFICIT</b>	<b>-129,320</b>	<b>-92,330</b>	<b>218,740</b>
	<b>FUND BALANCE</b>			
1,379,600	Balance b/f 1 April	1,546,160	1,752,480	1,844,810
0	Net Expenditure in 2002/03	0		0
372,880	Net Expenditure in 2003/04	0		0
0	Net Expenditure in 2004/05	129,320	92,330	0
0	Net Expenditure in 2005/06	0	0	-218,740
<b>1,752,480</b>	<b>Balance c/f 31 March</b>	<b>1,675,480</b>	<b>1,844,810</b>	<b>1,626,070</b>

**HOUSING REVENUE ACCOUNT**  
**Repairs And Maintenance**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>R &amp; M Reconditions on Lettings</b>				
299,929	Re-lets - Painting	340,000	340,000	334,000	
387,986	Re-lets - Maintenance	420,000	420,000	426,000	
	<b>R &amp; M General Maintenance</b>				
151	Re-lets Maintenance		0		
377,501	Structure	423,000	423,000	444,000	
449,865	Structural Finishings and Fixings	445,000	445,000	446,000	
283,495	Water and Sanitary Services	256,000	256,000	268,000	
6,539	Other Domestic Services	5,000	5,000	2,000	
74,266	External Siteworks	73,000	73,000	70,000	
56,078	Miscellaneous	56,000	89,000	60,000	
18,820	Damp and Condensation	30,000	30,000	37,000	
68,677	Vandalism	62,000	62,000	63,000	
495	Re-instatement of Aids & Adaptions	1,000	1,000	1,600	
2,491	Enhancement of DAP Accommodations	3,000	3,000	3,000	
	<b>R &amp; M Electrical</b>				
224,695	R & M Electrical	167,000	167,000	189,000	
	<b>R &amp; M Spec. Rep. Gas Servicing</b>				
675,805	Gas Maintenance	735,000	735,000	778,000	
	<b>R &amp; M Spec.Rep. Roofing</b>				
18,197	Felt Roofing	25,000	25,000	25,000	
	<b>R &amp; M Spec. Rep. Windows</b>				
61,477	Metal Windows and Doors	60,000	60,000	75,000	
	<b>R &amp; M Spec. Rep. Fencing</b>				
30,695	Fencing	45,000	45,000	54,000	
	<b>R &amp; M Underground Drainage</b>				
101,746	R & M Underground Drainage	91,000	91,000	106,000	
	<b>R &amp; M Garages</b>				
32,132	R & M Garage Buildings	32,000	32,000	37,140	
	<b>R &amp; M Shops</b>				
875	R & M - Shops and Commercial Premises	16,000	16,000	16,000	
	<b>Planned Maintenance/Ext Painting</b>				
828,575	Planned Maintenance / External Painting up to 2002/03		0	0	
	<b>PPM 2003/04</b>				
	40 PPM	28,230	28,230	35,660	
	<b>PPM 2004/05</b>				
	41 PPM	750,000	750,000	18,800	
	<b>PPM 2005/06</b>				
	42 PPM	0	0	780,000	
	<b>Specialist Works</b>				
83,945	Contingency Sum	85,000	85,000	85,000	
	<b>R &amp; M Leasehold Flats</b>				
24,854	Re-chargeable Works on Sold Flats	0	0	0	
	<b>R &amp; M Miscellaneous &amp; Support</b>				
58,900	Emergency Call Out	61,000	61,000	61,000	
	<b>Internal Recharges</b>				
	Allocations & Lettings	0	0	0	
1,553	Purchasing & Administration	1,130	1,130	1,280	
30,305	Accountancy	27,470	27,470	35,280	
9,518	Creditors	10,940	10,940	14,640	
2,145	Computer Section	3,330	3,330	2,620	
	Word Processing	0	0	0	
41	Legal Services	120	120	0	
233,754	Building Design	205,530	205,530	218,040	
1,383	Director of Community Services-P.James	2,310	2,310	0	
145,086	Property Services	137,060	137,060	0	
2,047	Housing Strategy	6,720	6,720	0	
	Internal Communications		0	0	
86,459	Building DLO	67,990	67,990	189,380	
9,641	Highways DLO	10,040	10,040	10,940	
0	Debt Management	0	0	17,420	
3,477	Sundry Debtors	3,910	3,910	5,450	
<b>4,693,598</b>	<b>Gross Expenditure (See Appendix 1)</b>	<b>4,685,780</b>	<b>4,718,780</b>	<b>4,910,250</b>	
	<b>INCOME</b>				
41,687	Fees & Charges			0	
22,949	Miscellaneous Repairs	62,000	62,000	40,000	
7,981	Other Income		0	0	
<b>72,617</b>	<b>Total Income</b>	<b>62,000</b>	<b>62,000</b>	<b>40,000</b>	
<b>4,620,981</b>	<b>Net Expenditure</b>	<b>4,623,780</b>	<b>4,656,780</b>	<b>4,870,250</b>	

## HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure  
General Expenses

Actual 2003/04 £		Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
13	Deliveries	0	0	0	
438	Training	5,000	5,000	5,000	
1,728	Conference Expenses	2,500	2,500	10,000	
0	Redundancy costs from restructure	0	0	200,000	
0	Furniture for the DLO	0	0	30,000	
0	New PCs and desks following restructure	0	0	60,000	
39,840	Employee Related Insurance	49,800	49,800	42,610	
	<b>Premises Related Expenses</b>				
16,997	Rent	15,520	15,520	17,250	
730	Rates	0	0	0	
117,045	Insurances	135,090	135,090	113,450	
	<b>Hostels</b>				
14,395	Repairs	15,000	15,000	27,000	
11,050	Utilities	19,710	19,710	31,350	
855	Cleaning	900	900	900	
	<b>Internal Recharges</b>				
65,230	Cost of Democracy	99,940	99,940	99,690	
115,734	Private Sector & Development	99,930	99,930	184,480	
253,035	Allocations & Lettings	254,170	254,170	0	
0	Corporate Management	68,400	68,400	47,330	
415	Parks Client	740	740	3,300	
1,376	Purchasing & Administration	1,450	1,450	710	
0	Head of Revenues	0	0	0	
68,339	Accountancy	64,860	64,860	79,360	
6,112	Creditors	6,240	6,240	4,960	
8,229	Audit & Review	9,460	9,460	1,730	
40,728	Valuation Services	32,540	32,540	64,160	
36,604	Computer Section	49,970	49,970	35,570	
63	Graphics	0	0	0	
0	Word Processing	680	680	0	
344	Document Production	0	0	1,080	
2,180	Public Relations	2,390	2,390	0	
65,307	Legal Services	72,680	72,680	73,800	
1,537	Director of Development	0	0	0	
160,531	Building Design	104,530	104,530	155,680	
0	GIS Unit	0	0	40	
99,269	Rent Collection	104,620	104,620	147,130	
5,443	Corporate Purchasing	0	0	0	
12,861	Director of Community Services	21,520	21,520	0	
147,552	Property Services	160,320	160,320	424,310	
397,567	Estates & Tenancy Relations	420,920	420,920	780,970	
72,812	Housing Strategy	60,110	60,110	0	
0	Tenancy Participation	95,380	95,380	124,410	
52,718	Head of Housing	81,180	81,180	0	
3,650	Fraud Unit	8,420	8,420	0	
18,419	Sundry Debtors	19,080	19,080	15,960	
	<b>Supplies &amp; Services</b>				
9,271	Rent Collecting Stationery	1,500	1,500	140	
0	Printing and Stationery	17,110	17,110	17,110	
159	Telephone	0	0	0	
7,124	Equipment	7,000	7,000	7,250	
2,359	Insurance	2,950	2,950	910	
2,482	Advertising	6,000	6,000	2,590	
14,429	Tenant's Forum	22,000	22,000	37,000	
4,019	Subscriptions	2,500	2,500	2,500	
0	Mediation Contribution	15,500	15,500	16,030	
30,360	Best Value Initiatives	65,000	65,000	50,000	
23,366	Giro Charge	29,600	29,600	26,000	
0	Bank Charges	4,000	4,000	4,000	
3,871	Audit Fee	7,280	7,280	5,200	
1,434	Legal Fees	0	0	0	
30,766	Consultants and company searches	0	0	0	
7,055	Removal Expenses	30,000	30,000	35,000	
1,500	Contributions to Reserves	0	0	0	
6,668	Miscellaneous	1,500	1,500	2,000	
2,212	TV Licensing	0	0	0	
469	Legal Fees	0	0	0	
22,479	Management Contingency Budget	60,000	60,000	60,000	
33	Resource Accounting	0	0	0	
361	Reorganisation of filing system	15,000	15,000	50,000	
42,975	Housing Stock Options	0	0	0	
42,243	Expenses out of Windfall	0	0	0	
499	Tax Paid	0	0	0	
0	HIP Presentation	1,500	1,500	1,500	
<b>2,095,260</b>	<b>Gross Expenditure (see Appendix 1)</b>	<b>2,371,490</b>	<b>2,371,490</b>	<b>3,099,460</b>	
	<b>INCOME</b>				
55,682	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,190	19,190	19,960	
<b>55,682</b>	<b>Total Income</b>	<b>44,560</b>	<b>44,560</b>	<b>45,330</b>	
<b>2,039,578</b>	<b>Net Expenditure</b>	<b>2,326,930</b>	<b>2,326,930</b>	<b>3,054,130</b>	



**HOUSING REVENUE ACCOUNT**  
**Management and Supervisory Expenditure**  
**Special Expenses**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Premises Related Expenses</b>				
3,999	Maintenance of lift at Kilkenny	6,000	6,000	2,000	
	<b>Sewage Plants</b>				
279,085	Grounds Maintenance	295,450	295,450	305,500	
85,136	Maintenance-Routine	66,410	66,410	68,400	
15,652	Electricity	4,850	4,850	5,820	
-246	Water/NRA	1,710	1,710	1,840	
7,445	Housing Estates - Non-Routine	0	0	19,570	
0	Telephone	0	0	0	
21,325	Estate Roads Maintenance	15,000	15,000	36,630	
10,081	Cleaning windows - Communal	5,970	5,970	6,170	
0	Cleaning Communal Areas	4,180	4,180	4,320	
	<b>Maintenance of Grass Areas and Trees</b>				
0	Maintenance of Grass Areas and Trees	0	0	0	
	<b>Outside Lighting</b>				
7,749	Maintenance - stair lighting }	18,000	18,000	18,000	
1,344	Maintenance -estate lighting }	3,500	3,500	3,500	
0	Electricity	4,850	4,850	4,850	
0	Energy Consumed }	10,700	10,700	10,700	
	<b>Internal Recharges</b>				
67,465	Parks Client	42,120	42,120	43,090	
2,302	Purchasing & Administration	2,000	2,000	1,840	
2,280	Accountancy	3,160	3,160	2,420	
788	Creditors	740	740	0	
2,060	Audit & Review	2,380	2,380	0	
7,353	Building Design	7,250	7,250	4,220	
291	Waste Control	300	300	230	
0	Property Services	0	0	0	
8,354	Housing Strategy	0	0	0	
0	Highways	0	0	9,340	
1,226	Sundry Debtors	1,250	1,250	1,280	
	<b>Supplies and Services</b>				
164	Telephone	180	180	180	
0	Homelessness	0	0	0	
28,806	Special Estate Projects	32,000	32,000	32,000	
494	Risk Management Inspections	8,700	8,700	8,700	
6,090	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
14,238	Clearing Streams and Waterways	10,330	10,330	10,640	
27,814	Clearing Rubbish from estates	25,000	25,000	36,700	
913	Clearing Clinical Waste	1,260	1,260	1,260	
12,717	Cont. to TD Assoc for Neighbourhood	0	0	0	
0	Water Supply Guarantees	0	0	0	
0	Climate Change Levy	0	0	0	
<b>614,925</b>	<b>Gross Expenditure (see appendix 1)</b>	<b>585,290</b>	<b>585,290</b>	<b>651,200</b>	
	<b>INCOME</b>				
209,913	Fees & Charges	16,690	16,690	17,360	
<b>209,913</b>	<b>Total Income</b>	<b>16,690</b>	<b>16,690</b>	<b>17,360</b>	
<b>405,012</b>	<b>Net Expenditure</b>	<b>568,600</b>	<b>568,600</b>	<b>633,840</b>	

