

HRA ESTIMATE 2012-13**APPENDIX 1**

	2011-12	2012-13	Change	%
	£000	£000	£000	Increase
INCOME				
Rents of dwelling	(76,625)	(83,017)	(6,392)	8.3%
Non Dwelling rents	(2,565)	(2,574)	(9)	0.4%
Charges for services and facilities	(11,604)	(11,598)	6	-0.1%
Capitalisation of Revenue Repairs	(2,500)	(1,000)	1,500	-60.0%
	(93,294)	(98,189)	(4,895)	5.2%
EXPENDITURE				
Repairs and maintenance	23,154	20,043	(3,111)	-13.4%
Supervision and management	28,926	29,144	218	0.8%
Rent, rates, taxes and other charges	920	920	0	0.0%
HRA Subsidy payable	18,931	0	(18,931)	-100.0%
Depreciation of fixed assets	14,697	14,875	178	1.2%
Increase in provision for bad debts	953	992	39	4.1%
Interest Charges	3,431	9,684	6,253	182.3%
TOTAL EXPENDITURE	91,012	75,658	(15,354)	-16.9%
NET INCOME - HRA SERVICES	(2,282)	(22,531)	(20,249)	887.3%
Corporate and Democratic Core	811	811	0	0.0%
Revenue Contribution towards Capital	0	14,013	14,013	0.0%
Debt Repayment	0	7,800	7,800	0.0%
Pensions	80	0	(80)	-100.0%
NET COST OF HRA SERVICES	(1,391)	93	1,484	-106.7%
Interest and investment income	(78)	(93)	(15)	19.2%
DEFICIT / (SURPLUS) FOR THE YEAR	(1,469)	0	1,469	-100.0%

HRA WORKING BALANCE 2012-13	APPENDIX 2
	2012-13
	£000
Working Balance 1st April 2011	4,448
Projected Surplus /(Deficit) 2011/12	2,118
Working Balance 1st April 2012	6,566
Projected Surplus /(Deficit) 2012/13	0
Working Balance 31st March 2013	<u>6,566</u>

RENTAL INCOME ANALYSIS		APPENDIX 3 & 4		
	2011-12	2012-13	Change	%
	£000	£000	£000	Increase
INCOME				
Rents of dwelling	(76,625)	(83,017)	(6,392)	8.3%
Tenants Service Charges	(6,937)	(6,325)	612	-8.8%
TOTAL INCOME	(83,562)	(89,342)	(5,780)	-0.5%
AVERAGE RENT ANALYSIS				
	2011-12	2012-13	Change	%
	£000	£000	£000	Increase
Average Rent	79.44	84.81	5.37	6.8%
Tenants Service Charges (includes concierges)	28.64	27.75 -	0.89	-3.1%
AVERAGE RENT	108.08	112.56	4.48	3.7%
Average Stock(number of properties)	19,005	18,740 -	265.00	-1.4%

MAJOR REPAIRS RESERVE		APPENDIX 5	
	2011-12	2012-13	
	£000	£000	
Opening Balance - 1st April	-2,853	0	
Major Repairs Allowance	-14,697	-14,875	
Capital Spend on Housing	17,550	14,875	
Closing Balance - 31st March	0	0	

RENTAL INCOME DEBTOR ACCOUNT**APPENDIX 6**

	Current Debtors £000	Former Tenant Debtors £000	Total Debtors £000
Debtor Balance - 1st April 2011	3,078	1,906	4,984
Projected Change in 2011-12	577	- 43	534
Debtor Balance - 31st March 2012	3,655	1,863	5,518
Projected Increase in 2012-13	2,000	- 800	1,200
Debtor Balance - 31st March 2013	5,655	1,063	6,718
Annual Increase in Arrears	54.72%	-42.94%	21.75%
Proportion of Annual Rent Debit	-6.81%	-1.28%	-8.09%

Rent

Average Rent Increase	6.80%
Average Rent Increase Houses	7.10%
Average Rent Increase Flats	6.30%
Average Rent Increase New Build	50% of LHA
Voids (1.5% of Gross Rent)	1.50%
Garage Increase	7.98%

Stock Assumptions

Decants In year	250
Right to Buy Sales in year	50

Tenants Service Charges

	2012-13 Charge	2012-13 Charge	Change	Increase
Amenity Greens (subsidy £632k)	8.59	6.48	-2.11	-24.56%
Caretaking (subsidy £168k)	6.65	6.65	0.00	0.00%
Landlord Lighting	1.14	1.28	0.14	12.28%
Safer Neighbourhood	1.05	1.01	-0.04	-3.81%
TV Aerials	0.47	0.58	0.11	23.40%
Concierge	10.73	11.75	1.02	9.60%

Supervision & Management

Inflation - staffing	0.00%
Inflation - energy	0.00%
Inflation- other	0.00%

Interest

Debt Interest	3.50%
---------------	-------

RECONCILIATION OF MOVEMENTS
APPENDIX 8

		£'000
2011/12	Budgeted Surplus	1,469
	MRA	14,700
		16,169
<u>List of Material Changes</u>		
Rent	Rent Increase 7.98%	7,023
	New Builds	600
	TA income	750
	Rent Capped @ 6.8%	-
	Decants	-
		1,000
		1,000
Service Charges	25% Discount	-
	Increase	800
		188
	Other Income	-
		292
Leasehold Income		500
Repairs	Reduced Target Price	2,100
	R&M Procurement	-
		800
General Management	Recharges	2,400
	New Charges to HRA	-
	Met Police	-
	Insurance	-
	M&M	-
		350
		300
Subsidy		18,900
Increased MRA		200
Debt Charges		-
		6,300
Total Changes		20,519
Total Resources for 2012/13		36,688