

REPORT TO: POLICY & RESOURCES COMMITTEE - 26 JANUARY 2009

REPORT ON: REVENUE BUDGET 2009/10 - HOUSING REVENUE ACCOUNT

REPORT BY: HEAD OF FINANCE

REPORT NO: 21-2009

1 PURPOSE OF REPORT

This report seeks approval of the 2009/10 Revenue Budget for the Housing Revenue Account.

2 RECOMMENDATIONS

The Committee are asked to:

- a Agree the 2009/10 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2009/10 Housing Revenue Budget to the Housing, Dundee Contract Services and Environment Services Committee in order that it may set the 2009/10 rent levels.

3 FINANCIAL IMPLICATIONS

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £2,818,820, which, after the transfer of the total sum available in the Housing Revenue Account Renewal & Repair Fund of £625,000, leaves £2,193,820 to be met by an increase in rent levels. The setting of the rent levels is a matter for the Housing, Dundee Contract Services and Environment Services Committee and the decision of this Committee in respect of the 2009/10 Revenue Budget will be forwarded to the Housing, Dundee Contract Services and Environment Services Committee.

The draft Revenue Budget is in line with the Scottish Housing Quality Standard Delivery Plan submitted to the Scottish Executive.

4 POLICY IMPLICATIONS

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

5 CONSULTATIONS

The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Director of Housing have been consulted on the content of this report.

6 BACKGROUND PAPERS

None.

**MARJORY M STEWART
HEAD OF FINANCE**

19 JANUARY 2009

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2009/2012

	Final Revenue Budget 2008/09 £000	2009/10 £000	3 Year Provisional Revenue Budget 2010/11 £000	2011/12 £000
<u>EXPENDITURE</u>				
STAFF COSTS				
Salaries and Wages (including NI and Supn):				
Chief Officials	112	115	118	121
Local Government Employees	11,774	12,079	12,298	12,524
Supplementary Superannuation Charges	42	60	61	62
Staff Training	<u>45</u>	<u>45</u>	<u>46</u>	<u>46</u>
TOTAL STAFF COSTS	<u>11,973</u>	<u>12,299</u>	<u>12,523</u>	<u>12,753</u>
PROPERTY COSTS				
Rents	351	395	403	411
Non Domestic Rates	334	363	368	374
Property Insurance	669	666	683	700
Repairs and Maintenance	8,759	9,172	9,187	9,203
Health and Safety Contracts	125	125	125	125
Energy Costs	461	561	575	588
Fixtures and Fittings	79	75	76	77
Cleaning Costs	65	61	62	64
Lost Rents and Bad Debts	1,501	1,579	1,580	1,580
Open Space Maintenance	<u>888</u>	<u>909</u>	<u>932</u>	<u>955</u>
TOTAL PROPERTY COSTS	<u>13,232</u>	<u>13,906</u>	<u>13,991</u>	<u>14,077</u>
SUPPLIES & SERVICES				
Equipment and Furniture	114	120	130	136
Liabilities Insurance	643	643	659	676
Clothing, Uniforms and Laundry	17	12	12	12
Printing, Stationery and General Office Expenses	147	164	167	169
Professional Fees	117	96	97	98
Postages, etc	53	63	64	65
Telephones	157	165	168	171
Storage	100	140	150	160
Bed & Breakfast	90	30	40	45
Other Supplies and Services	<u>181</u>	<u>181</u>	<u>184</u>	<u>187</u>
TOTAL SUPPLIES & SERVICES	<u>1,619</u>	<u>1,614</u>	<u>1,671</u>	<u>1,719</u>
TRANSPORT COSTS				
Repairs and Maintenance and Other Running Costs	13	14	14	14
Transport Insurance	2	2	2	2
Car Allowances	<u>77</u>	<u>81</u>	<u>82</u>	<u>83</u>
TOTAL TRANSPORT COSTS	<u>92</u>	<u>97</u>	<u>98</u>	<u>99</u>
THIRD PARTY PAYMENTS				
Voluntary Organisations	<u>89</u>	<u>89</u>	<u>91</u>	<u>93</u>
TOTAL THIRD PARTY PAYMENTS	<u>89</u>	<u>89</u>	<u>91</u>	<u>93</u>
SUPPORT SERVICES				
Recharge from Central Support Departments	<u>1,668</u>	<u>1,606</u>	<u>1,627</u>	<u>1,650</u>
TOTAL SUPPORT SERVICES	<u>1,668</u>	<u>1,606</u>	<u>1,627</u>	<u>1,650</u>

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2009/2012

	Final	3 Year Provisional		
	Revenue Budget 2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000
CAPITAL FINANCING COSTS				
Loan Repayments	6,566	6,707	7,354	6,746
Loan Interest	7,430	7,606	7,698	8,158
Loans Fund Expenses	87	91	95	97
Leasing Charges	<u>396</u>	<u>396</u>	<u>396</u>	<u>396</u>
TOTAL CAPITAL FINANCING COSTS	<u>14,479</u>	<u>14,800</u>	<u>15,543</u>	<u>15,397</u>
PLANNED MAINTENANCE	<u>3,887</u>	<u>5,345</u>	<u>5,580</u>	<u>5,720</u>
TOTAL GROSS EXPENDITURE	<u>47,039</u>	<u>49,756</u>	<u>51,124</u>	<u>51,508</u>
INCOME				
Internal Recharge to Other Housing	974	1,003	1,016	1,030
Fees and Charges	2,639	3,097	3,122	3,211
Rents	38,833	38,021	37,613	37,219
Contribution from Insurance Fund	200	200	200	200
Interest	200	250	200	200
Sheltered Housing Management Charge	2,580	2,606	2,668	2,731
Other Income	<u>1,613</u>	<u>1,760</u>	<u>1,792</u>	<u>1,813</u>
TOTAL INCOME	<u>47,039</u>	<u>46,937</u>	<u>46,611</u>	<u>46,404</u>
TOTAL NET EXPENDITURE	<u>-</u>	<u>2,819</u>	<u>4,513</u>	<u>5,104</u>
Funded By :-				
Contribution from Renewal & Repair Fund		625	-	-
Rents Increase		<u>2,194</u>	<u>4,513</u>	<u>5,104</u>
		<u>2,819</u>	<u>4,513</u>	<u>5,104</u>