

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE – 8 FEBRUARY 2006

REPORT OF THE ACTING HEAD OF HOUSING AND FINANCIAL SERVICES MANAGER

This matter is the responsibility of Executive Councillor Garner

HOUSING REVENUE ACCOUNT, REVENUE ESTIMATES AND RENT LEVELS, DEANE HELPLINE AND DEANE BUILDING DLO ACCOUNT FOR THE 2006/2007 FINANCIAL YEAR

1. Executive Summary

- 1.1 This report outlines the proposed Housing Revenue Account (HRA) for the 2006/07 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.

2. Purpose of the Report

- 2.1 To agree the detailed estimates and rent levels for the 2006/07 financial year for submission to Full Council.

3. Housing Revenue Account 2006/07

- 3.1 Attached to this report are the following appendices:

- i) Appendix 1. Housing Revenue Account Summary
- ii) Appendix 2. (HRA) Repairs & Maintenance
- 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 2006/07

This year the Office of the Deputy Prime Minister (ODPM) have set a cap on average rent increases at 5%. This will result in a reduction in the amount of rent which the Authority would have charged tenants if the normal uncapped rent increases under rent restructuring had been in place. The ODPM are drawing up a consultation document to consider how authorities could be reimbursed for the lost rent income due to the imposition of the cap. Any extra income from this potential reimbursement has not been included within the draft HRA budget and

further information on this will be reported to the Panel as the year progresses. Rents will therefore be calculated in accordance with the capped formula laid down by the ODPM. Under this formula it is recommended the weekly rent increase will be £2.58 per week or 4.99%. The average weekly rent (excluding service charges) will increase from £51.76 to £54.34. Members may be interested to note that without the imposition of the cap the increase in rent would have been around 5.70%. The 5% cap limit will also be in place for 2007/08 rent setting. Details of the average rent increases for the last 5 years are set out below:

	<u>Average Rent Increase</u>	
2002/03	£1.76	4.01%
2003/04	£1.78	3.89%
2004/05	£2.17	4.59%
2005/06	£2.25	4.55%
2006/07	£2.58	4.99%

3.3 Service Charges for 2006/07

The present weekly charges and proposed charges for 2006/07 are set out below:

	<u>2005/06</u>	<u>2006/07</u>
Communal Area Service Charge	£0.42	£0.43
Grounds Maintenance	£0.53	£0.55
<u>Supporting People Service Charges (Draft):</u>		
Specialised (Extra Care) Sheltered Housing	£29.31	£31.76
Sheltered Housing	£10.23	£9.00
Hardwired Sheltered Housing	£5.95	£3.20

3.4 Overall service charges are proposed to increase by 3.2% (RPI+ 0.5%). However Supporting People service charges have been reviewed and in some instances reduced, this is due to the reduced cost of providing these services and the need to ensure that charges to users remain equitable. The Supporting People service charges are draft and officers are currently in negotiation with the Supporting People Commissioning Body in an attempt to maximise income for the Council.

3.5 Supporting People

For 2006/07 it is anticipated that the windfall will be in the region of £400,000 and will be used to support the revenue contribution to the capital programme. Supporting people funding has fallen nationally and this has reduced the windfall by an estimated £50,000.

3.6 Garage Charges for 2006/07

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 13p

per week for private tenants. This will produce extra income of £9,800. The proposal would therefore give the following garage charges for 2006/07:

Council Tenants	£3.74 per week
Private Tenants and Owner Occupiers	£4.27 per week (+VAT)

3.7 Hire Charges for Sheltered Scheme Meeting Halls

The following charges are currently in place for 2005/06:

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

- 3.8 It is proposed this year that the overall increase for 2006/07 should mirror the need for the service to meet its increased costs for example energy costs and the need to refurbish certain facilities. This would produce the following charges:

First Hour	£7.75
Each half hour thereafter	£3.10
6 hours plus	£40.00 maximum

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

3.9 Hire Charges for Sheltered Scheme Guest Rooms

It is proposed this year that the increase should reflect the increased costs of providing the service. Officers are also proposing to round the charges to the nearest 50p for ease of administration. As agreed previously, 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 2006/07:

<u>No. of Nights per Person</u>	<u>2005/06 Charge</u>	<u>2006/07 Charge</u>
1	£8.29	£8.50
2	£13.47	£14.00
3	£18.65	£19.00
4	£23.83	£24.50
5	£29.01	£30.00
6	£34.19	£35.00
7	£39.37	£40.50

