

Appendix 1

HOUSING	Page	Estimate	Projected	Variance
	No	2013/2014	2013/2014	2013/2014
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>SUMMARY</u>				
GENERAL MANAGEMENT		1,029,537	1,025,898	3,639
CAPITAL FINANCING		2,895,248	2,877,270	17,978
CENTRAL RECHARGES		1,778,395	1,778,395	0
STRATEGY AND PERFORMANCE		807,153	842,254	-35,101
PUBLIC SECTOR HOUSING		5,359,975	5,000,427	359,548
SUPPORTED HOUSING		5,951	6,451	-500
BUILDING MAINTENANCE SERVICES		25,405,172	22,456,135	2,949,037
GROSS EXPENDITURE		37,281,432	33,986,830	3,294,601
INCOME		(37,281,432)	(38,148,841)	867,409
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES		0	(4,162,011)	4,162,010
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>GENERAL MANAGEMENT</u>		1,029,537	1,025,898	3,639
<u>CAPITAL FINANCING COSTS</u>				
Interest Charge		2,022,034	2,002,031	20,003
Principal		916,043	918,068	-2,025
Debt Management		14,852	14,852	0
Resheduling Discount		(57,681)	(57,681)	0
EXPENDITURE TO HRA SUMMARY		2,895,248	2,877,270	17,978
<u>CENTRAL RECHARGES</u>				
Central Recharges		1,356,116	1,356,116	0
Grounds Maintenance recharge to HRA		422,279	422,279	0
EXPENDITURE TO HRA SUMMARY		1,778,395	1,778,395	0

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
STRATEGY & PERFORMANCE		72,490	10,628	61,862
PERFORMANCE DEVELOPMENT		508,576	564,455	-55,879
COMMUNICATIONS & ENGAGEMENT		76,275	67,852	8,423
TRANSFORMING LIVES & COMMUNITIES		149,812	199,319	-49,507
EXPENDITURE TO HRA SUMMARY		807,153	842,254	-35,101
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>PUBLIC SECTOR HOUSING</u>				
Landlord General		213,145	196,604	16,541
Sheltered Accommodation		1,816,604	1,676,808	139,796
Holly Road Community support		500	500	0
Lower Rhymney AHO		180,637	111,104	69,533
Eastern Valley AHO		552,246	529,897	22,349
Upper Rhymney AHO		731,576	738,552	-6,976
Gilfach NHO		11,657	9,732	1,925
Lansbury Park NHO		292,479	286,947	5,532
Graig Y Rhacca NHO		251,092	214,481	36,611
Allocations		58,480	49,720	8,760
TENANTS & COMMUNITIES INVOLVEMENT		389,692	385,913	3,779
LEASEHOLDERS MANAGEMENT		37,424	33,058	4,366
Tenancy Enforcement		271,873	257,720	14,153
Rents		638,201	595,022	43,179
Community Wardens		(85,631)	(85,631)	0
EXPENDITURE TO HRA SUMMARY		5,359,975	5,000,427	359,548

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>SUPPORTED HOUSING</u>				
Dispersed Alarms		0	0	0
Telecare Centre		0	500	-500
Ty Croeso Hostel		5,951	5,951	0
EXPENDITURE TO HRA SUMMARY		5,951	6,451	-500
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>RESPONSE REPAIRS & MAINTENANCE</u>				
Employee Expenses net of recharges		1,147,246	1,113,603	33,643
Repairs & Maintenance on Housing Stock				
Responsive Repairs		7,023,443	7,075,197	-51,754
Revenue Contribution to Capital - WHQS Programme		11,475,933	8,506,870	2,969,063
Group/Planned Repairs (priorities 5 & 8)		0	0	0
Void Repairs (priority 6)		0	0	0
Revenue Projects		3,279,000	3,279,000	0
Planned Cyclical		2,330,000	2,330,000	0
Planned Programme		0	0	0
		24,108,376	21,191,067	2,917,309
Transport Related		22,050	33,730	-11,680
Supplies & Services		127,500	117,735	9,765
EXPENDITURE TO HRA SUMMARY		25,405,172	22,456,135	2,949,037

