

**ITEM No ...2.....**

**REPORT TO: POLICY & RESOURCES COMMITTEE – 23 JANUARY 2017**

**REPORT ON: REVENUE BUDGET 2017/2018 - HOUSING REVENUE ACCOUNT**

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

**REPORT NO: 28-2017**

**1 PURPOSE OF REPORT**

This report seeks approval of the 2017/2018 Revenue Budget for the Housing Revenue Account.

**2 RECOMMENDATIONS**

The Committee are asked to:

- a Agree the 2017/2018 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2017/2018 Housing Revenue Budget to the Neighbourhood Services Committee in order that it may set the 2017/2018 rent levels.

**3 FINANCIAL IMPLICATIONS**

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £569,000 must be met by an increase in rent levels. The setting of the rent levels is a matter for the Neighbourhood Services Committee and the decision of this Committee in respect of the 2017/2018 Revenue Budget will be forwarded to the Neighbourhood Services 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**

**JANUARY 2017**



**HOUSING REVENUE ACCOUNT****REVENUE BUDGET 2017/2018**

	<b>Final Revenue Budget 2016/2017 £000</b>	<b>Provisional Revenue Budget 2017/2018 £000</b>
<b><u>EXPENDITURE</u></b>		
<b>STAFF COSTS</b>		
Salaries and Wages (including NI and Supn):	9,513	9,153
Supplementary Superannuation Charges	120	145
Staff Training	<u>30</u>	<u>40</u>
<b>TOTAL STAFF COSTS</b>	<b><u>9,663</u></b>	<b><u>9,338</u></b>
<b>PROPERTY COSTS</b>		
Rents	143	151
Non Domestic Rates	258	263
Property Insurance	567	567
Repairs and Maintenance	11,162	11,247
Health and Safety Contracts	150	150
Energy Costs	564	542
Fixtures and Fittings	45	41
Cleaning Costs	27	27
Security Costs	50	0
Lost Rents and Bad Debts	1,955	1,863
Open Space Maintenance	<u>1,117</u>	<u>1,120</u>
<b>TOTAL PROPERTY COSTS</b>	<b><u>16,038</u></b>	<b><u>15,971</u></b>
<b>SUPPLIES &amp; SERVICES</b>		
Equipment and Furniture	26	26
Liabilities Insurance	558	558
Clothing, Uniforms and Laundry	5	4
Printing, Stationery and General Office Expenses	121	117
Professional Fees	94	83
Postages, etc	70	60
Telephones	80	63
IT Software Maintenance	75	92
Hardship Fund	250	250
Other Supplies and Services	<u>392</u>	<u>460</u>
<b>TOTAL SUPPLIES &amp; SERVICES</b>	<b><u>1,671</u></b>	<b><u>1,713</u></b>
<b>TRANSPORT COSTS</b>		
Repairs and Maintenance and Other Running Costs	7	7
Transport Insurance	2	2
Car Allowances	<u>60</u>	<u>56</u>
<b>TOTAL TRANSPORT COSTS</b>	<b><u>69</u></b>	<b><u>65</u></b>
<b>THIRD PARTY PAYMENTS</b>		
Voluntary Organisations	<u>34</u>	<u>34</u>
<b>TOTAL THIRD PARTY PAYMENTS</b>	<b><u>34</u></b>	<b><u>34</u></b>
<b>SUPPORT SERVICES</b>		
Recharge from Central Support Departments	<u>2,770</u>	<u>3,023</u>
<b>TOTAL SUPPORT SERVICES</b>	<b><u>2,770</u></b>	<b><u>3,023</u></b>

**HOUSING REVENUE ACCOUNT****REVENUE BUDGET 2017/2018**

	<b>Final Revenue Budget 2016/2017 £000</b>	<b>Provisional Revenue Budget 2017/2018 £000</b>
<b>CAPITAL FINANCING COSTS</b>		
Loan Repayments	11,128	11,042
Loan Interest	7,669	7,536
Loans Fund Expenses	<u>62</u>	<u>61</u>
<b>TOTAL CAPITAL FINANCING COSTS</b>	<u>18,859</u>	<u>18,639</u>
<b>PLANNED MAINTENANCE</b>	<u>4,750</u>	<u>4,900</u>
<b><u>TOTAL GROSS EXPENDITURE</u></b>	<u>53,854</u>	<u>53,683</u>
<b><u>INCOME</u></b>		
Internal Recharge to Other Housing	871	824
Rents, Fees and Charges	48,996	48,479
Interest	10	20
Sheltered Housing Management Charge	2,838	2,815
Other Income	<u>1,139</u>	<u>976</u>
<b><u>TOTAL INCOME</u></b>	<u>53,854</u>	<u>53,114</u>
<b><u>TOTAL NET EXPENDITURE</u></b>	=	<u>569</u>