

## ITEM 2

**REPORT TO: POLICY & RESOURCES COMMITTEE - 25 JANUARY 2016**

**REPORT ON: REVENUE BUDGET 2016/2017 - HOUSING REVENUE ACCOUNT**

**REPORT BY: EXECUTIVE DIRECTOR OF CORPORATE SERVICES**

**REPORT NO: 27-2016**

### 1 PURPOSE OF REPORT

This report seeks approval of the 2016/2017 Revenue Budget for the Housing Revenue Account.

### 2 RECOMMENDATIONS

The Committee are asked to:

- a Agree the 2016/2017 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2016/2017 Housing Revenue Budget to the Housing Committee in order that it may set the 2016/2017 rent levels.

### 3 FINANCIAL IMPLICATIONS

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £454,000 must be met by an increase in rent levels. The setting of the rent levels is a matter for the Housing Committee and the decision of this Committee in respect of the 2016/2017 Revenue Budget will be forwarded to the Housing Committee.

The proposed budget would allow for various environmental initiatives to be undertaken, maintain the Scottish Housing Quality Standard (SHQS) and continue the progress towards achieving the Energy Efficiency Standard for Social Housing (EESH) by 2020. The proposed budget would also allow the Council to develop new build housing.

### 4 POLICY IMPLICATIONS

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

### 5 CONSULTATIONS

The Chief Executive, Executive Director of Neighbourhood Services and the Head of Democratic and Legal Services have been consulted on the content of this report.

### 6 BACKGROUND PAPERS

None.

**MARJORY M STEWART  
EXECUTIVE DIRECTOR OF CORPORATE SERVICES**

**11 JANUARY 2016**



**HOUSING REVENUE ACCOUNT****REVENUE BUDGET 2016/2017**

	<b>Final Revenue Budget 2015/2016 £000</b>	<b>Provisional Revenue Budget 2016/2017 £000</b>
<b><u>EXPENDITURE</u></b>		
<b>STAFF COSTS</b>		
Salaries and Wages (including NI and Supn):	9,164	9,513
Supplementary Superannuation Charges	110	120
Staff Training	<u>36</u>	<u>30</u>
<b>TOTAL STAFF COSTS</b>	<b><u>9,310</u></b>	<b><u>9,663</u></b>
<b>PROPERTY COSTS</b>		
Rents	138	143
Non Domestic Rates	244	258
Property Insurance	567	567
Repairs and Maintenance	11,128	11,162
Health and Safety Contracts	150	150
Energy Costs	604	564
Fixtures and Fittings	38	45
Cleaning Costs	29	27
Security Costs	120	50
Lost Rents and Bad Debts	1,749	1,955
Open Space Maintenance	<u>897</u>	<u>937</u>
<b>TOTAL PROPERTY COSTS</b>	<b><u>15,664</u></b>	<b><u>15,858</u></b>
<b>SUPPLIES &amp; SERVICES</b>		
Equipment and Furniture	31	26
Liabilities Insurance	558	558
Clothing, Uniforms and Laundry	6	5
Printing, Stationery and General Office Expenses	132	121
Professional Fees	67	94
Postages, etc	47	70
Telephones	78	80
Other Supplies and Services	<u>423</u>	<u>717</u>
<b>TOTAL SUPPLIES &amp; SERVICES</b>	<b><u>1,342</u></b>	<b><u>1671</u></b>
<b>TRANSPORT COSTS</b>		
Repairs and Maintenance and Other Running Costs	7	7
Transport Insurance	2	2
Car Allowances	<u>57</u>	<u>60</u>
<b>TOTAL TRANSPORT COSTS</b>	<b><u>66</u></b>	<b><u>69</u></b>
<b>THIRD PARTY PAYMENTS</b>		
Voluntary Organisations	<u>54</u>	<u>34</u>
<b>TOTAL THIRD PARTY PAYMENTS</b>	<b><u>54</u></b>	<b><u>34</u></b>
<b>SUPPORT SERVICES</b>		
Recharge from Central Support Departments	<u>2,770</u>	<u>2,770</u>
<b>TOTAL SUPPORT SERVICES</b>	<b><u>2,770</u></b>	<b><u>2,770</u></b>

**HOUSING REVENUE ACCOUNT****REVENUE BUDGET 2016/2017**

	Final Revenue Budget 2015/2016 £000	Provisional Revenue Budget 2016/2017 £000
<b>CAPITAL FINANCING COSTS</b>		
Loan Repayments	11,506	11,308
Loan Interest	8,129	7,669
Loans Fund Expenses	<u>64</u>	<u>62</u>
<b>TOTAL CAPITAL FINANCING COSTS</b>	<u>19,699</u>	<u>19,039</u>
<b>PLANNED MAINTENANCE</b>	<u>4,750</u>	<u>4,750</u>
<b><u>TOTAL GROSS EXPENDITURE</u></b>	<u>53,655</u>	<u>53,854</u>
<b><u>INCOME</u></b>		
Internal Recharge to Other Housing	870	871
Rents, Fees and Charges	48,601	48,542
Interest	10	10
Sheltered Housing Management Charge	2,780	2,838
Other Income	<u>1,394</u>	<u>1,139</u>
<b><u>TOTAL INCOME</u></b>	<u>53,655</u>	<u>53,400</u>
<b><u>TOTAL NET EXPENDITURE</u></b>	=	<u>454</u>