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>INCOME</u>				
<u>Rents - Dwelling</u>				
Gross Rent - Dwellings		(37,187,679)	(37,962,423)	774,744
Gross rent - Sheltered		(3,695,549)	(3,772,539)	76,990
Gross Rent - Hostel		0	0	0
Voids - General Needs Dwelling/Sheltered		441,000	441,000	0
Voids - Hostel		0	0	0
Net Rent		(40,442,228)	(41,293,962)	851,734
<u>Rents - Other</u>				
Garages		(455,938)	(465,623)	9,685
Garage Voids		145,900	160,739	-14,839
Shop Rental		(61,322)	(61,322)	0
		(371,360)	(366,206)	-5,154
<u>Service Charges</u>				
Sheltered - Service Charges		(1,129,029)	(1,169,198)	40,169
Sheltered - Heating & Lighting		(348,432)	(348,900)	468
Sheltered & Dispersed- Alarms		0	0	0
Catering Recharge - Sheltered Accommodation		(52,605)	(41,756)	-10,849
Non Scheduled Water Rates		(86,267)	(93,977)	7,710
Welsh Water Commission		(746,220)	(746,220)	0
Leaseholder - Service Charges		(10,434)	(10,434)	0
		(2,372,987)	(2,410,485)	37,498
<u>Government Subsidies</u>				
Housing Subsidy		5,959,138	5,975,807	-16,669
		5,959,138	5,975,807	-16,669
<u>Interest Receivable</u>				
Mortgage Interest		(3,000)	(3,000)	0
Investment Income		(7,000)	(7,000)	0
		(10,000)	(10,000)	0
<u>Miscellaneous</u>				
Miscellaneous		0	0	0
Private Alarms		0	0	0
Ground Rent		(43,995)	(43,995)	0
		(43,995)	(43,995)	0
<u>INCOME TO HRA SUMMARY</u>				
		(37,281,432)	(38,148,841)	867,409

Appendix 1

HOUSING	Page	Estimate	Revised Estimate	Estimate
	No	2011/2012	2011/2012	2012/2013
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>SUMMARY</u>				
GENERAL MANAGEMENT		336,997	336,997	449,673
CAPITAL FINANCING		2,802,401	2,802,401	3,203,750
CENTRAL RECHARGES		2,247,992	2,247,992	2,275,320
STRATEGY AND PERFORMANCE		803,522	803,522	969,176
PUBLIC SECTOR HOUSING		5,206,317	5,206,317	5,171,400
SUPPORTED HOUSING		124,826	124,826	122,660
BUILDING MAINTENANCE SERVICES		21,533,888	21,533,888	23,360,066
GROSS EXPENDITURE		33,055,944	33,055,944	35,552,046
INCOME		(33,055,944)	(33,055,944)	(35,552,046)
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES		0	0	0
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>GENERAL MANAGEMENT</u>		336,997	336,997	449,673
<u>CAPITAL FINANCING COSTS</u>				
Interest Charge		1,849,205	1,849,205	2,243,900
Principal		977,351	977,351	944,775
Debt Management		12,000	12,000	15,075
Resheduling Discount		(36,155)	(36,155)	0
EXPENDITURE TO HRA SUMMARY		2,802,401	2,802,401	3,203,750
<u>CENTRAL RECHARGES</u>				
Central Recharges		1,825,713	1,825,713	1,853,041
Grounds Maintenance recharge to HRA		422,279	422,279	422,279
EXPENDITURE TO HRA SUMMARY		2,247,992	2,247,992	2,275,320