## HOUSING REVENUE ACCOUNT

## Management and Supervisory Expenditure

## Special Expenses O.A.P.

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	244,140	
13,628	Other Payments	0	0	0	
0	Superannuation	0	0	31,080	
0	Salaries	0	0	16,700	
213,136	Warden's wages	213,980	213,980	0	
85,426	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	88,450	
2,799	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	0	0	1,300	
0	NI on leased cars	0	0	200	
0	Other NI contributions	0	0	20	
0	Private Health Insurance	0	0	190	
381	Training	4,000	4,000	12,000	
0	Conferences	0	0	1,000	
	<b>Premises Related Expenses</b>				
77,220	Rent on Wardens houses	79,350	79,350	0	
9,202	Rates - Meeting Halls/Guest Apartments	10,300	10,300	10,300	
2,440	Plastic Sacks	2,520	2,520	1,000	
20,613	Meeting Halls - Utilities	27,370	27,370	35,160	
15,780	Cleaning and cleaning materials	15,000	15,000	15,510	
	<b>Internal Recharges</b>				
3,500	Central Employee Costs	620	620	3,550	
0	Central Computer Costs	0	0	12,820	
803	Purchasing and Supplies	690	690	1,540	
2,131	Accountancy	12,000	12,000	2,470	
1,694	Creditors	1,630	1,630	390	
2,527	Payroll	3,340	3,340	2,130	
3,615	Audit and Review	4,130	4,130	2,710	
0	Computer Section	0	0	410	
0	Facilities Management	0	0	20	
0	Word Processing	40	40	180	
578	Document Production	0	0	2,590	
0	Public Relations	0	0	8,640	
2,324	Personnel	2,910	2,910	4,670	
2,459	Building Design	1,660	1,660	1,080	
1,383	Strategic Director Operations	2,310	2,310	0	
157,624	Elderly Services Advisors	133,240	133,240	0	
175	Housing Strategy	0	0	0	
451	Internal Communications	140	140	1,380	
0	Research and Consultation	0	0	2,300	
0	Business Development	0	0	2,970	
0	Health & Safety Advisor	0	0	1,620	
0	Performance Management	0	0	7,340	
0	Head of Housing	0	0	20,860	
542	Training	800	800	3,520	
3,371	Sundry Debtors	2,960	2,960	4,760	
	<b>Supplies and Services</b>				
563	Printing & Stationery	2,000	2,000	2,100	
0	Photocopying	0	0	200	
0	Central Photocopying	0	0	10	
10,270	Telephone Charges	10,270	10,270	17,000	
61	Mobile Pagers	0	0	0	
78	Radio Pagers	0	0	0	
68,404	Hardware Acquisition	30,000	30,000	0	
8,605	Furniture & Equipment - Meeting Halls	9,000	9,000	9,000	
0	Maintenance & Equipment - Kilkenny Lodge	4,400	4,400	6,000	
0	Publicity	500	500	0	
3,404	Miscellaneous	2,600	2,600	4,000	
53	Climate Change Levy	0	0	0	
	<b>Transport Related Expenses</b>				
2,607	Wardens	3,000	3,000	4,920	
<b>717,847</b>	<b>Total Expenditure</b>	<b>672,210</b>	<b>672,210</b>	<b>591,230</b>	
	<b>INCOME</b>				
23,650	Kilkenny/Lodge Cont from SCC	24,480	24,480	0	
1,150	Fees & Charges	16,790	16,790	17,310	
12,256	Hire of Halls	0	0	0	
3,254	Guest Bedrooms - Sheltered Scheme	3,254	0	0	
12,568	Electricity - Meeting Halls	0	0	15,000	
1,281	Wardens - Miscellaneous Income	0	0	10	
0	Lease car - Employee Contributions	0	0	60	
549	Wardens Telephone	0	0	0	
<b>54,708</b>	<b>Total Income</b>	<b>41,270</b>	<b>41,270</b>	<b>32,380</b>	
<b>663,139</b>	<b>Net Expenditure</b>	<b>630,940</b>	<b>630,940</b>	<b>558,850</b>	

## HOUSING REVENUE ACCOUNT

APPENDIX 6

### Deane Helpline Trading Account

Main Code - A30

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	346,860	
0	Superannuation	0	0	43,910	
0	Employers NI	0	0	22,880	
169,020	Control Centre Salaries	263,670	260,670	0	
157,620	Senior Warden's salaries	183,240	183,240	0	
1,360	Control Centre Wages	0	0	0	
0	Leased cars	0	0	1,950	
0	NI on leased cars	0	0	310	
0	Other NI contributions	0	0	40	
0	Private Health Insurance	0	0	280	
2,890	Training	4,000	4,000	17,000	
0	Conferences	0	0	1,000	
1,670	Advertising for Staff	0	0	4,000	
	<b>Capital Financing</b>				
137,580	Revenue Contribution to Capital	55,000	55,000	0	
	<b>Premises Related Expenses</b>				
31,930	Maintenance	50,000	50,000	51,700	
4,830	Rent & Energy - 26 Kilkenny Court	7,570	7,570	6,000	
230	Council Tax	0	0	0	
440	Energy	500	500	2,000	
310	Water / Sewerage	0	0	500	
	<b>Internal Recharges</b>				
1,020	Central Employee Costs	1,550	1,550	5,420	
8,710	Central Computer Costs	5,250	5,250	19,630	
0	Allocations & Lettings	0	0	0	
830	Purchasing & Supplies	400	400	620	
2,280	Accountancy	2,420	2,420	2,650	
1,040	Creditors	1,030	1,030	1,100	
850	Payroll	1,110	1,110	3,250	
1,360	Audit & Review	1,530	1,530	0	
210	Computer Section	200	200	280	
800	Graphics	0	0	0	
30	Word Processing	3,340	3,340	0	
280	Document Production	0	0	5,510	
0	Public Relations	0	0	4,280	
2,020	Personnel	2,660	2,660	7,010	
110	Building Design Group	170	170	80	
30	Service Support	0	0	0	
390	Strategic Director Operations	640	640	0	
40	Housing Strategy	0	0	0	
820	Internal Communications	280	280	520	
0	Research & Consultation	0	0	3,560	
0	Business Development	0	0	4,420	
0	Health and Safety Advisor	0	0	2,480	
0	Performance Management	0	0	3,670	
0	Head of Housing	0	0	31,900	
1,360	Training	2,010	2,010	5,290	
27,750	Sundry Debtors	29,790	29,790	26,040	
	<b>Supplies &amp; Services</b>				
3,560	Printing & Stationery	2,000	2,000	2,150	
0	Photocopying	0	0	500	
14,250	Telephone	13,020	13,020	17,000	
0	Central Telephones	0	0	4,710	
760	Mobile Phone	0	0	600	
2,600	Equipment	1,500	1,500	0	
80	Uniforms For Staff	750	750	800	
7,650	Publicity	6,000	6,000	3,000	
40	Eye Tests	200	200	200	
4,220	Miscellaneous	1,500	1,500	2,000	
0	Contingency	3,000	3,000	6,000	
250	Wardens Travelling	0	0	19,500	
<b>591,220</b>	<b>Total Expenditure</b>	<b>644,330</b>	<b>641,330</b>	<b>682,400</b>	
	<b>INCOME</b>				
11,960	Private Sector Contract Work	115,370	115,370	200,400	
186,630	Charges to Subscribers - Private Sector	211,690	211,690	218,680	
266,990	Charges to Subscribers - Public Sector	278,570	278,570	287,760	
97,800	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	0	0	100	
3,083	Transfer from General Fund - Interest on Working Bal	3,840	3,840	4,480	
<b>566,513</b>	<b>Total Income</b>	<b>614,470</b>	<b>614,470</b>	<b>716,420</b>	
<b>24,707</b>	<b>Net Expenditure</b>	<b>29,860</b>	<b>26,860</b>	<b>-34,020</b>	
<b>134,260</b>	<b>Balance b/f - 1 April</b>	<b>81,160</b>	<b>109,553</b>	<b>82,690</b>	
<b>-24,707</b>	<b>Net Expenditure</b>	<b>-29,860</b>	<b>-26,860</b>	<b>34,020</b>	
<b>109,553</b>	<b>Balance c/f - 31 March</b>	<b>51,300</b>	<b>82,693</b>	<b>116,710</b>	

## HOUSING REVENUE ACCOUNT SUMMARY

### RESOURCE ACCOUNTING

Actual Expenditure 2003/04 £	Description	Original Estimate 2004/05 £	Current Budget 2004/05 £	Forward Estimate 2005/06 £
	<b>INCOME</b>			
15,564,660	Dwelling rents	15,935,200	15,935,200	16,408,890
401,940	Non dwelling rents	399,030	399,030	413,200
403,920	Charges for services/facilities	373,610	373,610	387,060
215,060	Contributions towards expenditure	179,900	179,900	215,500
4,142,740	Government Subsidy	-3,843,370	-3,843,370	-3,846,070
243,610	Government Subsidy-Housing Defects Act	239,360	239,360	87,150
427,910	Net Supporting People Windfall	200,000	200,000	530,000
<b>21,399,840</b>	<b>TOTAL INCOME</b>	<b>13,483,730</b>	<b>13,483,730</b>	<b>14,195,730</b>
	<b>EXPENDITURE</b>			
3,426,910	Management	3,624,140	3,624,900	4,341,890
4,693,600	Maintenance	4,685,780	4,718,780	4,910,250
7,789,450	Rent Rebates	0	0	0
0	Rent Rebates - contribution to General Fund	138,140	138,140	81,860
42,050	Increase in provision for bad debts	15,000	15,000	0
9,982,850	Capital charges-interest	10,428,420	10,428,420	12,885,630
3,316,840	Capital charges-depreciation	3,288,690	3,288,690	3,427,320
34,380	Debt management expenses	25,680	25,680	21,430
<b>29,286,080</b>	<b>TOTAL EXPENDITURE</b>	<b>22,205,850</b>	<b>22,239,610</b>	<b>25,668,380</b>
<b>7,886,240</b>	<b>NET COST OF SERVICES</b>	<b>8,722,120</b>	<b>8,755,880</b>	<b>11,472,650</b>
-9,982,850	Capital charges-interest	-10,428,420	-10,428,420	-12,885,630
1,136,130	Loan charges-interest	1,029,200	1,043,220	843,030
-78,100	Interest receivable	-76,520	-87,310	-86,310
<b>-1,038,580</b>	<b>NET OPERATING EXPENDITURE</b>	<b>-753,620</b>	<b>-716,630</b>	<b>-656,260</b>
	<b>APPROPRIATIONS</b>			
0	Transfer to Stock Options Reserve	400,000	400,000	175,000
439,750	Housing set aside/MRP	0	0	0
225,950	Revenue contributions to capital	224,300	224,300	700,000
<b>-372,880</b>	<b>(SURPLUS)/DEFICIT</b>	<b>-129,320</b>	<b>-92,330</b>	<b>218,740</b>
	<b>FUND BALANCE</b>			
1,379,600	Balance b/f 1 April	1,546,160	1,752,480	1,844,810
0	Net Expenditure in 2002/03	0		0
372,880	Net Expenditure in 2003/04	0		0
0	Net Expenditure in 2004/05	129,320	92,330	0
0	Net Expenditure in 2005/06	0	0	-218,740
<b>1,752,480</b>	<b>Balance c/f 31 March</b>	<b>1,675,480</b>	<b>1,844,810</b>	<b>1,626,070</b>

