

REPORT TO: POLICY & RESOURCES COMMITTEE - 14 JANUARY 2008

REPORT ON: REVENUE BUDGET 2008/09 - HOUSING REVENUE ACCOUNT

REPORT BY: HEAD OF FINANCE

REPORT NO: 23-2008

1 PURPOSE OF REPORT

This report seeks approval of the 2008/09 Revenue Budget for the Housing Revenue Account.

2 RECOMMENDATIONS

The Committee are asked to:

- a Agree the 2008/09 Revenue Budget for the Housing Revenue Account as appended to this report.
- b Submit the approved 2008/09 Housing Revenue Budget to the Housing Committee in order that it may set the 2008/09 rent levels.

3 FINANCIAL IMPLICATIONS

The Housing Revenue Account must balance for each financial year and accordingly the budgeted total net expenditure of £1,445,823 will require to be met by an increase in rent levels. The setting of the rent levels is a matter for the Housing, Dundee Contract Services and Environment Services Committee and the decision of this Committee in respect of the 2008/09 Revenue Budget will be forwarded to the Housing, Dundee Contract Services and Environment Services 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, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Director of Housing have been consulted on the content of this report.

6 BACKGROUND PAPERS

None.

**MARJORY M STEWART
HEAD OF FINANCE**

08 JANUARY 2008

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2008/2011

	Final Revenue Budget 2007/08 £000	2008/09 £000	3 Year Provisional Revenue Budget 2009/10 £000	2010/11 £000
<u>EXPENDITURE</u>				
STAFF COSTS				
Salaries and Wages (including NI and Supn):				
Chief Officials	109	112	114	117
APTC	8,650	9,497	9,476	9,521
Manual	1,825	1,756	1,200	1,230
Supplementary Superannuation Charges	42	42	42	43
Staff Training	51	45	45	46
TOTAL STAFF COSTS	<u>10,677</u>	<u>11,452</u>	<u>10,877</u>	<u>10,957</u>
PROPERTY COSTS				
Rents	231	351	350	356
Non Domestic Rates	284	334	344	356
Property Insurance	651	669	660	651
Repairs and Maintenance	8,470	8,759	8,800	8,880
Health and Safety Contracts	125	125	130	130
Energy Costs	475	461	472	483
Fixtures and Fittings	100	79	78	78
Cleaning Costs	70	65	53	53
Lost Rents and Bad Debts	1,531	1,501	1,483	1,502
Open Space Maintenance	871	888	910	933
TOTAL PROPERTY COSTS	<u>12,808</u>	<u>13,232</u>	<u>13,280</u>	<u>13,422</u>
SUPPLIES & SERVICES				
Equipment and Furniture	126	114	117	120
Liabilities Insurance	628	643	633	623
Clothing, Uniforms and Laundry	18	17	13	13
Printing, Stationery and General Office Expenses	137	147	148	150
Professional Fees	107	117	118	119
Postages, etc	58	53	54	54
Telephones	150	157	154	155
Storage	100	100	105	111
Bed & Breakfast	320	90	95	100
Other Supplies and Services	181	181	182	185
TOTAL SUPPLIES & SERVICES	<u>1,825</u>	<u>1,619</u>	<u>1,619</u>	<u>1,630</u>
TRANSPORT COSTS				
Repairs and Maintenance and Other Running Costs	18	13	11	12
Transport Insurance	2	2	2	2
Car Allowances	94	77	78	78
TOTAL TRANSPORT COSTS	<u>114</u>	<u>92</u>	<u>91</u>	<u>92</u>
THIRD PARTY PAYMENTS				
Voluntary Organisations	93	89	91	93
TOTAL THIRD PARTY PAYMENTS	<u>93</u>	<u>89</u>	<u>91</u>	<u>93</u>
SUPPORT SERVICES				
Recharge from Central Support Departments	1,693	1,668	1,677	1,692
TOTAL SUPPORT SERVICES	<u>1,693</u>	<u>1,668</u>	<u>1,677</u>	<u>1,692</u>

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2008/2011

	Final Revenue Budget 2007/08 £000	2008/09 £000	3 Year Provisional Revenue Budget	
			2009/10 £000	2010/11 £000
CAPITAL FINANCING COSTS				
Loan Repayments	6,224	6,566	7,133	7,471
Loan Interest	7,320	7,430	7,326	7,299
Loans Fund Expenses	107	87	82	83
Leasing Charges	<u>396</u>	<u>396</u>	<u>396</u>	<u>396</u>
TOTAL CAPITAL FINANCING COSTS	<u>14,047</u>	<u>14,479</u>	<u>14,937</u>	<u>15,249</u>
PLANNED MAINTENANCE	<u>4,031</u>	<u>3,887</u>	<u>4,712</u>	<u>5,334</u>
TOTAL GROSS EXPENDITURE	<u>45,288</u>	<u>46,518</u>	<u>47,284</u>	<u>48,469</u>
<u>INCOME</u>				
Internal Recharge to Other Housing	966	974	979	988
Fees and Charges	2,389	2,639	2,643	2,741
Rents	38,185	37,387	36,713	36,170
Contribution from Insurance Fund	200	200	200	200
Interest	200	200	200	200
Sheltered Housing Management Charge	2,480	2,580	2,515	2,498
Other Income	<u>868</u>	<u>1,092</u>	<u>1,098</u>	<u>1,106</u>
TOTAL INCOME	<u>45,288</u>	<u>45,072</u>	<u>44,348</u>	<u>43,903</u>
TOTAL NET EXPENDITURE	<u>-</u>	<u>1,446</u>	<u>2,936</u>	<u>4,566</u>