

REPORT TO: POLICY & RESOURCES COMMITTEE - 23 JANUARY 2012

REPORT ON: REVENUE BUDGET 2012/2013 - HOUSING REVENUE ACCOUNT

REPORT BY: DIRECTOR OF FINANCE

REPORT NO: 42-2012

1 PURPOSE OF REPORT

This report seeks approval of the 2012/2013 Revenue Budget for the Housing Revenue Account.

2 RECOMMENDATIONS

The Committee are asked to:

- a Agree the 2012/2013 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2012/2013 Housing Revenue Budget to the Housing Committee in order that it may set the 2012/2013 rent levels.

3 FINANCIAL IMPLICATIONS

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £1,967,000 must 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 2012/2013 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 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 (Corporate Services) and Director of Housing have been consulted on the content of this report.

6 BACKGROUND PAPERS

None.

**MARJORY M STEWART
DIRECTOR OF FINANCE**

11 JANUARY 2012

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2012/2013

	Final Revenue Budget 2011/2012 £000	Provisional Revenue Budget 2012/2013 £000
<u>EXPENDITURE</u>		
STAFF COSTS		
Salaries and Wages (including NI and Supn):		
Chief Officials	347	347
Local Government Employees	11,037	10,779
Supplementary Superannuation Charges	77	85
Staff Training	<u>110</u>	<u>80</u>
TOTAL STAFF COSTS	<u>11,571</u>	<u>11,291</u>
PROPERTY COSTS		
Rents	465	425
Non Domestic Rates	371	367
Property Insurance	672	667
Repairs and Maintenance	11,151	10,866
Health and Safety Contracts	125	130
Energy Costs	584	629
Fixtures and Fittings	77	40
Cleaning Costs	56	53
Security Costs	200	200
Lost Rents and Bad Debts	1,676	1,575
Open Space Maintenance	<u>837</u>	<u>837</u>
TOTAL PROPERTY COSTS	<u>16,214</u>	<u>15,789</u>
SUPPLIES & SERVICES		
Equipment and Furniture	141	71
Liabilities Insurance	660	658
Clothing, Uniforms and Laundry	18	7
Printing, Stationery and General Office Expenses	172	156
Professional Fees	92	96
Postages, etc	73	68
Telephones	128	115
Storage	130	125
Bed & Breakfast	10	8
Other Supplies and Services	<u>247</u>	<u>293</u>
TOTAL SUPPLIES & SERVICES	<u>1,671</u>	<u>1,597</u>
TRANSPORT COSTS		
Repairs and Maintenance and Other Running Costs	16	17
Transport Insurance	2	2
Car Allowances	<u>77</u>	<u>77</u>
TOTAL TRANSPORT COSTS	<u>95</u>	<u>96</u>
THIRD PARTY PAYMENTS		
Voluntary Organisations	<u>73</u>	<u>71</u>
TOTAL THIRD PARTY PAYMENTS	<u>73</u>	<u>71</u>
SUPPORT SERVICES		
Recharge from Central Support Departments	<u>1,775</u>	<u>1,725</u>
TOTAL SUPPORT SERVICES	<u>1,775</u>	<u>1,725</u>

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2012/2013

	Final Revenue Budget 2011/2012 £000	Provisional Revenue Budget 2012/2013 £000
CAPITAL FINANCING COSTS		
Loan Repayments	8,270	9,564
Loan Interest	7,854	8,572
Loans Fund Expenses	100	102
Leasing Charges	<u>396</u>	<u>396</u>
TOTAL CAPITAL FINANCING COSTS	<u>16,620</u>	<u>18,634</u>
PLANNED MAINTENANCE	<u>3,840</u>	<u>3,840</u>
<u>TOTAL GROSS EXPENDITURE</u>	<u>51,859</u>	<u>53,043</u>
<u>INCOME</u>		
Internal Recharge to Other Housing	1,005	970
Fees and Charges	3,075	2,873
Rents	43,145	42,717
Contribution from Insurance Fund	207	200
Interest	10	10
Sheltered Housing Management Charge	2,741	2,778
Other Income	1,676	1,528
Contribution from Renewal & Repair Fund	<u>-</u>	<u>-</u>
<u>TOTAL INCOME</u>	<u>51,589</u>	<u>51,076</u>
<u>TOTAL NET EXPENDITURE</u>	<u>-</u>	<u>1,967</u>