**HOUSING REVENUE ACCOUNT**  
**Repairs And Maintenance**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>R &amp; M Reconditions on Lettings</b>				
299,929	Re-lets - Painting	340,000	340,000	334,000	
387,986	Re-lets - Maintenance	420,000	420,000	426,000	
	<b>R &amp; M General Maintenance</b>				
151	Re-lets Maintenance		0		
377,501	Structure	423,000	423,000	444,000	
449,865	Structural Finishings and Fixings	445,000	445,000	446,000	
283,495	Water and Sanitary Services	256,000	256,000	268,000	
6,539	Other Domestic Services	5,000	5,000	2,000	
74,266	External Siteworks	73,000	73,000	70,000	
56,078	Miscellaneous	56,000	89,000	60,000	
18,820	Damp and Condensation	30,000	30,000	37,000	
68,677	Vandalism	62,000	62,000	63,000	
495	Re-instatement of Aids & Adaptions	1,000	1,000	1,600	
2,491	Enhancement of DAP Accommodations	3,000	3,000	3,000	
	<b>R &amp; M Electrical</b>				
224,695	R & M Electrical	167,000	167,000	189,000	
	<b>R &amp; M Spec. Rep. Gas Servicing</b>				
675,805	Gas Maintenance	735,000	735,000	778,000	
	<b>R &amp; M Spec.Rep. Roofing</b>				
18,197	Felt Roofing	25,000	25,000	25,000	
	<b>R &amp; M Spec. Rep. Windows</b>				
61,477	Metal Windows and Doors	60,000	60,000	75,000	
	<b>R &amp; M Spec. Rep. Fencing</b>				
30,695	Fencing	45,000	45,000	54,000	
	<b>R &amp; M Underground Drainage</b>				
101,746	R & M Underground Drainage	91,000	91,000	106,000	
	<b>R &amp; M Garages</b>				
32,132	R & M Garage Buildings	32,000	32,000	37,140	
	<b>R &amp; M Shops</b>				
875	R & M - Shops and Commercial Premises	16,000	16,000	16,000	
	<b>Planned Maintenance/Ext Painting</b>				
828,575	Planned Maintenance / External Painting up to 2002/03		0	0	
	<b>PPM 2003/04</b>				
	40 PPM	28,230	28,230	35,660	
	<b>PPM 2004/05</b>				
	41 PPM	750,000	750,000	18,800	
	<b>PPM 2005/06</b>				
	42 PPM	0	0	780,000	
	<b>Specialist Works</b>				
83,945	Contingency Sum	85,000	85,000	85,000	
	<b>R &amp; M Leasehold Flats</b>				
24,854	Re-chargeable Works on Sold Flats	0	0	0	
	<b>R &amp; M Miscellaneous &amp; Support</b>				
58,900	Emergency Call Out	61,000	61,000	61,000	
	<b>Internal Recharges</b>				
	Allocations & Lettings	0	0	0	
1,553	Purchasing & Administration	1,130	1,130	1,280	
30,305	Accountancy	27,470	27,470	35,280	
9,518	Creditors	10,940	10,940	14,640	
2,145	Computer Section	3,330	3,330	2,620	
	Word Processing	0	0	0	
41	Legal Services	120	120	0	
233,754	Building Design	205,530	205,530	218,040	
1,383	Director of Community Services-P.James	2,310	2,310	0	
145,086	Property Services	137,060	137,060	0	
2,047	Housing Strategy	6,720	6,720	0	
	Internal Communications		0	0	
86,459	Building DLO	67,990	67,990	189,380	
9,641	Highways DLO	10,040	10,040	10,940	
0	Debt Management	0	0	17,420	
3,477	Sundry Debtors	3,910	3,910	5,450	
<b>4,693,598</b>	<b>Gross Expenditure (See Appendix 1)</b>	<b>4,685,780</b>	<b>4,718,780</b>	<b>4,910,250</b>	
	<b>INCOME</b>				
41,687	Fees & Charges			0	
22,949	Miscellaneous Repairs	62,000	62,000	40,000	
7,981	Other Income		0	0	
<b>72,617</b>	<b>Total Income</b>	<b>62,000</b>	<b>62,000</b>	<b>40,000</b>	
<b>4,620,981</b>	<b>Net Expenditure</b>	<b>4,623,780</b>	<b>4,656,780</b>	<b>4,870,250</b>	

## HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure  
General Expenses

Actual 2003/04 £		Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
13	Deliveries	0	0	0	
438	Training	5,000	5,000	5,000	
1,728	Conference Expenses	2,500	2,500	10,000	
0	Redundancy costs from restructure	0	0	200,000	
0	Furniture for the DLO	0	0	30,000	
0	New PCs and desks following restructure	0	0	60,000	
39,840	Employee Related Insurance	49,800	49,800	42,610	
	<b>Premises Related Expenses</b>				
16,997	Rent	15,520	15,520	17,250	
730	Rates	0	0	0	
117,045	Insurances	135,090	135,090	113,450	
	<b>Hostels</b>				
14,395	Repairs	15,000	15,000	27,000	
11,050	Utilities	19,710	19,710	31,350	
855	Cleaning	900	900	900	
	<b>Internal Recharges</b>				
65,230	Cost of Democracy	99,940	99,940	99,690	
115,734	Private Sector & Development	99,930	99,930	184,480	
253,035	Allocations & Lettings	254,170	254,170	0	
0	Corporate Management	68,400	68,400	47,330	
415	Parks Client	740	740	3,300	
1,376	Purchasing & Administration	1,450	1,450	710	
0	Head of Revenues	0	0	0	
68,339	Accountancy	64,860	64,860	79,360	
6,112	Creditors	6,240	6,240	4,960	
8,229	Audit & Review	9,460	9,460	1,730	
40,728	Valuation Services	32,540	32,540	64,160	
36,604	Computer Section	49,970	49,970	35,570	
63	Graphics	0	0	0	
0	Word Processing	680	680	0	
344	Document Production	0	0	1,080	
2,180	Public Relations	2,390	2,390	0	
65,307	Legal Services	72,680	72,680	73,800	
1,537	Director of Development	0	0	0	
160,531	Building Design	104,530	104,530	155,680	
0	GIS Unit	0	0	40	
99,269	Rent Collection	104,620	104,620	147,130	
5,443	Corporate Purchasing	0	0	0	
12,861	Director of Community Services	21,520	21,520	0	
147,552	Property Services	160,320	160,320	424,310	
397,567	Estates & Tenancy Relations	420,920	420,920	780,970	
72,812	Housing Strategy	60,110	60,110	0	
0	Tenancy Participation	95,380	95,380	124,410	
52,718	Head of Housing	81,180	81,180	0	
3,650	Fraud Unit	8,420	8,420	0	
18,419	Sundry Debtors	19,080	19,080	15,960	
	<b>Supplies &amp; Services</b>				
9,271	Rent Collecting Stationery	1,500	1,500	140	
0	Printing and Stationery	17,110	17,110	17,110	
159	Telephone	0	0	0	
7,124	Equipment	7,000	7,000	7,250	
2,359	Insurance	2,950	2,950	910	
2,482	Advertising	6,000	6,000	2,590	
14,429	Tenant's Forum	22,000	22,000	37,000	
4,019	Subscriptions	2,500	2,500	2,500	
0	Mediation Contribution	15,500	15,500	16,030	
30,360	Best Value Initiatives	65,000	65,000	50,000	
23,366	Giro Charge	29,600	29,600	26,000	
0	Bank Charges	4,000	4,000	4,000	
3,871	Audit Fee	7,280	7,280	5,200	
1,434	Legal Fees	0	0	0	
30,766	Consultants and company searches	0	0	0	
7,055	Removal Expenses	30,000	30,000	35,000	
1,500	Contributions to Reserves	0	0	0	
6,668	Miscellaneous	1,500	1,500	2,000	
2,212	TV Licensing	0	0	0	
469	Legal Fees	0	0	0	
22,479	Management Contingency Budget	60,000	60,000	60,000	
33	Resource Accounting	0	0	0	
361	Reorganisation of filing system	15,000	15,000	50,000	
42,975	Housing Stock Options	0	0	0	
42,243	Expenses out of Windfall	0	0	0	
499	Tax Paid	0	0	0	
0	HIP Presentation	1,500	1,500	1,500	
<b>2,095,260</b>	<b>Gross Expenditure (see Appendix 1)</b>	<b>2,371,490</b>	<b>2,371,490</b>	<b>3,099,460</b>	
	<b>INCOME</b>				
55,682	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,190	19,190	19,960	
<b>55,682</b>	<b>Total Income</b>	<b>44,560</b>	<b>44,560</b>	<b>45,330</b>	
<b>2,039,578</b>	<b>Net Expenditure</b>	<b>2,326,930</b>	<b>2,326,930</b>	<b>3,054,130</b>	

**HOUSING REVENUE ACCOUNT**  
**Management and Supervisory Expenditure**  
**Special Expenses**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Premises Related Expenses</b>				
3,999	Maintenance of lift at Kilkenny	6,000	6,000	2,000	
	<b>Sewage Plants</b>				
279,085	Grounds Maintenance	295,450	295,450	305,500	
85,136	Maintenance-Routine	66,410	66,410	68,400	
15,652	Electricity	4,850	4,850	5,820	
-246	Water/NRA	1,710	1,710	1,840	
7,445	Housing Estates - Non-Routine	0	0	19,570	
0	Telephone	0	0	0	
21,325	Estate Roads Maintenance	15,000	15,000	36,630	
10,081	Cleaning windows - Communal	5,970	5,970	6,170	
0	Cleaning Communal Areas	4,180	4,180	4,320	
	<b>Maintenance of Grass Areas and Trees</b>				
0	Maintenance of Grass Areas and Trees	0	0	0	
	<b>Outside Lighting</b>				
7,749	Maintenance - stair lighting }	18,000	18,000	18,000	
1,344	Maintenance -estate lighting }	3,500	3,500	3,500	
0	Electricity	4,850	4,850	4,850	
0	Energy Consumed }	10,700	10,700	10,700	
	<b>Internal Recharges</b>				
67,465	Parks Client	42,120	42,120	43,090	
2,302	Purchasing & Administration	2,000	2,000	1,840	
2,280	Accountancy	3,160	3,160	2,420	
788	Creditors	740	740	0	
2,060	Audit & Review	2,380	2,380	0	
7,353	Building Design	7,250	7,250	4,220	
291	Waste Control	300	300	230	
0	Property Services	0	0	0	
8,354	Housing Strategy	0	0	0	
0	Highways	0	0	9,340	
1,226	Sundry Debtors	1,250	1,250	1,280	
	<b>Supplies and Services</b>				
164	Telephone	180	180	180	
0	Homelessness	0	0	0	
28,806	Special Estate Projects	32,000	32,000	32,000	
494	Risk Management Inspections	8,700	8,700	8,700	
6,090	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
14,238	Clearing Streams and Waterways	10,330	10,330	10,640	
27,814	Clearing Rubbish from estates	25,000	25,000	36,700	
913	Clearing Clinical Waste	1,260	1,260	1,260	
12,717	Cont. to TD Assoc for Neighbourhood	0	0	0	
0	Water Supply Guarantees	0	0	0	
0	Climate Change Levy	0	0	0	
<b>614,925</b>	<b>Gross Expenditure (see appendix 1)</b>	<b>585,290</b>	<b>585,290</b>	<b>651,200</b>	
	<b>INCOME</b>				
209,913	Fees & Charges	16,690	16,690	17,360	
<b>209,913</b>	<b>Total Income</b>	<b>16,690</b>	<b>16,690</b>	<b>17,360</b>	
<b>405,012</b>	<b>Net Expenditure</b>	<b>568,600</b>	<b>568,600</b>	<b>633,840</b>	

