

<b>HRA ESTIMATE 2010/11</b>				
	<b>2009/10</b>	<b>2010/11</b>	<b>Change</b>	<b>%</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>Increase</b>
<b>INCOME</b>				
Rents of dwellings	(71,900)	(72,735)	(835)	1.2%
Non dwelling rents	(2,473)	(2,571)	(98)	4.0%
Charges for services and facilities	(10,575)	(11,807)	(1,232)	11.7%
Capitalisation of Revenue Repairs	(3,500)	(2,500)	1,000	-28.6%
<b>TOTAL INCOME</b>	<b>(88,448)</b>	<b>(89,613)</b>	<b>(1,165)</b>	<b>1.3%</b>
<b>EXPENDITURE</b>				
Repairs and maintenance	23,982	23,831	(151)	-0.6%
Supervision and management	27,996	29,435	1,439	5.1%
Rents, rates, taxes and other charges	524	577	53	10.1%
HRA Subsidy payable	19,889	18,385	(1,504)	-7.6%
Depreciation of fixed assets	13,689	14,170	481	3.5%
Increase in provision for bad debts	746	800	54	7.2%
Rent rebates subsidy limitation	504	0	(504)	-100.0%
<b>TOTAL EXPENDITURE</b>	<b>87,330</b>	<b>87,198</b>	<b>(132)</b>	<b>-0.2%</b>
<b>NET COST OF HRA SERVICES</b>	<b>(1,118)</b>	<b>(2,415)</b>	<b>(1,297)</b>	<b>116.0%</b>
Corporate and Democratic Core	811	811	0	0.0%
Revenue Contribution towards Capital	1,885	2,071	186	9.9%
<b>NET COST OF HRA SERVICES</b>	<b>1,578</b>	<b>467</b>	<b>(1,111)</b>	<b>-70.4%</b>
Interest and investment income	(1,364)	(467)	897	-65.8%
<b>DEFICIT / (SURPLUS) FOR THE YEAR</b>	<b>214</b>	<b>0</b>	<b>(214)</b>	

**APPENDIX 2**

<b>HRA WORKING BALANCE</b>	
	<b>2009/10 £000</b>
Working Balance 1st April 2009	(977)
Projected Surplus 2009/10	(3,392)
Working Balance 1st April 2009	(4,369)
Surplus Budget 2010/11	0
Working Balance 31st March 2011	(4,369)

### APPENDIX 3

<b>RENTAL INCOME ANALYSIS</b>				
	<b>2009/10</b>	<b>2010/11</b>	<b>Change</b>	<b>%</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>Increase</b>
<b>INCOME</b>				
Rents of dwellings	-71,900	-72,735	-835	1.16%
Tenant Service Charges	-6,765	-7,333	-568	8.40%
<b>TOTAL INCOME (INCLUDING STOCK LOSS IMPACT)</b>	<b>-78,665</b>	<b>-80,068</b>	<b>-1,403</b>	<b>1.78%</b>
Rent rebates subsidy limitation	504	0	-504	-100.00%
<b>TOTAL INCOME</b>	<b>-78,161</b>	<b>-80,068</b>	<b>-1,907</b>	<b>2.44%</b>

### APPENDIX 4

<b>AVERAGE RENT ANALYSIS</b>				
	<b>2009/10</b>	<b>2010/11</b>	<b>Change</b>	<b>%</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>Increase</b>
<b>AVERAGE RENT</b>				
Average Rent	72.69	73.97	1.28	1.76%
Tenant Service Charges	7.06	7.27	0.21	2.97%
<b>AVERAGE RENT</b>	<b>79.75</b>	<b>81.24</b>	<b>1.49</b>	<b>1.87%</b>
Average Stock	19,495	19,279	-216	-1.11%

APPENDIX 5

<b>RENT REBATE SUBSIDY LIMITATION</b>	
	<b>2010/11 £000</b>
<b>Rent Rebate Limitation 2008/09</b>	<b>4,611</b>
Impact of Technical Review on Tenant Service Charges 2008/09	-1,169
Impact of Technical Review on Tenant Service Charges 2009/10	-175
Impact of Subsidy Determination and Asset Value Review	-1,067
Impact of Completion of Phased Depooling of Tenant Service Charges	-1,696
<b>Rent Rebate Limitation 2009/10</b>	<b>504</b>
Impact of Completion of Phased Depooling of Tenant Service Charges	-504
<b>Rent Rebate Limitation 2010/11</b>	<b>0</b>

## APPENDIX 6

**HOUSING SUBSIDY DETERMINATION**

	2009/10 £000	2010/11 £000	Change £000	Movement %
<b>SUBSIDY PAYABLE</b>				
Management Allowance	-14,132	-14,852	-720	5.09%
Maintenance Allowance	-25,476	-25,352	124	-0.49%
Guideline Rent	71,754	72,160	406	0.57%
	32,146	31,956	-190	-0.59%
Major Repairs Allowance	-13,490	-13,969	-479	3.55%
Capital Financing	1,184	380	-804	-67.91%
Mortgage Interest	49	18	-31	-63.09%
<b>TOTAL SUBSIDY PAYABLE</b>	<b>19,889</b>	<b>18,385</b>	<b>-1,504</b>	<b>-7.56%</b>

## APPENDIX 7

**MAJOR REPAIRS RESERVE**

	2009/10 £000	2010/11 £000
<b>Opening Balance - 1st April</b>	0	0
Major Repairs Allowance	-13,490	-13,971
Capital Spend on Housing Futures	13,490	13,971
<b>Closing Balance - 31st March</b>	<b>0</b>	<b>0</b>

APPENDIX 8

<b>RENTAL INCOME DEBTOR ACCOUNT</b>			
	<b>Current Debtors</b>	<b>Former Tenant Debtors</b>	<b>Total Debtors</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>Debtor Balance - 1st April 2009</b>	2,380	1,740	4,120
Projected Increase in 2009-10	155	225	380
<b>Debtor Balance - 31st March 2010</b>	<b>2,535</b>	<b>1,965</b>	<b>4,500</b>
Projected Increase in 2010-11	165	254	419
<b>Debtor Balance - 31st March 2011</b>	<b>2,700</b>	<b>2,219</b>	<b>4,919</b>
<b>Annual Increase in Arrears</b>	<b>6.51%</b>	<b>12.93%</b>	<b>9.31%</b>
<b>Proportion of Annual Rent Debit</b>	<b>3.71%</b>	<b>3.05%</b>	<b>6.76%</b>

**APPENDIX 9****ANALYSIS OF RENT CHANGE BY %**

	<b>No of Tenants</b>
Change:	
up to 1%	1,134
Between 1 to 2%	10,971
Between 2 to 3%	7,145
Greater than 3%	29
	<b>19,279</b>

**ANALYSIS OF RENT CHANGE BY £**

	<b>No of Tenants</b>
Change:	
up to £1	981
Between £1.00 & £1.50	17,197
Greater than £1.50	1,101
	<b>19,279</b>