3.10 Hostels

Members will recall that last year a 4% increase was applied. For 2006/07 it is recommended that a 3.2% increase be applied and for information the existing and new rent levels will be:

	2005/06 Rent (per day)	2006/07 Rent (per day)
40 Humphreys Road	6.29	6.49
1 Gay Street	6.29	6.49
Outer Circle		
113 and 113a (studios)	5.36	5.53
115 and 115a (3 bedroom)	6.97	7.19
Snedden Grove		
Unit 1 (2 bedroom)	6.29	6.49
Unit 2 (2 bedroom)	5.77	5.95
Unit 3 (2 bedroom)	5.77	5.95
Unit 4 (3 bedroom)	7.54	7.78
Unit 5 (3 bedroom)	7.54	7.78
Unit 6 (2 bedroom)	6.29	6.49
Winckworth Way		
Unit 1 (2 bedroom)	5.77	5.95
Unit 2 (2 bedroom)	5.77	5.95
Unit 3 (3 bedroom)	7.54	7.78
129 South Road		
Unit 1	6.29	6.49
Unit 2	5.77	5.95
Unit 3	5.62	5.80
Wheatley Crescent (4 studios)	5.36	5.53

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 1st 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 £4,297,840 for 2006/07. This is based on the Subsidy Determination for 2006/07 that was published by the ODPM in late December. Members may be interested to note that this is an increase of 12% (£452k) over the repayment for 2005/06 and reflects the assumed additional rental income due to the Council as a result of the formula rent increase.

4.2 Bad Debt Provision

With the above inflation increase in rents Officers are of the opinion that there may be increase in the level of uncollectible rents therefore it is prudent to increase the existing provision for bad debts. This is estimated at £50,000. Collection rates for rents will continue to be monitored throughout the forthcoming financial year.

4.3 Housing Stock Options

At present the provision for the stock options process up to and including the ballot is £575,000. However, discussions with officers have identified that due to the timing of the ballot it will be necessary to extend the secondment of members of the stock options team by four months into the new financial year. The additional cost of this will be partly offset by underspends within the team in 2005/06 but a further contribution of £40,000 may be required and this has been included in the draft budget. If, via budget monitoring, it proves that this additional budget is not needed then this will be returned to the HRA working balance.

4.4 Revenue Contribution to Capital

Members will be aware that the Authority has experienced a drop off in sales of Council Houses. This has had a detrimental effect on the level of capital resources available, as 25% of such receipts are used to fund on capital schemes. The current trend of reduced sales is expected to continue into 2006/07 and this is reflected in the capital programme report which is also considered on this agenda. With this in mind Officers are recommending that the budgeted surplus on the HRA in 2006/07 is fully used to support the HRA capital programme. This surplus amounts to £798k.

4.5 Working Balance

The Audit Commission recommends a minimum Working Balance of £150 per unit, which equates to £924k on the projected stock level (6,160) at the 31st March 2006. Last year it was agreed by Members to increase this to £250 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 £1.54m. The actual working balance based on the attached budget, is estimated to be £1.535m at the end of the 2006/07 financial year, this is very close to the target balance mentioned above.

4.6 Surplus / Deficit

Based on the budget contained within this report, for 2006/07 the expected surplus was estimated to be in the region of £798k. However, as mentioned above Officers are recommending that this be fully used to increase capital resources. Therefore the HRA shows a nil surplus for 2006/07.

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

5.1 Internal Recharges

The internal recharges shown in the 2006/07 budgets reflect the Housing Restructure approved in 2005. In total recharges will increase by 11% in Appendix 3 but decrease by 1.4% 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 by staff between HRA and General Fund housing work.

5.2 Management cost reduction (one-offs)

Last year a provision was made within the HRA budget for one off costs such as redundancy payments relating to the 2005 Housing Restructure. There will be no need for such a provision in 2006/07.

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 proposed that we increase the charges by 3.2% across the board, which is in line with the increases applied to service charges under the direction of the Office of the Deputy Prime Minister. It should be noted however that officers are seeking to renegotiate the contracts with private sector suppliers. If these negotiations are successful this will be reported through the budget monitoring process.