## HOUSING REVENUE ACCOUNT

## Management and Supervisory Expenditure

## Special Expenses O.A.P.

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	244,140	
13,628	Other Payments	0	0	0	
0	Superannuation	0	0	31,080	
0	Salaries	0	0	16,700	
213,136	Warden's wages	213,980	213,980	0	
85,426	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	88,450	
2,799	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	0	0	1,300	
0	NI on leased cars	0	0	200	
0	Other NI contributions	0	0	20	
0	Private Health Insurance	0	0	190	
381	Training	4,000	4,000	12,000	
0	Conferences	0	0	1,000	
	<b>Premises Related Expenses</b>				
77,220	Rent on Wardens houses	79,350	79,350	0	
9,202	Rates - Meeting Halls/Guest Apartments	10,300	10,300	10,300	
2,440	Plastic Sacks	2,520	2,520	1,000	
20,613	Meeting Halls - Utilities	27,370	27,370	35,160	
15,780	Cleaning and cleaning materials	15,000	15,000	15,510	
	<b>Internal Recharges</b>				
3,500	Central Employee Costs	620	620	3,550	
0	Central Computer Costs	0	0	12,820	
803	Purchasing and Supplies	690	690	1,540	
2,131	Accountancy	12,000	12,000	2,470	
1,694	Creditors	1,630	1,630	390	
2,527	Payroll	3,340	3,340	2,130	
3,615	Audit and Review	4,130	4,130	2,710	
0	Computer Section	0	0	410	
0	Facilities Management	0	0	20	
0	Word Processing	40	40	180	
578	Document Production	0	0	2,590	
0	Public Relations	0	0	8,640	
2,324	Personnel	2,910	2,910	4,670	
2,459	Building Design	1,660	1,660	1,080	
1,383	Strategic Director Operations	2,310	2,310	0	
157,624	Elderly Services Advisors	133,240	133,240	0	
175	Housing Strategy	0	0	0	
451	Internal Communications	140	140	1,380	
0	Research and Consultation	0	0	2,300	
0	Business Development	0	0	2,970	
0	Health & Safety Advisor	0	0	1,620	
0	Performance Management	0	0	7,340	
0	Head of Housing	0	0	20,860	
542	Training	800	800	3,520	
3,371	Sundry Debtors	2,960	2,960	4,760	
	<b>Supplies and Services</b>				
563	Printing & Stationery	2,000	2,000	2,100	
0	Photocopying	0	0	200	
0	Central Photocopying	0	0	10	
10,270	Telephone Charges	10,270	10,270	17,000	
61	Mobile Pagers	0	0	0	
78	Radio Pagers	0	0	0	
68,404	Hardware Acquisition	30,000	30,000	0	
8,605	Furniture & Equipment - Meeting Halls	9,000	9,000	9,000	
0	Maintenance & Equipment - Kilkenny Lodge	4,400	4,400	6,000	
0	Publicity	500	500	0	
3,404	Miscellaneous	2,600	2,600	4,000	
53	Climate Change Levy	0	0	0	
	<b>Transport Related Expenses</b>				
2,607	Wardens	3,000	3,000	4,920	
<b>717,847</b>	<b>Total Expenditure</b>	<b>672,210</b>	<b>672,210</b>	<b>591,230</b>	
	<b>INCOME</b>				
23,650	Kilkenny/Lodge Cont from SCC	24,480	24,480	0	
1,150	Fees & Charges	16,790	16,790	17,310	
12,256	Hire of Halls	0	0	0	
3,254	Guest Bedrooms - Sheltered Scheme	3,254	0	0	
12,568	Electricity - Meeting Halls	0	0	15,000	
1,281	Wardens - Miscellaneous Income	0	0	10	
0	Lease car - Employee Contributions	0	0	60	
549	Wardens Telephone	0	0	0	
<b>54,708</b>	<b>Total Income</b>	<b>41,270</b>	<b>41,270</b>	<b>32,380</b>	
<b>663,139</b>	<b>Net Expenditure</b>	<b>630,940</b>	<b>630,940</b>	<b>558,850</b>	



## HOUSING REVENUE ACCOUNT

APPENDIX 6

### Deane Helpline Trading Account

Main Code - A30

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	346,860	
0	Superannuation	0	0	43,910	
0	Employers NI	0	0	22,880	
169,020	Control Centre Salaries	263,670	260,670	0	
157,620	Senior Warden's salaries	183,240	183,240	0	
1,360	Control Centre Wages	0	0	0	
0	Leased cars	0	0	1,950	
0	NI on leased cars	0	0	310	
0	Other NI contributions	0	0	40	
0	Private Health Insurance	0	0	280	
2,890	Training	4,000	4,000	17,000	
0	Conferences	0	0	1,000	
1,670	Advertising for Staff	0	0	4,000	
	<b>Capital Financing</b>				
137,580	Revenue Contribution to Capital	55,000	55,000	0	
	<b>Premises Related Expenses</b>				
31,930	Maintenance	50,000	50,000	51,700	
4,830	Rent & Energy - 26 Kilkenny Court	7,570	7,570	6,000	
230	Council Tax	0	0	0	
440	Energy	500	500	2,000	
310	Water / Sewerage	0	0	500	
	<b>Internal Recharges</b>				
1,020	Central Employee Costs	1,550	1,550	5,420	
8,710	Central Computer Costs	5,250	5,250	19,630	
0	Allocations & Lettings	0	0	0	
830	Purchasing & Supplies	400	400	620	
2,280	Accountancy	2,420	2,420	2,650	
1,040	Creditors	1,030	1,030	1,100	
850	Payroll	1,110	1,110	3,250	
1,360	Audit & Review	1,530	1,530	0	
210	Computer Section	200	200	280	
800	Graphics	0	0	0	
30	Word Processing	3,340	3,340	0	
280	Document Production	0	0	5,510	
0	Public Relations	0	0	4,280	
2,020	Personnel	2,660	2,660	7,010	
110	Building Design Group	170	170	80	
30	Service Support	0	0	0	
390	Strategic Director Operations	640	640	0	
40	Housing Strategy	0	0	0	
820	Internal Communications	280	280	520	
0	Research & Consultation	0	0	3,560	
0	Business Development	0	0	4,420	
0	Health and Safety Advisor	0	0	2,480	
0	Performance Management	0	0	3,670	
0	Head of Housing	0	0	31,900	
1,360	Training	2,010	2,010	5,290	
27,750	Sundry Debtors	29,790	29,790	26,040	
	<b>Supplies &amp; Services</b>				
3,560	Printing & Stationery	2,000	2,000	2,150	
0	Photocopying	0	0	500	
14,250	Telephone	13,020	13,020	17,000	
0	Central Telephones	0	0	4,710	
760	Mobile Phone	0	0	600	
2,600	Equipment	1,500	1,500	0	
80	Uniforms For Staff	750	750	800	
7,650	Publicity	6,000	6,000	3,000	
40	Eye Tests	200	200	200	
4,220	Miscellaneous	1,500	1,500	2,000	
0	Contingency	3,000	3,000	6,000	
250	Wardens Travelling	0	0	19,500	
<b>591,220</b>	<b>Total Expenditure</b>	<b>644,330</b>	<b>641,330</b>	<b>682,400</b>	
	<b>INCOME</b>				
11,960	Private Sector Contract Work	115,370	115,370	200,400	
186,630	Charges to Subscribers - Private Sector	211,690	211,690	218,680	
266,990	Charges to Subscribers - Public Sector	278,570	278,570	287,760	
97,800	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	0	0	100	
3,083	Transfer from General Fund - Interest on Working Bal	3,840	3,840	4,480	
<b>566,513</b>	<b>Total Income</b>	<b>614,470</b>	<b>614,470</b>	<b>716,420</b>	
<b>24,707</b>	<b>Net Expenditure</b>	<b>29,860</b>	<b>26,860</b>	<b>-34,020</b>	
<b>134,260</b>	<b>Balance b/f - 1 April</b>	<b>81,160</b>	<b>109,553</b>	<b>82,690</b>	
<b>-24,707</b>	<b>Net Expenditure</b>	<b>-29,860</b>	<b>-26,860</b>	<b>34,020</b>	
<b>109,553</b>	<b>Balance c/f - 31 March</b>	<b>51,300</b>	<b>82,693</b>	<b>116,710</b>	

## HOUSING REVENUE ACCOUNT SUMMARY

### RESOURCE ACCOUNTING

Actual Expenditure 2003/04 £	Description	Original Estimate 2004/05 £	Current Budget 2004/05 £	Forward Estimate 2005/06 £
	<b>INCOME</b>			
15,564,660	Dwelling rents	15,935,200	15,935,200	16,408,890
401,940	Non dwelling rents	399,030	399,030	413,200
403,920	Charges for services/facilities	373,610	373,610	387,060
215,060	Contributions towards expenditure	179,900	179,900	215,500
4,142,740	Government Subsidy	-3,843,370	-3,843,370	-3,846,070
243,610	Government Subsidy-Housing Defects Act	239,360	239,360	87,150
427,910	Net Supporting People Windfall	200,000	200,000	530,000
<b>21,399,840</b>	<b>TOTAL INCOME</b>	<b>13,483,730</b>	<b>13,483,730</b>	<b>14,195,730</b>
	<b>EXPENDITURE</b>			
3,426,910	Management	3,624,140	3,624,900	4,341,890
4,693,600	Maintenance	4,685,780	4,718,780	4,910,250
7,789,450	Rent Rebates	0	0	0
0	Rent Rebates - contribution to General Fund	138,140	138,140	81,860
42,050	Increase in provision for bad debts	15,000	15,000	0
9,982,850	Capital charges-interest	10,428,420	10,428,420	12,885,630
3,316,840	Capital charges-depreciation	3,288,690	3,288,690	3,427,320
34,380	Debt management expenses	25,680	25,680	21,430
<b>29,286,080</b>	<b>TOTAL EXPENDITURE</b>	<b>22,205,850</b>	<b>22,239,610</b>	<b>25,668,380</b>
<b>7,886,240</b>	<b>NET COST OF SERVICES</b>	<b>8,722,120</b>	<b>8,755,880</b>	<b>11,472,650</b>
-9,982,850	Capital charges-interest	-10,428,420	-10,428,420	-12,885,630
1,136,130	Loan charges-interest	1,029,200	1,043,220	843,030
-78,100	Interest receivable	-76,520	-87,310	-86,310
<b>-1,038,580</b>	<b>NET OPERATING EXPENDITURE</b>	<b>-753,620</b>	<b>-716,630</b>	<b>-656,260</b>
	<b>APPROPRIATIONS</b>			
0	Transfer to Stock Options Reserve	400,000	400,000	175,000
439,750	Housing set aside/MRP	0	0	0
225,950	Revenue contributions to capital	224,300	224,300	700,000
<b>-372,880</b>	<b>(SURPLUS)/DEFICIT</b>	<b>-129,320</b>	<b>-92,330</b>	<b>218,740</b>
	<b>FUND BALANCE</b>			
1,379,600	Balance b/f 1 April	1,546,160	1,752,480	1,844,810
0	Net Expenditure in 2002/03	0		0
372,880	Net Expenditure in 2003/04	0		0
0	Net Expenditure in 2004/05	129,320	92,330	0
0	Net Expenditure in 2005/06	0	0	-218,740
<b>1,752,480</b>	<b>Balance c/f 31 March</b>	<b>1,675,480</b>	<b>1,844,810</b>	<b>1,626,070</b>

