

**REPORT TO: POLICY & RESOURCES COMMITTEE - 28 JANUARY 2013**

**REPORT ON: REVENUE BUDGET 2013/2014 - HOUSING REVENUE ACCOUNT**

**REPORT BY: DIRECTOR OF CORPORATE SERVICES**

**REPORT NO: 44-2013**

**1 PURPOSE OF REPORT**

This report seeks approval of the 2013/2014 Revenue Budget for the Housing Revenue Account.

**2 RECOMMENDATIONS**

The Committee are asked to:

- a Agree the 2013/2014 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2013/2014 Housing Revenue Budget to the Housing Committee in order that it may set the 2013/2014 rent levels.

**3 FINANCIAL IMPLICATIONS**

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £2,125,000 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 2013/2014 Revenue Budget will be forwarded to the Housing Committee.

The draft Revenue Budget is in line with the Scottish Housing Quality Standard Delivery Plan submitted to the Scottish Executive.

**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, Director of Housing and the Head of Democratic and Legal Services have been consulted on the content of this report.

**6 BACKGROUND PAPERS**

None.

**MARJORY M STEWART  
DIRECTOR OF CORPORATE SERVICES**

**10 JANUARY 2013**

# HOUSING REVENUE ACCOUNT

## REVENUE BUDGET 2013/2014

	Final Revenue Budget 2012/2013 £000	Provisional Revenue Budget 2013/2014 £000
<b><u>EXPENDITURE</u></b>		
<b>STAFF COSTS</b>		
Salaries and Wages (including NI and Supn):		
Chief Officials	352	354
Local Government Employees	10,774	10,589
Supplementary Superannuation Charges	85	90
Staff Training	<u>80</u>	<u>50</u>
<b>TOTAL STAFF COSTS</b>	<b><u>11,291</u></b>	<b><u>11,083</u></b>
<b>PROPERTY COSTS</b>		
Rents	425	417
Non Domestic Rates	367	355
Property Insurance	667	667
Repairs and Maintenance	10,866	10,872
Health and Safety Contracts	130	130
Energy Costs	629	654
Fixtures and Fittings	40	42
Cleaning Costs	53	44
Security Costs	200	200
Lost Rents and Bad Debts	1,575	1,558
Open Space Maintenance	<u>837</u>	<u>855</u>
<b>TOTAL PROPERTY COSTS</b>	<b><u>15,789</u></b>	<b><u>15,794</u></b>
<b>SUPPLIES &amp; SERVICES</b>		
Equipment and Furniture	71	77
Liabilities Insurance	658	658
Clothing, Uniforms and Laundry	7	5
Printing, Stationery and General Office Expenses	156	150
Professional Fees	96	94
Postages, etc	68	69
Telephones	115	111
Storage	125	127
Other Supplies and Services	<u>301</u>	<u>347</u>
<b>TOTAL SUPPLIES &amp; SERVICES</b>	<b><u>1,597</u></b>	<b><u>1,638</u></b>
<b>TRANSPORT COSTS</b>		
Repairs and Maintenance and Other Running Costs	17	17
Transport Insurance	2	2
Car Allowances	<u>77</u>	<u>74</u>
<b>TOTAL TRANSPORT COSTS</b>	<b><u>96</u></b>	<b><u>93</u></b>
<b>THIRD PARTY PAYMENTS</b>		
Voluntary Organisations	<u>71</u>	<u>71</u>
<b>TOTAL THIRD PARTY PAYMENTS</b>	<b><u>71</u></b>	<b><u>71</u></b>
<b>SUPPORT SERVICES</b>		
Recharge from Central Support Departments	<u>1,725</u>	<u>1,727</u>
<b>TOTAL SUPPORT SERVICES</b>	<b><u>1,725</u></b>	<b><u>1,727</u></b>

# **HOUSING REVENUE ACCOUNT**

## **REVENUE BUDGET 2013/2014**

	<b>Final Revenue Budget 2012/2013 £000</b>	<b>Provisional Revenue Budget 2013/2014 £000</b>
<b>CAPITAL FINANCING COSTS</b>		
Loan Repayments	9,564	11,067
Loan Interest	8,572	8,767
Loans Fund Expenses	102	124
Leasing Charges	<u>396</u>	<u>96</u>
<b>TOTAL CAPITAL FINANCING COSTS</b>	<b><u>18,634</u></b>	<b><u>20,054</u></b>
<b>PLANNED MAINTENANCE</b>	<b><u>3,840</u></b>	<b><u>3,790</u></b>
<b><u>TOTAL GROSS EXPENDITURE</u></b>	<b><u>53,043</u></b>	<b><u>54,250</u></b>
<b><u>INCOME</u></b>		
Internal Recharge to Other Housing	970	961
Fees and Charges	2,873	2,858
Rents	44,684	43,863
Contribution from Insurance Fund	200	200
Interest	10	10
Sheltered Housing Management Charge	2,778	2,772
Other Income	<u>1,528</u>	<u>1,461</u>
<b><u>TOTAL INCOME</u></b>	<b><u>53,043</u></b>	<b><u>52,125</u></b>
<b><u>TOTAL NET EXPENDITURE</u></b>	<b>=</b>	<b><u>2,125</u></b>