6.3 The proposed charges for 2006/07 are shown below:

	2005/06 Current (£)	2006/07 Proposed (£)	Increase (£)
Public Sector Subscribers	3.10	3.20	0.10 (3.2%)
Private Sector Subscribers	3.10	3.20	0.10 (3.2%)

6.3 At the beginning of 2005/06 a surplus of £34,020 was forecast. Budget monitoring has identified that this will change to a deficit of £170,980, mainly reflecting the staffing structure needed to achieve and maintain the industry-standard ASAP accreditation and the transfer to the General Fund of £100,000. This means that the forecast working balance at the end of 2005/06 is now £98,490.

6.4 The increased staffing costs involved in maintaining the accreditation have been incorporated into the 2006/07 budgets. This forecasts a deficit for the year of £47,350 leaving a projected working balance of £51,140 at the end of 2006/07. The budgets also include a contribution to the General Fund of £30,000.

6.5 It should be noted by members that having achieved the ASAP accreditation (expected February 2006) the Helpline would be in a very good position to bid for new private sector contracts. It is anticipated that the Helpline could run these with a minimal increase to costs.

7. **Deane Building DLO**

7.1 Forward estimates have been prepared for the Building Maintenance arm of Deane DLO and details of which may be seen in Appendix 7. The estimated expenditure for 2006/07 is forecast to be £4.83m. The DLO Managers will charge work to clients with the aim of making a modest return on this expenditure. In 2004/05 a surplus of £21k was achieved and in 2005/06 similar surpluses are also forecast. The forecast surplus for 2006/07 is estimated at £40k.

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

8.1 The Housing Review Panel considered the 2006/07 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 26 January and made no suggestions for changes to the proposed budget. Officers did however undertake to provide the Review Board with a briefing containing details of the Supporting People windfall and the criteria used for the Cash Incentive Scheme.

9. **Recommendation**

9.1 That the Executive recommends the Housing Revenue Account budget proposals for 2006/07 to Full Council for their consideration.

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Background Papers: Housing Review Panel 18 January 2006 and Review Board 26 January 2006 – Housing Revenue Account, Revenue Estimates and Rent Levels, Deane Helpline and Deane Building DLO Account for 2006/07.

HOUSING REVENUE ACCOUNT SUMMARY

RESOURCE ACCOUNTING

Actual Expenditure 2004/05 £	Description	Original Estimate 2005/06 £	Current Budget 2005/06 £	Forward Estimate 2006/07 £
	INCOME			
15,954,720	Dwelling rents	16,408,890	16,528,890	17,377,170
432,720	Non dwelling rents	413,200	413,200	421,500
387,410	Charges for services/facilities	387,060	437,060	358,990
213,370	Contributions towards expenditure	215,500	215,500	214,900
-4,195,790	Government Subsidy	-3,846,070	-3,782,070	-4,297,840
239,360	Government Subsidy-Housing Defects Act	87,150	87,150	29,780
442,050	Net Supporting People Windfall	530,000	530,000	400,000
13,473,840	TOTAL INCOME	14,195,730	14,429,730	14,504,500
	EXPENDITURE			
3,603,410	Management	4,341,890	4,241,890	4,310,870
4,583,980	Maintenance	4,910,250	5,247,250	5,001,520
0	Rent Rebates	0	0	0
68,420	Rent Rebates - contribution to General Fund	81,860	81,860	0
-28,400	Increase in provision for bad debts	0	0	50,000
11,995,090	Capital charges-interest	12,885,630	12,885,630	12,972,400
3,288,720	Capital charges-depreciation	3,427,320	3,427,320	3,514,310
60,080	Debt management expenses	21,430	21,430	17,180
23,571,300	TOTAL EXPENDITURE	25,668,380	25,905,380	25,866,280
10,097,460	NET COST OF SERVICES	11,472,650	11,475,650	11,361,780
-11,995,090	Capital charges-interest	-12,885,630	-12,885,630	-12,972,400
844,890	Loan charges-interest	843,030	871,020	843,110
-137,750	Interest receivable	-86,310	-86,310	-70,180
-1,190,490	NET OPERATING EXPENDITURE	-656,260	-625,270	-837,690
	APPROPRIATIONS			
400,000	Transfer to Stock Options Reserve	175,000	175,000	40,000
0	Housing set aside/MRP	0	0	0
257,340	Revenue contributions to capital	700,000	1,200,000	797,690
-533,150	(SURPLUS)/DEFICIT	218,740	749,730	0
	FUND BALANCE			
1,752,480	Balance b/f 1 April	1,844,810	2,285,630	1,535,900
533,150	Net Expenditure in 2004/05	0	0	0
0	Net Expenditure in 2005/06	-218,740	0	0
0	Net Expenditure in 2006/07		-749,730	0
0	Net Expenditure in 2005/06	0	0	0
2,285,630	Balance c/f 31 March	1,626,070	1,535,900	1,535,900