**HOUSING REVENUE ACCOUNT**  
**Repairs And Maintenance**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>R &amp; M Reconditions on Lettings</b>				
299,929	Re-lets - Painting	340,000	340,000	334,000	
387,986	Re-lets - Maintenance	420,000	420,000	426,000	
	<b>R &amp; M General Maintenance</b>				
151	Re-lets Maintenance		0		
377,501	Structure	423,000	423,000	444,000	
449,865	Structural Finishings and Fixings	445,000	445,000	446,000	
283,495	Water and Sanitary Services	256,000	256,000	268,000	
6,539	Other Domestic Services	5,000	5,000	2,000	
74,266	External Siteworks	73,000	73,000	70,000	
56,078	Miscellaneous	56,000	89,000	60,000	
18,820	Damp and Condensation	30,000	30,000	37,000	
68,677	Vandalism	62,000	62,000	63,000	
495	Re-instatement of Aids & Adaptions	1,000	1,000	1,600	
2,491	Enhancement of DAP Accommodations	3,000	3,000	3,000	
	<b>R &amp; M Electrical</b>				
224,695	R & M Electrical	167,000	167,000	189,000	
	<b>R &amp; M Spec. Rep. Gas Servicing</b>				
675,805	Gas Maintenance	735,000	735,000	778,000	
	<b>R &amp; M Spec.Rep. Roofing</b>				
18,197	Felt Roofing	25,000	25,000	25,000	
	<b>R &amp; M Spec. Rep. Windows</b>				
61,477	Metal Windows and Doors	60,000	60,000	75,000	
	<b>R &amp; M Spec. Rep. Fencing</b>				
30,695	Fencing	45,000	45,000	54,000	
	<b>R &amp; M Underground Drainage</b>				
101,746	R & M Underground Drainage	91,000	91,000	106,000	
	<b>R &amp; M Garages</b>				
32,132	R & M Garage Buildings	32,000	32,000	37,140	
	<b>R &amp; M Shops</b>				
875	R & M - Shops and Commercial Premises	16,000	16,000	16,000	
	<b>Planned Maintenance/Ext Painting</b>				
828,575	Planned Maintenance / External Painting up to 2002/03		0	0	
	<b>PPM 2003/04</b>				
	40 PPM	28,230	28,230	35,660	
	<b>PPM 2004/05</b>				
	41 PPM	750,000	750,000	18,800	
	<b>PPM 2005/06</b>				
	42 PPM	0	0	780,000	
	<b>Specialist Works</b>				
83,945	Contingency Sum	85,000	85,000	85,000	
	<b>R &amp; M Leasehold Flats</b>				
24,854	Re-chargeable Works on Sold Flats	0	0	0	
	<b>R &amp; M Miscellaneous &amp; Support</b>				
58,900	Emergency Call Out	61,000	61,000	61,000	
	<b>Internal Recharges</b>				
	Allocations & Lettings	0	0	0	
1,553	Purchasing & Administration	1,130	1,130	1,280	
30,305	Accountancy	27,470	27,470	35,280	
9,518	Creditors	10,940	10,940	14,640	
2,145	Computer Section	3,330	3,330	2,620	
	Word Processing	0	0	0	
41	Legal Services	120	120	0	
233,754	Building Design	205,530	205,530	218,040	
1,383	Director of Community Services-P.James	2,310	2,310	0	
145,086	Property Services	137,060	137,060	0	
2,047	Housing Strategy	6,720	6,720	0	
	Internal Communications		0	0	
86,459	Building DLO	67,990	67,990	189,380	
9,641	Highways DLO	10,040	10,040	10,940	
0	Debt Management	0	0	17,420	
3,477	Sundry Debtors	3,910	3,910	5,450	
<b>4,693,598</b>	<b>Gross Expenditure (See Appendix 1)</b>	<b>4,685,780</b>	<b>4,718,780</b>	<b>4,910,250</b>	
	<b>INCOME</b>				
41,687	Fees & Charges			0	
22,949	Miscellaneous Repairs	62,000	62,000	40,000	
7,981	Other Income		0	0	
<b>72,617</b>	<b>Total Income</b>	<b>62,000</b>	<b>62,000</b>	<b>40,000</b>	
<b>4,620,981</b>	<b>Net Expenditure</b>	<b>4,623,780</b>	<b>4,656,780</b>	<b>4,870,250</b>	

## HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure  
General Expenses

Actual 2003/04 £		Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
13	Deliveries	0	0	0	
438	Training	5,000	5,000	5,000	
1,728	Conference Expenses	2,500	2,500	10,000	
0	Redundancy costs from restructure	0	0	200,000	
0	Furniture for the DLO	0	0	30,000	
0	New PCs and desks following restructure	0	0	60,000	
39,840	Employee Related Insurance	49,800	49,800	42,610	
	<b>Premises Related Expenses</b>				
16,997	Rent	15,520	15,520	17,250	
730	Rates	0	0	0	
117,045	Insurances	135,090	135,090	113,450	
	<b>Hostels</b>				
14,395	Repairs	15,000	15,000	27,000	
11,050	Utilities	19,710	19,710	31,350	
855	Cleaning	900	900	900	
	<b>Internal Recharges</b>				
65,230	Cost of Democracy	99,940	99,940	99,690	
115,734	Private Sector & Development	99,930	99,930	184,480	
253,035	Allocations & Lettings	254,170	254,170	0	
0	Corporate Management	68,400	68,400	47,330	
415	Parks Client	740	740	3,300	
1,376	Purchasing & Administration	1,450	1,450	710	
0	Head of Revenues	0	0	0	
68,339	Accountancy	64,860	64,860	79,360	
6,112	Creditors	6,240	6,240	4,960	
8,229	Audit & Review	9,460	9,460	1,730	
40,728	Valuation Services	32,540	32,540	64,160	
36,604	Computer Section	49,970	49,970	35,570	
63	Graphics	0	0	0	
0	Word Processing	680	680	0	
344	Document Production	0	0	1,080	
2,180	Public Relations	2,390	2,390	0	
65,307	Legal Services	72,680	72,680	73,800	
1,537	Director of Development	0	0	0	
160,531	Building Design	104,530	104,530	155,680	
0	GIS Unit	0	0	40	
99,269	Rent Collection	104,620	104,620	147,130	
5,443	Corporate Purchasing	0	0	0	
12,861	Director of Community Services	21,520	21,520	0	
147,552	Property Services	160,320	160,320	424,310	
397,567	Estates & Tenancy Relations	420,920	420,920	780,970	
72,812	Housing Strategy	60,110	60,110	0	
0	Tenancy Participation	95,380	95,380	124,410	
52,718	Head of Housing	81,180	81,180	0	
3,650	Fraud Unit	8,420	8,420	0	
18,419	Sundry Debtors	19,080	19,080	15,960	
	<b>Supplies &amp; Services</b>				
9,271	Rent Collecting Stationery	1,500	1,500	140	
0	Printing and Stationery	17,110	17,110	17,110	
159	Telephone	0	0	0	
7,124	Equipment	7,000	7,000	7,250	
2,359	Insurance	2,950	2,950	910	
2,482	Advertising	6,000	6,000	2,590	
14,429	Tenant's Forum	22,000	22,000	37,000	
4,019	Subscriptions	2,500	2,500	2,500	
0	Mediation Contribution	15,500	15,500	16,030	
30,360	Best Value Initiatives	65,000	65,000	50,000	
23,366	Giro Charge	29,600	29,600	26,000	
0	Bank Charges	4,000	4,000	4,000	
3,871	Audit Fee	7,280	7,280	5,200	
1,434	Legal Fees	0	0	0	
30,766	Consultants and company searches	0	0	0	
7,055	Removal Expenses	30,000	30,000	35,000	
1,500	Contributions to Reserves	0	0	0	
6,668	Miscellaneous	1,500	1,500	2,000	
2,212	TV Licensing	0	0	0	
469	Legal Fees	0	0	0	
22,479	Management Contingency Budget	60,000	60,000	60,000	
33	Resource Accounting	0	0	0	
361	Reorganisation of filing system	15,000	15,000	50,000	
42,975	Housing Stock Options	0	0	0	
42,243	Expenses out of Windfall	0	0	0	
499	Tax Paid	0	0	0	
0	HIP Presentation	1,500	1,500	1,500	
<b>2,095,260</b>	<b>Gross Expenditure (see Appendix 1)</b>	<b>2,371,490</b>	<b>2,371,490</b>	<b>3,099,460</b>	
	<b>INCOME</b>				
55,682	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,190	19,190	19,960	
<b>55,682</b>	<b>Total Income</b>	<b>44,560</b>	<b>44,560</b>	<b>45,330</b>	
<b>2,039,578</b>	<b>Net Expenditure</b>	<b>2,326,930</b>	<b>2,326,930</b>	<b>3,054,130</b>	

**HOUSING REVENUE ACCOUNT**  
**Management and Supervisory Expenditure**  
**Special Expenses**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Premises Related Expenses</b>				
3,999	Maintenance of lift at Kilkenny	6,000	6,000	2,000	
	<b>Sewage Plants</b>				
279,085	Grounds Maintenance	295,450	295,450	305,500	
85,136	Maintenance-Routine	66,410	66,410	68,400	
15,652	Electricity	4,850	4,850	5,820	
-246	Water/NRA	1,710	1,710	1,840	
7,445	Housing Estates - Non-Routine	0	0	19,570	
0	Telephone	0	0	0	
21,325	Estate Roads Maintenance	15,000	15,000	36,630	
10,081	Cleaning windows - Communal	5,970	5,970	6,170	
0	Cleaning Communal Areas	4,180	4,180	4,320	
	<b>Maintenance of Grass Areas and Trees</b>				
0	Maintenance of Grass Areas and Trees	0	0	0	
	<b>Outside Lighting</b>				
7,749	Maintenance - stair lighting }	18,000	18,000	18,000	
1,344	Maintenance -estate lighting }	3,500	3,500	3,500	
0	Electricity	4,850	4,850	4,850	
0	Energy Consumed }	10,700	10,700	10,700	
	<b>Internal Recharges</b>				
67,465	Parks Client	42,120	42,120	43,090	
2,302	Purchasing & Administration	2,000	2,000	1,840	
2,280	Accountancy	3,160	3,160	2,420	
788	Creditors	740	740	0	
2,060	Audit & Review	2,380	2,380	0	
7,353	Building Design	7,250	7,250	4,220	
291	Waste Control	300	300	230	
0	Property Services	0	0	0	
8,354	Housing Strategy	0	0	0	
0	Highways	0	0	9,340	
1,226	Sundry Debtors	1,250	1,250	1,280	
	<b>Supplies and Services</b>				
164	Telephone	180	180	180	
0	Homelessness	0	0	0	
28,806	Special Estate Projects	32,000	32,000	32,000	
494	Risk Management Inspections	8,700	8,700	8,700	
6,090	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
14,238	Clearing Streams and Waterways	10,330	10,330	10,640	
27,814	Clearing Rubbish from estates	25,000	25,000	36,700	
913	Clearing Clinical Waste	1,260	1,260	1,260	
12,717	Cont. to TD Assoc for Neighbourhood	0	0	0	
0	Water Supply Guarantees	0	0	0	
0	Climate Change Levy	0	0	0	
<b>614,925</b>	<b>Gross Expenditure (see appendix 1)</b>	<b>585,290</b>	<b>585,290</b>	<b>651,200</b>	
	<b>INCOME</b>				
209,913	Fees & Charges	16,690	16,690	17,360	
<b>209,913</b>	<b>Total Income</b>	<b>16,690</b>	<b>16,690</b>	<b>17,360</b>	
<b>405,012</b>	<b>Net Expenditure</b>	<b>568,600</b>	<b>568,600</b>	<b>633,840</b>	