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
STRATEGY & PERFORMANCE		803,522	803,522	259,588
PERFORMANCE DEVELOPMENT				291,166
TENANTS & COMMUNITIES INVOLVEMENT				400,516
LEASEHOLDERS MANAGEMENT				17,906
EXPENDITURE TO HRA SUMMARY		803,522	803,522	969,176
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>PUBLIC SECTOR HOUSING</u>				
Landlord General		305,447	305,447	284,207
Sheltered Accommodation		2,105,866	2,105,866	2,099,250
Holly Road Community support		45,992	45,992	47,350
Lower Rhymney AHO		386,364	386,364	378,839
Eastern Valley AHO		534,518	534,518	534,564
Upper Rhymney AHO		629,090	629,090	636,614
Gilfach NHO		186,880	186,880	185,206
Lansbury Park NHO		189,567	189,567	184,703
Graig Y Rhacca NHO		194,280	194,280	195,295
Allocations		0	0	0
Tenancy Enforcement		222,013	222,013	228,920
Rents		485,610	485,610	475,656
Community Wardens		(79,310)	(79,310)	(79,204)
EXPENDITURE TO HRA SUMMARY		5,206,317	5,206,317	5,171,400

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>SUPPORTED HOUSING</u>				
Dispersed Alarms		0	0	0
Telecare Centre		0	0	0
Ty Croeso Hostel		124,826	124,826	122,660
EXPENDITURE TO HRA SUMMARY		124,826	124,826	122,660
<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>BUILDING MAINTENANCE SERVICES</u>				
Employee Expenses net of recharges		1,653,756	1,653,756	1,722,649
Repairs & Maintenance on Housing Stock				
Revenue Contribution to Capital		1,795,039	1,795,039	4,500,000
Responsive Repairs (priorities 1,2 & 3)		3,680,364	3,680,364	4,240,417
Group/Planned Repairs (priorities 5 & 8)		3,500,000	3,500,000	3,000,000
Void Repairs (priority 6)		2,590,000	2,590,000	2,790,000
Revenue Projects		1,362,550	1,362,550	1,148,000
Planned Cyclical		2,828,000	2,828,000	2,400,000
Planned Programme		4,062,679	4,062,679	3,497,000
		19,818,632	19,818,632	21,575,417
Transport Related		0	0	0
Supplies & Services		61,500	61,500	62,000
EXPENDITURE TO HRA SUMMARY		21,533,888	21,533,888	23,360,066

<u>HOUSING REVENUE ACCOUNT</u>		£	£	£
<u>INCOME</u>				
<u>Rents - Dwelling</u>				
Gross Rent - Dwellings		(34,297,268)	(34,297,268)	(35,713,846)
Gross rent - Sheltered		(3,364,155)	(3,364,155)	(3,614,876)
Gross Rent - Hostel		(103,609)	(103,609)	(107,544)
Voids - General Needs Dwelling/Sheltered		400,000	400,000	450,000
Voids - Hostel		25,902	25,902	30,112
Net Rent		(37,339,130)	(37,339,130)	(38,956,154)
<u>Rents - Other</u>				
Garages		(437,184)	(437,184)	(445,939)
Garage Voids		100,552	100,552	129,322
Shop Rental		(60,651)	(60,651)	(57,705)
		(397,283)	(397,283)	(374,322)
<u>Service Charges</u>				
Sheltered - Service Charges		(1,156,553)	(1,156,553)	(1,139,359)
Sheltered - Heating & Lighting		(305,902)	(305,902)	(309,278)
Sheltered & Dispersed- Alarms		0	0	0
Catering Recharge - Sheltered Accommodation		(54,360)	(54,360)	(61,375)
Non Scheduled Water Rates		(80,786)	(80,786)	(85,338)
Welsh Water Commission		(687,939)	(687,939)	(711,634)
Leaseholder - Service Charges		(10,434)	(10,434)	(10,434)
		(2,295,974)	(2,295,974)	(2,317,418)
<u>Government Subsidies</u>				
Housing Subsidy		7,032,546	7,032,546	6,135,848
		7,032,546	7,032,546	6,135,848
<u>Interest Receivable</u>				
Mortgage Interest		(3,000)	(3,000)	(3,000)
Investment Income		(7,000)	(7,000)	(7,000)
		(10,000)	(10,000)	(10,000)
<u>Miscellaneous</u>				
Miscellaneous		0	0	0
Private Alarms		0	0	0
Ground Rent		(46,103)	(46,103)	(30,000)
		(46,103)	(46,103)	(30,000)
<u>INCOME TO HRA SUMMARY</u>				
		(33,055,944)	(33,055,944)	(35,552,046)