HOUSING REVENUE ACCOUNT
Repairs And Maintenance

Actual 2004/05 £	Description	Original Estimate 2005/2006 £	Current Estimate 2005/2006 £	Forward Estimate 2006/07 £	Comments
	EXPENDITURE				
	<u>R & M Reconditions on Lettings</u>				
271,577	Re-lets - Painting	334,000	378,000	378,000	
358,566	Re-lets - Maintenance	426,000	482,000	482,000	
	<u>R & M General Maintenance</u>				
302,798	Structure }	444,000	489,000	391,400	
392,750	Structural Finishings and Fixings }	446,000	491,200	459,380	
265,471	Water and Sanitary Services }	268,000	295,160	345,050	
7,789	Other Domestic Services }	2,000	2,200	4,640	
76,366	External Siteworks }	70,000	77,100	61,800	
59,345	Miscellaneous }	60,000	66,080	68,500	
26,383	Damp and Condensation }	37,000	40,750	38,110	
62,283	Vandalism }	63,000	69,380	61,800	
0	Re-installment of Aids & Adaptions }	1,600	1,770	1,650	
0	Enhancement of DAP Accommodations }	3,000	3,300	3,090	
	<u>R & M Electrical</u>				
259,708	R & M Electrical	189,000	208,160	273,980	
	<u>R & M Spec. Rep. Gas Servicing</u>				
720,871	Gas Maintenance	778,000	856,000	875,500	
	<u>R & M Spec.Rep. Roofing</u>				
12,595	Felt Roofing	25,000	22,500	20,600	
	<u>R & M Spec. Rep. Windows</u>				
69,495	Metal Windows and Doors	75,000	68,500	77,250	
	<u>R & M Spec. Rep. Fencing</u>				
56,135	Fencing	54,000	48,600	51,500	
	<u>R & M Underground Drainage</u>				
99,614	R & M Underground Drainage	106,000	116,740	109,180	
	<u>R & M Garages</u>				
48,958	R & M Garage Buildings	37,140	40,900	38,110	
	<u>R & M Shops</u>				
-250	R & M - Shops and Commercial Premises }	16,000	14,400	16,480	
	<u>Planned Maintenance/Ext Painting</u>				
713,131	Planned Maintenance / External Painting up to 2002/03	0	0	14,670	
	<u>PPM 2003/04</u>				
	40 PPM }	35,660	35,660	10,650	
	<u>PPM 2004/05</u>				
	41 PPM }	18,800	18,800	18,820	
	<u>PPM 2005/06</u>				
	42 PPM }	780,000	780,000	803,400	
	<u>Specialist Works</u>				
47,115	Contingency Sum	85,000	85,000	85,000	
	<u>R & M Leasehold Flats</u>				
49,671	Re-chargeable Works on Sold Flats	0	0	0	
	<u>R & M Miscellaneous & Support</u>				
51,674	Emergency Call Out	61,000	61,000	61,000	
	<u>Internal Recharges</u>				
1,243	Purchasing & Administration	1,280	1,280	0	
28,830	Accountancy	35,280	35,280	21,760	
11,815	Creditors	14,640	14,640	8,750	
19,303	Computer Section	2,620	2,620	13,890	
	Word Processing	0	0	520	
-7	Legal Services	0	0	0	
237,640	Building Design	218,040	218,040	410	
211,338	Property Services	0	0	0	
106,331	Building DLO	189,380	189,380	188,370	
11,126	Highways DLO	10,940	10,940	11,820	
	Debt Management	17,420	17,420	0	
4,317	Sundry Debtors	5,450	5,450	4,440	
4,583,981	Gross Expenditure	4,910,250	5,247,250	5,001,520	
	INCOME				
42,327	Fees & Charges			0	
18,990	Miscellaneous Repairs	40,000	40,000	40,000	
7,044	Other Income		0	0	
68,361	Total Income	40,000	40,000	40,000	
4,515,620	Net Expenditure	4,870,250	5,207,250	4,961,520	

HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure
General Expenses

Actual 2004/05 £		Original Estimate 2005/2006 £	Current Estimate 2005/2006 £	Forward Estimate 2006/07 £	Comments
	EXPENDITURE				
	Employee Related Expenses				
313	Training	5,000	5,000	10,000	
2,579	Conference Expenses	10,000	10,000	10,000	
23,217	Redundancy costs from restructure	200,000	200,000	0	
0	Furniture for the DLO	30,000	30,000	0	
0	New PCs and desks following restructure	60,000	60,000	0	
0	Employee Related Insurance	42,610	42,610	44,310	
	Premises Related Expenses				
13,827	Rent	17,250	17,250	17,250	
1,345	Rates	3,650	3,650	5,940	
	Electricity & Gas	25,750	25,750	32,100	
114,659	Insurances	113,450	113,450	117,990	
	Hostels				
20,513	Repairs	27,000	27,000	27,000	
22,468	Rent Winckworth Way	1,950	1,950	2,610	
584	Cleaning	900	900	900	
	Internal Recharges				
99,940	Cost of Democracy	99,690	99,690	97,650	
	Central Employee Costs			1,680	
21,425	Central Computer Costs			5,530	
115,055	Private Sector & Development	184,480	144,480	146,980	
209,842	Allocations & Lettings	0	0	0	
68,400	Corporate Management	47,330	47,330	47,760	
	Customer Services			50	
	Chief Valuer			39,330	
723	Parks Client	3,300	3,300	38,340	
1,321	Purchasing & Administration	710	710	2,950	
	Strategic Director SA			18,110	
58,614	Accountancy	79,360	79,360	63,640	
6,254	Creditors	4,960	4,960	4,710	
	Payroll			860	
1,163	Audit & Review	1,730	1,730	4,020	
45,344	Valuation Services	64,160	64,160	109,610	
27,092	Computer Section	35,570	35,570	25,540	
	Facilities Management			20	
454	Word Processing	0	0	190	
344	Document Production	1,080	1,080	3,980	
	Deane House			11,490	
7,966	Public Relations	0	0	0	
64,481	Legal Services	73,800	73,800	60,540	
	Personnel			1,430	
108,924	Building Design	155,680	155,680	0	
0	GIS Unit	40	40	2,340	
117,524	Rent Collection	147,130	147,130	39,220	
89,260	Housing Asset Management	424,310	424,310	770,520	
463,866	Housing Operations	780,970	720,970	816,410	
65,110	Housing Strategy	0	0	0	
-646	Internal Communications	0	0	680	
107,148	Tenancy Participation	124,410	124,410	141,880	
	Research & Development			2,530	
	Health & Safety Advisor			350	
	Performance Management			3,290	
	Training			890	
	Debt Management			17,180	
	Central Photocopying			190	
	Central Telephone			1,130	
139,065	Head of Housing	0	0	0	
6,630	Benefits and Taxation	0	0	0	
20,715	Sundry Debtors	15,960	15,960	14,240	
	Supplies & Services				
139	Rent Collecting Stationery	140	140	140	
2,699	Printing and Stationery	17,110	17,110	17,110	
515	Telephone	0	0	0	
2,443	Equipment	7,250	7,250	7,250	
79	Insurance	910	910	950	
2,208	Advertising	2,590	2,590	2,680	
5,236	Tenant's Forum	37,000	37,000	22,000	
1,300	Subscriptions	2,500	2,500	2,500	
10,125	Mediation Contribution	16,030	16,030	16,580	
4,902	Housing Strategy and Business Plan Initiatives	50,000	50,000	110,000	
16,066	Giro Charge	26,000	26,000	26,000	
4,676	Bank Charges	4,000	4,000	4,000	
3,531	Audit Fee	5,200	5,200	5,200	
673	Legal Fees	0	0	0	
895	Consultants and company searches	0	0	0	
4,255	Removal Expenses	35,000	35,000	35,000	
403,200	Contributions to Reserves	0	0	0	
5,148	Miscellaneous	2,000	2,000	2,000	
3,195	TV Licensing	0	0	0	
1,289	Legal Fees	0	0	0	
50,453	Management Contingency Budget	60,000	60,000	35,000	
871	Resource Accounting	0	0	0	
29,148	Reorganisation of filing system	50,000	50,000	35,000	
83,058	Housing Stock Options		0	0	
7,386	Expenses out of Windfall		0	0	
38	HIP Presentation	1,500	1,500	1,500	
2,689,047	Gross Expenditure	3,099,460	2,999,460	3,086,270	
	INCOME				
55,939	Fees & Charges	25,370	25,370	25,370	
0	Hostel Charges	19,960	19,960	20,760	
55,939	Total Income	45,330	45,330	46,130	
2,633,108	Net Expenditure	3,054,130	2,954,130	3,040,140	