## HOUSING REVENUE ACCOUNT

## Management and Supervisory Expenditure

## Special Expenses O.A.P.

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	244,140	
13,628	Other Payments	0	0	0	
0	Superannuation	0	0	31,080	
0	Salaries	0	0	16,700	
213,136	Warden's wages	213,980	213,980	0	
85,426	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	88,450	
2,799	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	0	0	1,300	
0	NI on leased cars	0	0	200	
0	Other NI contributions	0	0	20	
0	Private Health Insurance	0	0	190	
381	Training	4,000	4,000	12,000	
0	Conferences	0	0	1,000	
	<b>Premises Related Expenses</b>				
77,220	Rent on Wardens houses	79,350	79,350	0	
9,202	Rates - Meeting Halls/Guest Apartments	10,300	10,300	10,300	
2,440	Plastic Sacks	2,520	2,520	1,000	
20,613	Meeting Halls - Utilities	27,370	27,370	35,160	
15,780	Cleaning and cleaning materials	15,000	15,000	15,510	
	<b>Internal Recharges</b>				
3,500	Central Employee Costs	620	620	3,550	
0	Central Computer Costs	0	0	12,820	
803	Purchasing and Supplies	690	690	1,540	
2,131	Accountancy	12,000	12,000	2,470	
1,694	Creditors	1,630	1,630	390	
2,527	Payroll	3,340	3,340	2,130	
3,615	Audit and Review	4,130	4,130	2,710	
0	Computer Section	0	0	410	
0	Facilities Management	0	0	20	
0	Word Processing	40	40	180	
578	Document Production	0	0	2,590	
0	Public Relations	0	0	8,640	
2,324	Personnel	2,910	2,910	4,670	
2,459	Building Design	1,660	1,660	1,080	
1,383	Strategic Director Operations	2,310	2,310	0	
157,624	Elderly Services Advisors	133,240	133,240	0	
175	Housing Strategy	0	0	0	
451	Internal Communications	140	140	1,380	
0	Research and Consultation	0	0	2,300	
0	Business Development	0	0	2,970	
0	Health & Safety Advisor	0	0	1,620	
0	Performance Management	0	0	7,340	
0	Head of Housing	0	0	20,860	
542	Training	800	800	3,520	
3,371	Sundry Debtors	2,960	2,960	4,760	
	<b>Supplies and Services</b>				
563	Printing & Stationery	2,000	2,000	2,100	
0	Photocopying	0	0	200	
0	Central Photocopying	0	0	10	
10,270	Telephone Charges	10,270	10,270	17,000	
61	Mobile Pagers	0	0	0	
78	Radio Pagers	0	0	0	
68,404	Hardware Acquisition	30,000	30,000	0	
8,605	Furniture & Equipment - Meeting Halls	9,000	9,000	9,000	
0	Maintenance & Equipment - Kilkenny Lodge	4,400	4,400	6,000	
0	Publicity	500	500	0	
3,404	Miscellaneous	2,600	2,600	4,000	
53	Climate Change Levy	0	0	0	
	<b>Transport Related Expenses</b>				
2,607	Wardens	3,000	3,000	4,920	
<b>717,847</b>	<b>Total Expenditure</b>	<b>672,210</b>	<b>672,210</b>	<b>591,230</b>	
	<b>INCOME</b>				
23,650	Kilkenny/Lodge Cont from SCC	24,480	24,480	0	
1,150	Fees & Charges	16,790	16,790	17,310	
12,256	Hire of Halls	0	0	0	
3,254	Guest Bedrooms - Sheltered Scheme	3,254	0	0	
12,568	Electricity - Meeting Halls	0	0	15,000	
1,281	Wardens - Miscellaneous Income	0	0	10	
0	Lease car - Employee Contributions	0	0	60	
549	Wardens Telephone	0	0	0	
<b>54,708</b>	<b>Total Income</b>	<b>41,270</b>	<b>41,270</b>	<b>32,380</b>	
<b>663,139</b>	<b>Net Expenditure</b>	<b>630,940</b>	<b>630,940</b>	<b>558,850</b>	

## HOUSING REVENUE ACCOUNT

APPENDIX 6

### Deane Helpline Trading Account

Main Code - A30

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	346,860	
0	Superannuation	0	0	43,910	
0	Employers NI	0	0	22,880	
169,020	Control Centre Salaries	263,670	260,670	0	
157,620	Senior Warden's salaries	183,240	183,240	0	
1,360	Control Centre Wages	0	0	0	
0	Leased cars	0	0	1,950	
0	NI on leased cars	0	0	310	
0	Other NI contributions	0	0	40	
0	Private Health Insurance	0	0	280	
2,890	Training	4,000	4,000	17,000	
0	Conferences	0	0	1,000	
1,670	Advertising for Staff	0	0	4,000	
	<b>Capital Financing</b>				
137,580	Revenue Contribution to Capital	55,000	55,000	0	
	<b>Premises Related Expenses</b>				
31,930	Maintenance	50,000	50,000	51,700	
4,830	Rent & Energy - 26 Kilkenny Court	7,570	7,570	6,000	
230	Council Tax	0	0	0	
440	Energy	500	500	2,000	
310	Water / Sewerage	0	0	500	
	<b>Internal Recharges</b>				
1,020	Central Employee Costs	1,550	1,550	5,420	
8,710	Central Computer Costs	5,250	5,250	19,630	
0	Allocations & Lettings	0	0	0	
830	Purchasing & Supplies	400	400	620	
2,280	Accountancy	2,420	2,420	2,650	
1,040	Creditors	1,030	1,030	1,100	
850	Payroll	1,110	1,110	3,250	
1,360	Audit & Review	1,530	1,530	0	
210	Computer Section	200	200	280	
800	Graphics	0	0	0	
30	Word Processing	3,340	3,340	0	
280	Document Production	0	0	5,510	
0	Public Relations	0	0	4,280	
2,020	Personnel	2,660	2,660	7,010	
110	Building Design Group	170	170	80	
30	Service Support	0	0	0	
390	Strategic Director Operations	640	640	0	
40	Housing Strategy	0	0	0	
820	Internal Communications	280	280	520	
0	Research & Consultation	0	0	3,560	
0	Business Development	0	0	4,420	
0	Health and Safety Advisor	0	0	2,480	
0	Performance Management	0	0	3,670	
0	Head of Housing	0	0	31,900	
1,360	Training	2,010	2,010	5,290	
27,750	Sundry Debtors	29,790	29,790	26,040	
	<b>Supplies &amp; Services</b>				
3,560	Printing & Stationery	2,000	2,000	2,150	
0	Photocopying	0	0	500	
14,250	Telephone	13,020	13,020	17,000	
0	Central Telephones	0	0	4,710	
760	Mobile Phone	0	0	600	
2,600	Equipment	1,500	1,500	0	
80	Uniforms For Staff	750	750	800	
7,650	Publicity	6,000	6,000	3,000	
40	Eye Tests	200	200	200	
4,220	Miscellaneous	1,500	1,500	2,000	
0	Contingency	3,000	3,000	6,000	
250	Wardens Travelling	0	0	19,500	
<b>591,220</b>	<b>Total Expenditure</b>	<b>644,330</b>	<b>641,330</b>	<b>682,400</b>	
	<b>INCOME</b>				
11,960	Private Sector Contract Work	115,370	115,370	200,400	
186,630	Charges to Subscribers - Private Sector	211,690	211,690	218,680	
266,990	Charges to Subscribers - Public Sector	278,570	278,570	287,760	
97,800	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	0	0	100	
3,083	Transfer from General Fund - Interest on Working Bal	3,840	3,840	4,480	
<b>566,513</b>	<b>Total Income</b>	<b>614,470</b>	<b>614,470</b>	<b>716,420</b>	
<b>24,707</b>	<b>Net Expenditure</b>	<b>29,860</b>	<b>26,860</b>	<b>-34,020</b>	
<b>134,260</b>	<b>Balance b/f - 1 April</b>	<b>81,160</b>	<b>109,553</b>	<b>82,690</b>	
<b>-24,707</b>	<b>Net Expenditure</b>	<b>-29,860</b>	<b>-26,860</b>	<b>34,020</b>	
<b>109,553</b>	<b>Balance c/f - 31 March</b>	<b>51,300</b>	<b>82,693</b>	<b>116,710</b>	

## HOUSING REVENUE ACCOUNT SUMMARY

### RESOURCE ACCOUNTING

Actual Expenditure 2003/04 £	Description	Original Estimate 2004/05 £	Current Budget 2004/05 £	Forward Estimate 2005/06 £
	<b>INCOME</b>			
15,564,660	Dwelling rents	15,935,200	15,935,200	16,408,890
401,940	Non dwelling rents	399,030	399,030	413,200
403,920	Charges for services/facilities	373,610	373,610	387,060
215,060	Contributions towards expenditure	179,900	179,900	215,500
4,142,740	Government Subsidy	-3,843,370	-3,843,370	-3,846,070
243,610	Government Subsidy-Housing Defects Act	239,360	239,360	87,150
427,910	Net Supporting People Windfall	200,000	200,000	530,000
<b>21,399,840</b>	<b>TOTAL INCOME</b>	<b>13,483,730</b>	<b>13,483,730</b>	<b>14,195,730</b>
	<b>EXPENDITURE</b>			
3,426,910	Management	3,624,140	3,624,900	4,341,890
4,693,600	Maintenance	4,685,780	4,718,780	4,910,250
7,789,450	Rent Rebates	0	0	0
0	Rent Rebates - contribution to General Fund	138,140	138,140	81,860
42,050	Increase in provision for bad debts	15,000	15,000	0
9,982,850	Capital charges-interest	10,428,420	10,428,420	12,885,630
3,316,840	Capital charges-depreciation	3,288,690	3,288,690	3,427,320
34,380	Debt management expenses	25,680	25,680	21,430
<b>29,286,080</b>	<b>TOTAL EXPENDITURE</b>	<b>22,205,850</b>	<b>22,239,610</b>	<b>25,668,380</b>
<b>7,886,240</b>	<b>NET COST OF SERVICES</b>	<b>8,722,120</b>	<b>8,755,880</b>	<b>11,472,650</b>
-9,982,850	Capital charges-interest	-10,428,420	-10,428,420	-12,885,630
1,136,130	Loan charges-interest	1,029,200	1,043,220	843,030
-78,100	Interest receivable	-76,520	-87,310	-86,310
<b>-1,038,580</b>	<b>NET OPERATING EXPENDITURE</b>	<b>-753,620</b>	<b>-716,630</b>	<b>-656,260</b>
	<b>APPROPRIATIONS</b>			
0	Transfer to Stock Options Reserve	400,000	400,000	175,000
439,750	Housing set aside/MRP	0	0	0
225,950	Revenue contributions to capital	224,300	224,300	700,000
<b>-372,880</b>	<b>(SURPLUS)/DEFICIT</b>	<b>-129,320</b>	<b>-92,330</b>	<b>218,740</b>
	<b>FUND BALANCE</b>			
1,379,600	Balance b/f 1 April	1,546,160	1,752,480	1,844,810
0	Net Expenditure in 2002/03	0		0
372,880	Net Expenditure in 2003/04	0		0
0	Net Expenditure in 2004/05	129,320	92,330	0
0	Net Expenditure in 2005/06	0	0	-218,740
<b>1,752,480</b>	<b>Balance c/f 31 March</b>	<b>1,675,480</b>	<b>1,844,810</b>	<b>1,626,070</b>



