

Housing Committee Revenue Estimates

Housing Revenue Account

DWELLING RENTS AND HOUSING BENEFIT

The Council commenced the phasing-in of a new rent structure on 1 April 2002, following Government guidance. The rent for each property is now set using a formula that takes account of size, relative local earnings and relative property value.

Tenants are entitled to have their rents rebated on a scale dependent on income and circumstances. The average number of tenants receiving benefit in 2005/06 was 3,100 with an average weekly entitlement of £60.90.

GOVERNMENT SUBSIDIES

The HRA receives a Government subsidy. The housing subsidy is a complex calculation which incorporates the cost of rent rebates, the management and maintenance of the Council's housing stock, and capital financing costs less notional rent income and mortgage interest.

SHARED AMENITIES CONTRIBUTION

A General Fund contribution is made towards the cost of amenities maintained by the HRA, which are shared by the whole community.

REPAIRS AND MAINTENANCE

The Council is responsible for all repairs and maintenance to its properties with the exception of repairs to items that are the tenant's responsibility and tenant's fixtures.

Where necessary, special adaptations are carried out to allow disabled tenants to remain in their dwellings. Works are carried out on a programmed, cyclical, and responsive basis.

The recent Options Appraisal process has identified the necessary expenditure to enable the Council to meet the Decent Homes Standard (DHS) in its stock and programmes of work have been identified to achieve the DHS by 2010 in accordance with the Government's target.

The information from the recent stock condition survey carried out during 2004 will be used as a basis for the strategy for repairs and maintenance over the next 10 years and to identify the annual planned maintenance programme both to meet the DHS and the on-going maintenance needs of the stock.

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SUPERVISION AND MANAGEMENT

(a) General Management

This includes such items as the collection of and accounting for rent income, estate management, assistance with tenants issues and tenant participation.

(b) Special Services

The most significant element of this budget relates to the maintenance and administration of the Council's 28 sheltered housing schemes.

Other activities include grass cutting, hedge and tree trimming on estate verges, cesspool emptying and maintenance of estate sewerage plants in unsewered areas of the district.

(c) Homeless Assistance

The Council provides various units of short term hostel accommodation for homeless families.

RENTS, RATES, TAXES AND OTHER CHARGES

The most significant element of this budget is the Council Tax payments for hostels and some sheltered schemes, which are recovered through service charges.

CAPITAL FINANCING

Regulations arising from the Local Government and Housing Act 1989 have specified the calculation for the capital financing costs for inclusion in the HRA.

The calculation for debt repayment and interest on outstanding debt is prescribed and reported as a single figure.

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	2004/05 ACTUALS	2005/06 ESTIMATE	2006/07 ESTIMATE
	£	£	£
Income			
Dwelling Rents	-17,016,074	-17,509,360	-18,075,690
Non Dwelling Rents			
- Garages	-454,074	-474,810	-567,620
- Land & Buildings	-43,955	-50,000	-50,000
Charges for Services & Facilities	-1,128,101	-1,202,490	-1,225,410
Contributions towards Expenditure	-279,487	-302,940	-312,720
Government Subsidies			
- Housing Subsidy	8,458,030	8,568,270	9,582,090
- Major Repairs Allowance	-3,140,286	-3,296,670	-3,282,720
Interest Receivable			
- Mortgage Interest	-3,280	-2,500	-2,800
- Balances Interest	-151,531	-148,160	-180,000
Other			
- Shared Administration Recharge	-111,545	-116,720	-85,880
- Shared Amenities Contribution	-114,370	-117,800	-123,210
	-13,984,673	-14,653,180	-14,323,960
Expenditure			
Repairs & Maintenance			
- Major Repairs Allowance	3,140,285	3,296,670	3,282,720
- Addl. Contribution to Major Repairs	363,541	1,453,330	1,996,280
- Planned/Cyclical	1,139,829	1,009,050	1,109,000
- Disabled Facilities	419,071	361,840	444,000
- Reactive	2,429,021	2,354,970	1,800,000
Supervision & Management			
- General Management	2,553,312	2,659,870	2,745,850
- Special Services	1,704,386	1,905,730	1,995,130
- Homeless Assistance	78,041	82,140	88,860
- Sale of Council Houses	111,472	113,380	87,320
Rents, Rates, Taxes and Other Charges	23,365	26,100	26,420
Rent Rebates	537,495	407,000	222,620
Provision for Bad Debt	31,253	30,000	30,000
Capital Financing Costs	651,669	564,030	379,180
Total Expenditure	13,182,740	14,264,110	14,207,380
Change in Reserve Balance	-801,933	-389,070	-116,580