HOUSING REVENUE ACCOUNT
Management and Supervisory Expenditure
Special Expenses

Actual 2004/05 £	Description	Original Estimate 2005/2006 £	Current Estimate 2005/2006 £	Forward Estimate 2006/2007 £	Comments
	EXPENDITURE				
	Premises Related Expenses				
3,044	Maintenance of lift at Kilkenny	2,000	2,000	2,080	
	Sewage Plants				
73,912	Maintenance-Routine	68,400	68,400	71,140	
7	Water/NRA	1,840	1,840	1,910	
19,299	Housing Estates - Non-Routine	19,570	19,570	20,350	
19,288	Estate Roads Maintenance	36,630	36,630	38,100	
4,807	Cleaning windows - Communal	6,170	6,170	6,420	
3,168	Cleaning Communal Areas	4,320	4,320	4,490	
	Maintenance of Grass Areas and Trees				
312,137	Maintenance of Grass Areas and Trees	305,500	305,500	317,720	
	Outside Lighting				
7,990	Maintenance - stair lighting }	18,000	18,000	18,720	
0	Maintenance -estate lighting }	3,500	3,500	3,640	
-542	Electricity	10,670	10,670	11,100	
13,988	Energy Consumed }	10,700	10,700	11,130	
	Internal Recharges				
41,144	Parks Client	43,090	43,090	27,450	
762	Central Computer Costs			0	
1,833	Purchasing & Administration	1,840	1,840	2,030	
2,208	Accountancy	2,420	2,420	1,740	
740	Creditors	0	0	870	
5,077	Building Design	4,220	4,220	0	
84	Waste Control	230	230	190	
9,641	Highways	9,340	9,340	10,690	
1,356	Sundry Debtors	1,280	1,280	1,070	
	Supplies and Services				
164	Telephone	180	180	180	
29,077	Special Estate Projects	32,000	32,000	32,000	
7,565	Risk Management Inspections	8,700	8,700	8,700	
6,297	Anti Social Behaviour Initiatives	12,000	12,000	12,000	
15,473	Clearing Streams and Waterways	10,640	10,640	20,840	
40,898	Clearing Rubbish from estates	36,700	36,700	38,170	
1,511	Clearing Clinical Waste	1,260	1,260	1,310	
620,928	Gross Expenditure	651,200	651,200	664,040	
	INCOME				
216,116	Fees & Charges	17,360	17,360	18,050	
216,116	Total Income	17,360	17,360	18,050	
404,812	Net Expenditure	633,840	633,840	645,990	

HOUSING REVENUE ACCOUNT

Management and Supervisory Expenditure

Special Expenses O.A.P.