**HOUSING REVENUE ACCOUNT**  
**Repairs And Maintenance**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>R &amp; M Reconditions on Lettings</b>				
299,929	Re-lets - Painting	340,000	340,000	334,000	
387,986	Re-lets - Maintenance	420,000	420,000	426,000	
	<b>R &amp; M General Maintenance</b>				
151	Re-lets Maintenance		0		
377,501	Structure	423,000	423,000	444,000	
449,865	Structural Finishings and Fixings	445,000	445,000	446,000	
283,495	Water and Sanitary Services	256,000	256,000	268,000	
6,539	Other Domestic Services	5,000	5,000	2,000	
74,266	External Siteworks	73,000	73,000	70,000	
56,078	Miscellaneous	56,000	89,000	60,000	
18,820	Damp and Condensation	30,000	30,000	37,000	
68,677	Vandalism	62,000	62,000	63,000	
495	Re-instatement of Aids & Adaptions	1,000	1,000	1,600	
2,491	Enhancement of DAP Accommodations	3,000	3,000	3,000	
	<b>R &amp; M Electrical</b>				
224,695	R & M Electrical	167,000	167,000	189,000	
	<b>R &amp; M Spec. Rep. Gas Servicing</b>				
675,805	Gas Maintenance	735,000	735,000	778,000	
	<b>R &amp; M Spec.Rep. Roofing</b>				
18,197	Felt Roofing	25,000	25,000	25,000	
	<b>R &amp; M Spec. Rep. Windows</b>				
61,477	Metal Windows and Doors	60,000	60,000	75,000	
	<b>R &amp; M Spec. Rep. Fencing</b>				
30,695	Fencing	45,000	45,000	54,000	
	<b>R &amp; M Underground Drainage</b>				
101,746	R & M Underground Drainage	91,000	91,000	106,000	
	<b>R &amp; M Garages</b>				
32,132	R & M Garage Buildings	32,000	32,000	37,140	
	<b>R &amp; M Shops</b>				
875	R & M - Shops and Commercial Premises	16,000	16,000	16,000	
	<b>Planned Maintenance/Ext Painting</b>				
828,575	Planned Maintenance / External Painting up to 2002/03		0	0	
	<b>PPM 2003/04</b>				
	40 PPM	28,230	28,230	35,660	
	<b>PPM 2004/05</b>				
	41 PPM	750,000	750,000	18,800	
	<b>PPM 2005/06</b>				
	42 PPM	0	0	780,000	
	<b>Specialist Works</b>				
83,945	Contingency Sum	85,000	85,000	85,000	
	<b>R &amp; M Leasehold Flats</b>				
24,854	Re-chargeable Works on Sold Flats	0	0	0	
	<b>R &amp; M Miscellaneous &amp; Support</b>				
58,900	Emergency Call Out	61,000	61,000	61,000	
	<b>Internal Recharges</b>				
	Allocations & Lettings	0	0	0	
1,553	Purchasing & Administration	1,130	1,130	1,280	
30,305	Accountancy	27,470	27,470	35,280	
9,518	Creditors	10,940	10,940	14,640	
2,145	Computer Section	3,330	3,330	2,620	
	Word Processing	0	0	0	
41	Legal Services	120	120	0	
233,754	Building Design	205,530	205,530	218,040	
1,383	Director of Community Services-P.James	2,310	2,310	0	
145,086	Property Services	137,060	137,060	0	
2,047	Housing Strategy	6,720	6,720	0	
	Internal Communications		0	0	
86,459	Building DLO	67,990	67,990	189,380	
9,641	Highways DLO	10,040	10,040	10,940	
0	Debt Management	0	0	17,420	
3,477	Sundry Debtors	3,910	3,910	5,450	
<b>4,693,598</b>	<b>Gross Expenditure (See Appendix 1)</b>	<b>4,685,780</b>	<b>4,718,780</b>	<b>4,910,250</b>	
	<b>INCOME</b>				
41,687	Fees & Charges			0	
22,949	Miscellaneous Repairs	62,000	62,000	40,000	
7,981	Other Income		0	0	
<b>72,617</b>	<b>Total Income</b>	<b>62,000</b>	<b>62,000</b>	<b>40,000</b>	
<b>4,620,981</b>	<b>Net Expenditure</b>	<b>4,623,780</b>	<b>4,656,780</b>	<b>4,870,250</b>	

## HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure  
General Expenses

Actual 2003/04 £		Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
13	Deliveries	0	0	0	
438	Training	5,000	5,000	5,000	
1,728	Conference Expenses	2,500	2,500	10,000	
0	Redundancy costs from restructure	0	0	200,000	
0	Furniture for the DLO	0	0	30,000	
0	New PCs and desks following restructure	0	0	60,000	
39,840	Employee Related Insurance	49,800	49,800	42,610	
	<b>Premises Related Expenses</b>				
16,997	Rent	15,520	15,520	17,250	
730	Rates	0	0	0	
117,045	Insurances	135,090	135,090	113,450	
	<b>Hostels</b>				
14,395	Repairs	15,000	15,000	27,000	
11,050	Utilities	19,710	19,710	31,350	
855	Cleaning	900	900	900	
	<b>Internal Recharges</b>				
65,230	Cost of Democracy	99,940	99,940	99,690	
115,734	Private Sector & Development	99,930	99,930	184,480	
253,035	Allocations & Lettings	254,170	254,170	0	
0	Corporate Management	68,400	68,400	47,330	
415	Parks Client	740	740	3,300	
1,376	Purchasing & Administration	1,450	1,450	710	
0	Head of Revenues	0	0	0	
68,339	Accountancy	64,860	64,860	79,360	
6,112	Creditors	6,240	6,240	4,960	
8,229	Audit & Review	9,460	9,460	1,730	
40,728	Valuation Services	32,540	32,540	64,160	
36,604	Computer Section	49,970	49,970	35,570	
63	Graphics	0	0	0	
0	Word Processing	680	680	0	
344	Document Production	0	0	1,080	
2,180	Public Relations	2,390	2,390	0	
65,307	Legal Services	72,680	72,680	73,800	
1,537	Director of Development	0	0	0	
160,531	Building Design	104,530	104,530	155,680	
0	GIS Unit	0	0	40	
99,269	Rent Collection	104,620	104,620	147,130	
5,443	Corporate Purchasing	0	0	0	
12,861	Director of Community Services	21,520	21,520	0	
147,552	Property Services	160,320	160,320	424,310	
397,567	Estates & Tenancy Relations	420,920	420,920	780,970	
72,812	Housing Strategy	60,110	60,110	0	
0	Tenancy Participation	95,380	95,380	124,410	
52,718	Head of Housing	81,180	81,180	0	
3,650	Fraud Unit	8,420	8,420	0	
18,419	Sundry Debtors	19,080	19,080	15,960	
	<b>Supplies &amp; Services</b>				
9,271	Rent Collecting Stationery	1,500	1,500	140	
0	Printing and Stationery	17,110	17,110	17,110	
159	Telephone	0	0	0	
7,124	Equipment	7,000	7,000	7,250	
2,359	Insurance	2,950	2,950	910	
2,482	Advertising	6,000	6,000	2,590	
14,429	Tenant's Forum	22,000	22,000	37,000	
4,019	Subscriptions	2,500	2,500	2,500	
0	Mediation Contribution	15,500	15,500	16,030	
30,360	Best Value Initiatives	65,000	65,000	50,000	
23,366	Giro Charge	29,600	29,600	26,000	
0	Bank Charges	4,000	4,000	4,000	
3,871	Audit Fee	7,280	7,280	5,200	
1,434	Legal Fees	0	0	0	
30,766	Consultants and company searches	0	0	0	
7,055	Removal Expenses	30,000	30,000	35,000	
1,500	Contributions to Reserves	0	0	0	
6,668	Miscellaneous	1,500	1,500	2,000	
2,212	TV Licensing	0	0	0	
469	Legal Fees	0	0	0	
22,479	Management Contingency Budget	60,000	60,000	60,000	
33	Resource Accounting	0	0	0	
361	Reorganisation of filing system	15,000	15,000	50,000	
42,975	Housing Stock Options	0	0	0	
42,243	Expenses out of Windfall	0	0	0	
499	Tax Paid	0	0	0	
0	HIP Presentation	1,500	1,500	1,500	
<b>2,095,260</b>	<b>Gross Expenditure (see Appendix 1)</b>	<b>2,371,490</b>	<b>2,371,490</b>	<b>3,099,460</b>	
	<b>INCOME</b>				
55,682	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,190	19,190	19,960	
<b>55,682</b>	<b>Total Income</b>	<b>44,560</b>	<b>44,560</b>	<b>45,330</b>	
<b>2,039,578</b>	<b>Net Expenditure</b>	<b>2,326,930</b>	<b>2,326,930</b>	<b>3,054,130</b>	

**HOUSING REVENUE ACCOUNT**  
**Management and Supervisory Expenditure**  
**Special Expenses**

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Premises Related Expenses</b>				
3,999	Maintenance of lift at Kilkenny	6,000	6,000	2,000	
	<b>Sewage Plants</b>				
279,085	Grounds Maintenance	295,450	295,450	305,500	
85,136	Maintenance-Routine	66,410	66,410	68,400	
15,652	Electricity	4,850	4,850	5,820	
-246	Water/NRA	1,710	1,710	1,840	
7,445	Housing Estates - Non-Routine	0	0	19,570	
0	Telephone	0	0	0	
21,325	Estate Roads Maintenance	15,000	15,000	36,630	
10,081	Cleaning windows - Communal	5,970	5,970	6,170	
0	Cleaning Communal Areas	4,180	4,180	4,320	
	<b>Maintenance of Grass Areas and Trees</b>				
0	Maintenance of Grass Areas and Trees	0	0	0	
	<b>Outside Lighting</b>				
7,749	Maintenance - stair lighting }	18,000	18,000	18,000	
1,344	Maintenance -estate lighting }	3,500	3,500	3,500	
0	Electricity	4,850	4,850	4,850	
0	Energy Consumed }	10,700	10,700	10,700	
	<b>Internal Recharges</b>				
67,465	Parks Client	42,120	42,120	43,090	
2,302	Purchasing & Administration	2,000	2,000	1,840	
2,280	Accountancy	3,160	3,160	2,420	
788	Creditors	740	740	0	
2,060	Audit & Review	2,380	2,380	0	
7,353	Building Design	7,250	7,250	4,220	
291	Waste Control	300	300	230	
0	Property Services	0	0	0	
8,354	Housing Strategy	0	0	0	
0	Highways	0	0	9,340	
1,226	Sundry Debtors	1,250	1,250	1,280	
	<b>Supplies and Services</b>				
164	Telephone	180	180	180	
0	Homelessness	0	0	0	
28,806	Special Estate Projects	32,000	32,000	32,000	
494	Risk Management Inspections	8,700	8,700	8,700	
6,090	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
14,238	Clearing Streams and Waterways	10,330	10,330	10,640	
27,814	Clearing Rubbish from estates	25,000	25,000	36,700	
913	Clearing Clinical Waste	1,260	1,260	1,260	
12,717	Cont. to TD Assoc for Neighbourhood	0	0	0	
0	Water Supply Guarantees	0	0	0	
0	Climate Change Levy	0	0	0	
<b>614,925</b>	<b>Gross Expenditure (see appendix 1)</b>	<b>585,290</b>	<b>585,290</b>	<b>651,200</b>	
	<b>INCOME</b>				
209,913	Fees & Charges	16,690	16,690	17,360	
<b>209,913</b>	<b>Total Income</b>	<b>16,690</b>	<b>16,690</b>	<b>17,360</b>	
<b>405,012</b>	<b>Net Expenditure</b>	<b>568,600</b>	<b>568,600</b>	<b>633,840</b>	

