

REPORT TO: POLICY & RESOURCES COMMITTEE - 16 JANUARY 2006

REPORT ON: REVENUE BUDGET 2006/07 - HOUSING REVENUE ACCOUNT

REPORT BY: DEPUTE CHIEF EXECUTIVE (FINANCE)

REPORT NO: 4-2006

1 PURPOSE OF REPORT

This report seeks approval of the 2006/07 Revenue Budget for the Housing Revenue Account.

2 RECOMMENDATIONS

The Committee are asked to:

- a Agree the 2006/07 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2006/07 Housing Revenue Budget to the Housing Committee in order that it may set the 2006/07 rent levels.

3 FINANCIAL IMPLICATIONS

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £1,430,682 will require to be met by an increase in rent levels. The setting of the rent levels is a matter for the Housing Committee and the decision of this Committee in respect of the 2006/07 Revenue Budget will be forwarded to the Housing Committee.

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

4 LOCAL AGENDA 21 IMPLICATIONS

None

5 EQUAL OPPORTUNITIES IMPLICATIONS

None

6 CONSULTATION

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

7 BACKGROUND PAPERS

None.

DAVID K DORWARD
DEPUTE CHIEF EXECUTIVE (FINANCE)

22 DECEMBER 2005

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2006/2009

	Final Revenue Budget 2005/06 £000	2006/07 £000	3-Year Provisional Revenue Budget 2007/08 £000	2008/09 £000
<u>EXPENDITURE</u>				
STAFF COSTS				
Salaries and Wages (including NI and Supn):				
Chief Officials	103	106	109	112
APTC	6,711	6,756	6,447	6,441
Manual	2,194	2,194	2,306	2,363
Supplementary Superannuation Charges	36	38	34	34
Staff Training	<u>53</u>	<u>56</u>	<u>41</u>	<u>41</u>
TOTAL STAFF COSTS	<u>9,097</u>	<u>9,150</u>	<u>8,937</u>	<u>8,991</u>
PROPERTY COSTS				
Rents	260	262	252	252
Non Domestic Rates	207	230	203	204
Property Insurance	692	672	667	667
Repairs and Maintenance	9,086	8,215	8,100	8,099
Health and Safety Contracts	125	100	100	100
Energy Costs	477	499	465	466
Fixtures and Fittings	128	156	123	124
Cleaning Costs	51	50	53	55
Lost Rents and Bad Debts	1,645	1,532	1,675	1,698
Open Space Maintenance	820	863	862	883
Other Property Costs	<u>5</u>	<u>-</u>	<u>5</u>	<u>5</u>
TOTAL PROPERTY COSTS	<u>13,496</u>	<u>12,579</u>	<u>12,505</u>	<u>12,553</u>
SUPPLIES & SERVICES				
Equipment and Furniture	113	174	119	122
Liabilities Insurance	668	650	645	645
Clothing, Uniforms and Laundry	13	19	13	14
Printing, Stationery and General Office Expenses	186	166	179	179
Professional Fees	138	150	113	113
Postages, etc	116	114	112	112
Telephones	70	69	68	68
Other Supplies and Services	77	73	75	75
Sheltered Housing	<u>180</u>	<u>171</u>	<u>163</u>	<u>154</u>
TOTAL SUPPLIES & SERVICES	<u>1,561</u>	<u>1,586</u>	<u>1,487</u>	<u>1,482</u>
TRANSPORT COSTS				
Repairs and Maintenance and Other Running Costs	13	15	13	13
Transport Insurance	2	2	2	2
Car Allowances	<u>104</u>	<u>95</u>	<u>100</u>	<u>100</u>
TOTAL TRANSPORT COSTS	<u>119</u>	<u>112</u>	<u>115</u>	<u>115</u>
THIRD PARTY PAYMENTS				
Voluntary Organisations	<u>119</u>	<u>97</u>	<u>125</u>	<u>128</u>
TOTAL THIRD PARTY PAYMENTS	<u>119</u>	<u>97</u>	<u>125</u>	<u>128</u>
SUPPORT SERVICES				
Recharge from Central Support Departments	<u>1,678</u>	<u>1,627</u>	<u>1,614</u>	<u>1,614</u>
TOTAL SUPPORT SERVICES	<u>1,678</u>	<u>1,627</u>	<u>1,614</u>	<u>1,614</u>

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2006/2009

	Final Revenue Budget 2005/06 £000	2006/07 £000	3-Year Provisional Revenue Budget 2007/08 £000	2008/09 £000
CAPITAL FINANCING COSTS				
Loan Repayments	4,629	5,309	5,817	6,215
Loan Interest	6,896	6,908	7,019	7,137
Loans Fund Expenses	78	94	79	81
Leasing Charges	<u>396</u>	<u>396</u>	<u>396</u>	<u>396</u>
TOTAL CAPITAL FINANCING COSTS	<u>11,999</u>	<u>12,707</u>	<u>13,311</u>	<u>13,829</u>
PLANNED MAINTENANCE	<u>4,123</u>	<u>4,089</u>	<u>3,846</u>	<u>3,723</u>
<u>TOTAL GROSS EXPENDITURE</u>	<u>42,192</u>	<u>41,939</u>	<u>41,940</u>	<u>42,435</u>
<u>INCOME</u>				
Internal Recharge to Other Housing	1,356	1,461	1,304	1,304
Fees and Charges	1,232	1,285	1,141	1,092
Rents	38,724	36,688	35,546	34,693
Contribution from Insurance Reserve	210	202	205	205
Interest	135	175	135	135
Other Income	<u>535</u>	<u>705</u>	<u>780</u>	<u>785</u>
<u>TOTAL INCOME</u>	<u>42,192</u>	<u>40,508</u>	<u>39,111</u>	<u>38,214</u>
<u>TOTAL NET EXPENDITURE</u>	<u>-</u>	<u>1,431</u>	<u>2,829</u>	<u>4,221</u>