Actual 2004/05 £	Description	Original Estimate 2005/2006 £	Current Estimate 2005/2006 £	Forward Estimate 2006/2007 £	Comments
	EXPENDITURE				
	Employee Related Expenses				
244,607	Salaries	244,140	244,140	268,840	
17,113	Overtime	0	0	20,000	
53,369	Other Payments	0	0	0	
20,245	Superannuation	31,080	31,080	32,580	
16,744	NIC	16,700	16,700	19,810	
0	Staff Costs at Kilkenny/Lodge Close	88,450	88,450	0	
0	Additional Connections	3,000	3,000	3,000	
0	Leased Cars	1,300	1,300	1,300	
0	NI on leased cars	200	200	200	
0	Other NI contributions	20	20	20	
0	Private Health Insurance	190	190	190	
3,848	Training	12,000	12,000	12,000	
33	Criminal Records Bureau	0	0	300	
10,055	Redundancy Payments	0	0	0	
0	Conferences	1,000	1,000	1,000	
	Premises Related Expenses				
82,937	Rent on Wardens houses	0	0	0	
14,227	Rates - Meeting Halls/Guest Apartments	10,300	10,300	14,000	
2,520	Plastic Sacks	1,000	1,000	0	
8,818	Meeting Halls - Utilities	8,400	8,400	11,260	
8,530	Central Heating Charges	14,220	14,220	14,650	
5,262	Water Meters	12,540	12,540	10,800	
16,330	Cleaning and cleaning materials	15,510	15,510	15,510	
	Internal Recharges				
0	Central Employee Costs	3,550	3,550	4,430	
2,266	Central Computer Costs	12,820	12,820	4,260	
528	Purchasing and Supplies	1,540	1,540	2,360	
2,245	Accountancy	2,470	2,470	2,180	
1,630	Creditors	390	390	1,880	
0	Payroll	2,130	2,130	2,260	
3,321	Audit and Review	2,710	2,710	5,360	
0	Computer Section	410	410	0	
3	Facilities Management	20	20	20	
1,775	Word Processing	180	180	680	
0	Document Production	2,590	2,590	1,640	
0	Public Relations	8,640	8,640	0	
0	Personnel	4,670	4,670	3,790	
671	Building Design	1,080	1,080	0	
158,677	Elderly Services Advisors	0	0	0	
18	Internal Communications	1,380	1,380	260	
0	Research and Consultation	2,300	2,300	6,620	
0	Business Development	2,970	2,970	0	
0	Health & Safety Advisor	1,620	1,620	910	
0	Performance Management	7,340	7,340	3,050	
0	Head of Housing	20,860	20,860	15,900	
0	Training	3,520	3,520	2,340	
3,373	Sundry Debtors	4,760	4,760	2,660	
	Supplies and Services				
867	Printing & Stationery	2,100	2,100	2,100	
0	Photocopying	200	200	200	
0	Central Photocopying	10	10	0	
17,750	Telephone Charges	17,000	17,000	13,000	
160	Mobile Phones	0	0	5,000	
90	Radio Pagers	0	0	0	
-25,399	Hardware Acquisition	0	0	0	
3,076	Furniture & Equipment - Meeting Halls	9,000	9,000	15,000	
2,942	Maintenance & Equipment - Kilkenny Lodge	6,000	6,000	6,000	
	Uniforms for Staff	0	0	4,200	
4,400	Service Arrangements Somerset Care	0	0	0	
50	Medical Fees	0	0	0	
6,421	Miscellaneous	4,000	4,000	4,000	
10	Climate Change Levy	0	0	0	
	Transport Related Expenses				
3,924	Wardens	4,920	4,920	25,000	
693,436	Total Expenditure	591,230	591,230	560,560	
	INCOME				
24,480	Kilkenny/Lodge Cont from SCC	0	0	0	
13,426	Fees & Charges	17,310	17,310	17,850	
4,663	Electricity - Meeting Halls	15,000	15,000	20,100	
420	Wardens - Miscellaneous Income	10	10	20	
211	Lease car - Employee Contributions	60	60	120	
43,200	Total Income	32,380	32,380	38,090	
650,236	Net Expenditure	558,850	558,850	522,470	