## HOUSING REVENUE ACCOUNT

## Management and Supervisory Expenditure

## Special Expenses O.A.P.

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	244,140	
13,628	Other Payments	0	0	0	
0	Superannuation	0	0	31,080	
0	Salaries	0	0	16,700	
213,136	Warden's wages	213,980	213,980	0	
85,426	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	88,450	
2,799	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	0	0	1,300	
0	NI on leased cars	0	0	200	
0	Other NI contributions	0	0	20	
0	Private Health Insurance	0	0	190	
381	Training	4,000	4,000	12,000	
0	Conferences	0	0	1,000	
	<b>Premises Related Expenses</b>				
77,220	Rent on Wardens houses	79,350	79,350	0	
9,202	Rates - Meeting Halls/Guest Apartments	10,300	10,300	10,300	
2,440	Plastic Sacks	2,520	2,520	1,000	
20,613	Meeting Halls - Utilities	27,370	27,370	35,160	
15,780	Cleaning and cleaning materials	15,000	15,000	15,510	
	<b>Internal Recharges</b>				
3,500	Central Employee Costs	620	620	3,550	
0	Central Computer Costs	0	0	12,820	
803	Purchasing and Supplies	690	690	1,540	
2,131	Accountancy	12,000	12,000	2,470	
1,694	Creditors	1,630	1,630	390	
2,527	Payroll	3,340	3,340	2,130	
3,615	Audit and Review	4,130	4,130	2,710	
0	Computer Section	0	0	410	
0	Facilities Management	0	0	20	
0	Word Processing	40	40	180	
578	Document Production	0	0	2,590	
0	Public Relations	0	0	8,640	
2,324	Personnel	2,910	2,910	4,670	
2,459	Building Design	1,660	1,660	1,080	
1,383	Strategic Director Operations	2,310	2,310	0	
157,624	Elderly Services Advisors	133,240	133,240	0	
175	Housing Strategy	0	0	0	
451	Internal Communications	140	140	1,380	
0	Research and Consultation	0	0	2,300	
0	Business Development	0	0	2,970	
0	Health & Safety Advisor	0	0	1,620	
0	Performance Management	0	0	7,340	
0	Head of Housing	0	0	20,860	
542	Training	800	800	3,520	
3,371	Sundry Debtors	2,960	2,960	4,760	
	<b>Supplies and Services</b>				
563	Printing & Stationery	2,000	2,000	2,100	
0	Photocopying	0	0	200	
0	Central Photocopying	0	0	10	
10,270	Telephone Charges	10,270	10,270	17,000	
61	Mobile Pagers	0	0	0	
78	Radio Pagers	0	0	0	
68,404	Hardware Acquisition	30,000	30,000	0	
8,605	Furniture & Equipment - Meeting Halls	9,000	9,000	9,000	
0	Maintenance & Equipment - Kilkenny Lodge	4,400	4,400	6,000	
0	Publicity	500	500	0	
3,404	Miscellaneous	2,600	2,600	4,000	
53	Climate Change Levy	0	0	0	
	<b>Transport Related Expenses</b>				
2,607	Wardens	3,000	3,000	4,920	
<b>717,847</b>	<b>Total Expenditure</b>	<b>672,210</b>	<b>672,210</b>	<b>591,230</b>	
	<b>INCOME</b>				
23,650	Kilkenny/Lodge Cont from SCC	24,480	24,480	0	
1,150	Fees & Charges	16,790	16,790	17,310	
12,256	Hire of Halls	0	0	0	
3,254	Guest Bedrooms - Sheltered Scheme	3,254	0	0	
12,568	Electricity - Meeting Halls	0	0	15,000	
1,281	Wardens - Miscellaneous Income	0	0	10	
0	Lease car - Employee Contributions	0	0	60	
549	Wardens Telephone	0	0	0	
<b>54,708</b>	<b>Total Income</b>	<b>41,270</b>	<b>41,270</b>	<b>32,380</b>	
<b>663,139</b>	<b>Net Expenditure</b>	<b>630,940</b>	<b>630,940</b>	<b>558,850</b>	

## HOUSING REVENUE ACCOUNT

APPENDIX 6

### Deane Helpline Trading Account

Main Code - A30

Actual 2003/04 £	Description	Original Estimate 2004/2005 £	Current Estimate 2004/2005 £	Forward Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>				
	<b>Employee Related Expenses</b>				
0	Salaries	0	0	346,860	
0	Superannuation	0	0	43,910	
0	Employers NI	0	0	22,880	
169,020	Control Centre Salaries	263,670	260,670	0	
157,620	Senior Warden's salaries	183,240	183,240	0	
1,360	Control Centre Wages	0	0	0	
0	Leased cars	0	0	1,950	
0	NI on leased cars	0	0	310	
0	Other NI contributions	0	0	40	
0	Private Health Insurance	0	0	280	
2,890	Training	4,000	4,000	17,000	
0	Conferences	0	0	1,000	
1,670	Advertising for Staff	0	0	4,000	
	<b>Capital Financing</b>				
137,580	Revenue Contribution to Capital	55,000	55,000	0	
	<b>Premises Related Expenses</b>				
31,930	Maintenance	50,000	50,000	51,700	
4,830	Rent & Energy - 26 Kilkenny Court	7,570	7,570	6,000	
230	Council Tax	0	0	0	
440	Energy	500	500	2,000	
310	Water / Sewerage	0	0	500	
	<b>Internal Recharges</b>				
1,020	Central Employee Costs	1,550	1,550	5,420	
8,710	Central Computer Costs	5,250	5,250	19,630	
0	Allocations & Lettings	0	0	0	
830	Purchasing & Supplies	400	400	620	
2,280	Accountancy	2,420	2,420	2,650	
1,040	Creditors	1,030	1,030	1,100	
850	Payroll	1,110	1,110	3,250	
1,360	Audit & Review	1,530	1,530	0	
210	Computer Section	200	200	280	
800	Graphics	0	0	0	
30	Word Processing	3,340	3,340	0	
280	Document Production	0	0	5,510	
0	Public Relations	0	0	4,280	
2,020	Personnel	2,660	2,660	7,010	
110	Building Design Group	170	170	80	
30	Service Support	0	0	0	
390	Strategic Director Operations	640	640	0	
40	Housing Strategy	0	0	0	
820	Internal Communications	280	280	520	
0	Research & Consultation	0	0	3,560	
0	Business Development	0	0	4,420	
0	Health and Safety Advisor	0	0	2,480	
0	Performance Management	0	0	3,670	
0	Head of Housing	0	0	31,900	
1,360	Training	2,010	2,010	5,290	
27,750	Sundry Debtors	29,790	29,790	26,040	
	<b>Supplies &amp; Services</b>				
3,560	Printing & Stationery	2,000	2,000	2,150	
0	Photocopying	0	0	500	
14,250	Telephone	13,020	13,020	17,000	
0	Central Telephones	0	0	4,710	
760	Mobile Phone	0	0	600	
2,600	Equipment	1,500	1,500	0	
80	Uniforms For Staff	750	750	800	
7,650	Publicity	6,000	6,000	3,000	
40	Eye Tests	200	200	200	
4,220	Miscellaneous	1,500	1,500	2,000	
0	Contingency	3,000	3,000	6,000	
250	Wardens Travelling	0	0	19,500	
<b>591,220</b>	<b>Total Expenditure</b>	<b>644,330</b>	<b>641,330</b>	<b>682,400</b>	
	<b>INCOME</b>				
11,960	Private Sector Contract Work	115,370	115,370	200,400	
186,630	Charges to Subscribers - Private Sector	211,690	211,690	218,680	
266,990	Charges to Subscribers - Public Sector	278,570	278,570	287,760	
97,800	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	0	0	100	
3,083	Transfer from General Fund - Interest on Working Bal	3,840	3,840	4,480	
<b>566,513</b>	<b>Total Income</b>	<b>614,470</b>	<b>614,470</b>	<b>716,420</b>	
<b>24,707</b>	<b>Net Expenditure</b>	<b>29,860</b>	<b>26,860</b>	<b>-34,020</b>	
<b>134,260</b>	<b>Balance b/f - 1 April</b>	<b>81,160</b>	<b>109,553</b>	<b>82,690</b>	
<b>-24,707</b>	<b>Net Expenditure</b>	<b>-29,860</b>	<b>-26,860</b>	<b>34,020</b>	
<b>109,553</b>	<b>Balance c/f - 31 March</b>	<b>51,300</b>	<b>82,693</b>	<b>116,710</b>	

**DLO**  
**Building Maintenance**

Executive Councillor - Cllr Garner  
Responsible Officer - Martyn Hembrow

Sub Code	Description	Original Estimate 2004/2005 £	Estimate 2005/2006 £	Comments
	<b>EXPENDITURE</b>			
	<b><u>Employee Related Expenses</u></b>			<b><u>Represented on Line in 04/05</u></b>
E001 001	Salary	1,219,000	1,547,390	SALARIES
E002	Overtime	189,000	204,000	OVERHEAD (Oncost)
E003	Other Payments	340	350	OVERHEAD (Oncost)
E004	Superannuation	146,000	194,970	OVERHEAD (Oncost)
E005	National Insurance	73,000	100,300	OVERHEAD (Oncost)
E300	General Training	740	740	OVERHEAD (Oncost)
E***	3rd party & Employee Liability Insurance	23,520	25,640	OVERHEAD (Oncost)
	<b><u>Capital Financing</u></b>			
F010	Capital Charges	10,000	0	CAPITAL CHARGES
	<b><u>Premises Related Costs</u></b>			
P530	Health & Safety Inspection	60	60	OVERHEAD (Oncost)
	<b><u>Internal Recharges</u></b>			
R039	Purchasing & Supplies	34,000	43,720	PURCHASING & SUPPLIES
R041	Accountancy	0	10,520	
R042	Creditors	13,000	15,710	CREDITORS
R043	Payroll	11,000	0	PAYROLL
R100	Building Maintenance DLO	342,000	335,060	BUILDING MAINTENANCE DLO
R***	Depot Non-Office	145,450	4,510	OVERHEAD (Oncost)
R***	Skip & Bobcat	75,000	66,610	OVERHEAD (Oncost)
R805	Sundry Debtors	2,000	5,330	SUNDRY DEBTORS
	<b><u>Supplies and Services</u></b>			
S100	Telephones	20	20	OVERHEAD (Oncost)
S120	Mobile Phone	20	20	OVERHEAD (Oncost)
S130	Licence for Telephones / Pagers	360	400	OVERHEAD (Oncost)
S310	Washing Materials	730	800	OVERHEAD (Oncost)
S314	Protective Clothing	1,210	1,330	OVERHEAD (Oncost)
S35*	Trades Tools	12,990	14,320	OVERHEAD (Oncost)
S***	External Materials & Supplies	1,008,000	1,166,970	EXTERNAL SUPPLIES / SERVICES
S***	Internal Stores Materials & Supplies	496,000	529,490	INTERNAL SUPPLIES (Stores)
S***	Internal Plant	25,000	10,820	PLANT (Vehicles & Machinery)
S650	health & Safety Advisor	3,300	3,640	OVERHEAD (Oncost)
	<b><u>Transport Related Expenses</u></b>			
T5**	Transport Costs	269,270	275,930	OVERHEAD (Oncost)
	<b>Total Expenditure</b>	4,101,010	4,558,650	
	<b>INCOME</b>			
	<b><u>Works Income</u></b>			
C5**	Internal Client Income	3,903,000	4,547,250	INCOME
C5**	External Client Income	206,010	239,330	INCOME
	<b>Total Income</b>	4,109,010	4,786,580	
	<b>Net Expenditure</b>	-8,000	-227,930	