

HRA ESTIMATE 2011-12				
	2010-11	2011-12	Change	%
	£000	£000	£000	Increase
INCOME				
Rents of dwellings	(72,735)	(76,625)	(3,890)	5.3%
Non dwelling rents	(2,571)	(2,565)	6	-0.2%
Charges for services and facilities	(11,807)	(11,604)	203	-1.7%
Capitalisation of Revenue Repairs	(2,500)	(2,500)	0	0.0%
TOTAL INCOME	(89,613)	(93,294)	(3,681)	4.1%
EXPENDITURE				
Repairs and maintenance	23,831	23,154	(677)	-2.8%
Supervision and management	29,435	28,926	(509)	-1.7%
Rents, rates, taxes and other charges	577	920	343	59.4%
HRA Subsidy payable	18,385	18,931	546	3.0%
Depreciation of fixed assets	14,170	14,697	527	3.7%
Increase in provision for bad debts	800	953	153	19.1%
Debt Charges	0	3,431	3,431	0.0%
TOTAL EXPENDITURE	87,198	91,012	3,814	4.4%
NET COST OF HRA SERVICES	(2,415)	(2,282)	133	-5.5%
Corporate and Democratic Core	811	811	0	0.0%
Revenue Contribution towards Capital	2,071	0	(2,071)	-100.0%
Pensions	0	80	80	0.0%
NET COST OF HRA SERVICES	467	(1,391)	(1,858)	-397.9%
Interest and investment income	(467)	(78)	389	-83.3%
DEFICIT / (SURPLUS) FOR THE YEAR	0	(1,469)	(1,469)	

APPENDIX 2

HRA WORKING BALANCE	
	2010-11 £000
Working Balance 1st April 2010	3,400
Projected Surplus/(Decifit) 2010/11	1,001
Working Balance 1st April 2011	4,401
Surplus Budget 2011/12	1,469
Working Balance 31st March 2012	5,870

APPENDIX 3

RENTAL INCOME ANALYSIS				
	2010/11 £000	2011/12 £000	Change £000	% Increase
INCOME				
Rents of dwellings	-72,735	-76,625	-3,890	5.35%
Tenant Service Charges	-7,333	-8,714	-1,381	18.83%
TOTAL INCOME (INCLUDING STOCK LOSS IMPACT)	-80,068	-85,339	-5,271	6.58%

APPENDIX 4

AVERAGE RENT ANALYSIS				
	2010/11 £000	2011/12 £000	Change £000	% Increase
AVERAGE RENT				
Average Rent	73.97	79.19	5.22	7.06%
Tenant Service Charges	7.27	7.52	0.25	3.44%
AVERAGE RENT	81.24	86.71	5.47	6.73%
Average Stock	19,279	19,125	-154	-0.80%

APPENDIX 5

RENT REBATE SUBSIDY LIMITATION	
	2011/12 £000
Average weekly Rent	79.19
Average Weekly Service Charge	7.52
Average Weekly Service Charge in respect of new services	1.83
Amount of service charges added to rent for RRSL purposes	1.14
Rental income	79,992,614
Amount of rebates	50,295,833
Proportion of of rental income rebated	0.63
Rent for RRSL purposes	80.33
CLG Limit Rent	80.92
Rent Rebate Subsidy Limitation Percentage	101%
Rent Rebate Limitation 2011/12*	£0

APPENDIX 6

HOUSING SUBSIDY DETERMINATION

	2010/11 £000	2011/12 £000	Change £000	Movement %
SUBSIDY PAYABLE				
Management Allowance	-14,852	-16,249	-1,397	9.41%
Maintenance Allowance	-25,352	-27,243	-1,891	7.46%
Guideline Rent	72,160	76,967	4,807	6.66%
	31,956	33,475	1,519	4.75%
Major Repairs Allowance	-13,969	-14,697	-728	5.21%
Capital Financing	380	138	-242	-63.68%
Mortgage Interest	18	15	-3	-16.67%
TOTAL SUBSIDY PAYABLE	18,385	18,931	546	2.97%

APPENDIX 7

MAJOR REPAIRS RESERVE

	2010/11 £000	2011/12 £000
Opening Balance - 1st April	0	0
Major Repairs Allowance	-13,971	-14,697
Capital Spend on Housing Futures	13,971	14,697
Closing Balance - 31st March	0	0

RENTAL INCOME DEBTOR ACCOUNT			
	Current Debtors	Former Tenant Debtors	Total Debtors
	£000	£000	£000
Debtor Balance - 1st April 2010	2,918	2,104	5,022
Projected Increase in 2010-11	1,478	180	1,658
Debtor Balance - 31st March 2011	4,396	2,284	6,680
Projected Increase in 2011-12	2,242	189	2,431
Debtor Balance - 31st March 2012	6,638	2,473	9,111
Annual Increase in Arrears	51.00%	8.29%	36.40%
Proportion of Annual Rent Debit	8.66%	3.23%	11.89%

APPENDIX 9

ANALYSIS OF RENT CHANGE BY %	
	No of Tenants
Change: up to 4.4% - 6.99%	8,378
Between 7.00% - 7.99%	4,794
Greater than 8%	6,027
	19,199

ANALYSIS OF RENT CHANGE BY £	
	No of Tenants
Change: £2.73 - £4.99	5,325
Between £5.00 - 5.99	9,574
£6.00- 6.67	4,300
	19,199