HOUSING REVENUE ACCOUNT

APPENDIX 6

Deane Helpline Trading Account

Main Code - A30

Actual 2004/05 £	Description	Original Estimate 2005/06 £	Current Estimate 2005/06 £	Forward Estimate 2006/07 £	Comments
	EXPENDITURE				
	Employee Related Expenses				
171,176	Salaries	346,860	426,860	403,960	
	Other Payments			21,560	
13,984	Superannuation	43,910	43,910	53,040	
11,757	Employers NI	22,680	22,680	27,610	
0	Leased cars	1,950	1,950	1,950	
0	NI on leased cars	310	310	310	
0	Other NI contributions	40	40	40	
0	Private Health Insurance	280	280	280	
1,282	Training	17,000	17,000	15,000	
0	Conferences	1,000	1,000	3,000	
2,632	Advertising for Staff	4,000	4,000	4,000	
99	Criminal Records Bureau	0	0	0	
	Capital Financing				
38,851	Revenue Contribution to Capital	0	0	0	
	Premises Related Expenses				
48,900	Maintenance	51,700	51,700	53,460	
5,742	Rent & Energy - 26 Kilkenny Court	6,000	6,000	6,000	
700	Energy	2,000	2,000	1,500	
329	Water / Sewerage	500	500	500	
63	Contract Cleaners	0	0	100	
	Internal Recharges				
0	Central Employee Costs	5,420	5,420	8,730	
3,356	Central Computer Costs	19,630	19,630	5,310	
357	Purchasing & Supplies	620	620	560	
3,995	Accountancy	2,650	2,650	3,690	
1,034	Creditors	1,100	1,100	900	
0	Payroll	3,250	3,250	4,470	
1,342	Computer Section	280	280	1,690	
1,547	Graphics	0	0	0	
5	Corporate Admin	0	0	0	
2,073	Word Processing	0	0	360	
0	Document Production	5,510	5,510	590	
0	Public Relations	4,280	4,280	0	
0	Personnel	7,010	7,010	7,480	
157	Building Design Group	80	80	0	
218,224	Elderly Services Manager	0	0	0	
244	Internal Communications	520	520	480	
0	Research & Consultation	3,560	3,560	13,080	
0	Buisness Development	4,420	4,420	0	
7,090	Health and Safety Advisor	2,480	2,480	1,800	
0	Performance Management	3,670	3,670	3,290	
0	Head of Housing	31,900	31,900	15,900	
0	Training	5,290	5,290	4,620	
32,670	Sundry Debtors	26,040	26,040	18,670	
	Supplies & Services				
2,213	Printing & Stationery	2,150	4,150	3,000	
0	Transfer to General Fund		100,000	30,000	
0	Photocopying	500	500	250	
14,651	Telephone	17,000	17,000	17,000	
0	Central Telephones	4,710	4,710	1,010	
715	Mobile Phone	600	1,600	1,500	
1,488	Equipment	0	0	12,000	
770	Uniforms For Staff	800	800	1,500	
4,317	Publicity	3,000	10,000	5,000	
0	Eye Tests	200	200	200	
0	Consultancy	0	15,000	0	
3,085	Miscellaneous	2,000	2,000	2,000	
0	Contingency	6,000	6,000	6,000	
2,390	Wardens Travelling	19,500	19,500	23,000	
597,238	Total Expenditure	682,400	887,400	786,390	
	INCOME				
14,283	Private Sector Contract Work	200,400	200,400	206,810	
267,483	Charges to Subscribers - Private Sector	218,680	218,680	225,680	
271,094	Charges to Subscribers - Public Sector	287,760	287,760	296,970	
200,193	Miscellaneous Income	5,000	5,000	5,000	
50	Other Income (no VAT)	0	0	0	
0	Lease cars - Employee Contributions	100	100	100	
4,050	Transfer from General Fund - Interest on Working Balance	4,480	4,480	4,480	
757,153	Total Income	716,420	716,420	739,040	
-159,915	Net Expenditure	-34,020	170,980	47,350	
109,552	Balance b/f - 1 April	82,690	269,470	98,490	
159,915	Net Expenditure	34,020	-170,980	-47,350	
269,467	Balance c/f - 31 March	116,710	98,490	51,140	

DLO
Building Maintenance

Main Code: M30

Executive Councillor - Cllr Garner
Responsible Officer - Martyn Hembrow

Sub Code	Description	Estimate 2005/2006 £	Estimate 2006/2007 £	Comments
	EXPENDITURE			
	<u>Employee Related Expenses</u>			
E001	Salary	1,492,290	1,552,280	
E002	Overtime	195,320	203,170	
E003	Other Payments	350	360	
E004	Superannuation	188,030	195,590	
E005	National Insurance	96,110	99,970	
E300	General Training	740	740	
E410	Advertising for Staff	0	0	
E600	3rd party & Employee Liability Insurance	23,900	24,860	
	<u>Capital Financing</u>			
F010	Capital Charges	69,000	127,756	
	<u>Premises Related Costs</u>			
P530	Health & Safety Inspection	60	60	
	<u>Internal Recharges</u>			
R001	Central Employee Costs	0	32,320	
R039	Purchasing & Supplies	41,230	55,560	
R041	Accountancy	4,950	180	
R042	Creditors	16,440	14,360	
R043	Payroll	7,490	16,530	
R057	Personnel	0	27,690	
R100	Building Maintenance DLO	335,440	333,700	
R104	Depot Non-Office	12,230	12,600	
R114	Health & Safety	0	6,690	
R169	Head of Housing	0	15,900	
R177	Training	0	17,100	
R805	Sundry Debtors	3,850	4,880	
	<u>Supplies and Services</u>			
S109	Communications	440	460	
S310	Washing Materials	800	830	
S314	Protective Clothing	7,000	7,280	
S316	Skip & Bobcat	63,300	65,830	
S349	Plant & Tools	20,000	20,800	
S305	External Materials & Supplies	1,166,970	1,213,650	
S004	Internal Stores Materials & Supplies	529,490	550,670	
S510	Insurance for Hire Plant	0		
S650	Health & Safety Advisor	3,640	3,790	
	<u>Transport Related Expenses</u>			
T000	Transport Costs	205,100	215,360	
T431	Internal Plant	10,820	11,360	
	Total Expenditure	4,494,990	4,832,326	