

**HRA OPERATING ACCOUNT**

APPENDIX 2

	2010/11		2011/12
	Original £	Revised £	Estimate £
<b><u>EXPENDITURE</u></b>			
General & Special Management	1,800,300	1,803,300	1,835,700
ALMO Management Fee	4,263,700	4,263,700	4,330,200
Rents, Rates, Taxes and Other Charges	56,500	39,500	39,900
Transfer to Housing Repairs Account	3,735,000	3,735,000	3,953,000
Provision for Bad Debts	200,000	200,000	200,000
Interest Payable	752,200	576,900	576,900
Depreciation of Dwellings	3,101,300	3,101,300	3,240,900
Depreciation of Other Assets	75,000	78,000	86,000
Debt Management Expenses	46,500	46,500	46,500
Rent Rebate Subsidy Limitation	131,000	122,000	82,600
Housing Revenue Account Subsidy	3,680,400	3,628,400	3,212,100
<b>TOTAL</b>	<b>17,841,900</b>	<b>17,594,600</b>	<b>17,603,800</b>
<b><u>INCOME</u></b>			
Dwelling Rents	15,788,600	15,773,000	16,678,000
Non Dwelling Rents	396,400	404,800	421,000
Charges for Services and Facilities	702,300	661,000	705,100
HRA Subsidy - ALMO Allowance	2,515,200	2,515,200	0
Supporting People Grant	150,000	150,000	150,000
<b>TOTAL</b>	<b>19,552,500</b>	<b>19,504,000</b>	<b>17,954,100</b>
<b>NET COST OF SERVICES</b>	<b>-1,710,600</b>	<b>-1,909,400</b>	<b>-350,300</b>
Amortised Premiums / Discounts	8,900	8,900	8,900
Interest Receivable	-66,700	-79,400	-67,400
<b>NET OPERATING INCOME</b>	<b>-1,768,400</b>	<b>-1,979,900</b>	<b>-408,800</b>
<b><u>Appropriations</u></b>			
Revenue Contributions to Capital	1,245,700	649,700	1,587,100
Transfer from Major Repairs Reserve	-75,000	-78,000	-86,000
<b>HRA SURPLUS carried to reserve</b>	<b>597,700</b>	<b>1,408,200</b>	<b>-1,092,300</b>
<b>Revenue Reserve brought forward</b>	<b>648,800</b>	<b>1,580,800</b>	<b>2,989,000</b>
<b>Revenue Reserve carried forward</b>	<b>1,246,500</b>	<b>2,989,000</b>	<b>1,896,700</b>
<b>Average Rent:-</b>			
<b>Increase 1st April 2011</b>			<b>5.43%</b>
<b>48 wk</b>	<b>72.45</b>	<b>72.45</b>	<b>76.39</b>
<b>52 wk</b>	<b>66.87</b>	<b>66.88</b>	<b>70.51</b>
<b>Average Stock</b>	<b>4,595</b>	<b>4,597</b>	<b>4,592</b>

**HOUSING REPAIRS ACCOUNT**

	2010/11		2011/12
	Original	Revised	Estimate
	£	£	£
<b><u>EXPENDITURE</u></b>			
<b>Repairs &amp; Maintenance :-</b>			
Reactive Repairs	2,559,000	2,559,000	2,559,000
Annual & Cyclical Maintenance	1,176,000	1,176,000	1,394,000
	<b>3,735,000</b>	<b>3,735,000</b>	<b>3,953,000</b>
<b><u>INCOME</u></b>			
Contribution from Housing Revenue Account	<b>3,735,000</b>	<b>3,735,000</b>	<b>3,953,000</b>
<b>Surplus/Deficit for the Year</b>	<b>0</b>	<b>0</b>	<b>0</b>
Balance brought forward	0	0	0
<b>Balance carried forward</b>	<b>0</b>	<b>0</b>	<b>0</b>

**MAJOR REPAIRS RESERVE**

	2010/11		2011/12
	Original	Revised	Estimate
	£	£	£
Balance brought forward	0	0	0
Major Repairs Allowance	3,101,300	3,101,300	3,240,900
	<b>3,101,300</b>	<b>3,101,300</b>	<b>3,240,900</b>
Utilised in Year (Funding Capital Programme App 6)	-3,101,300	-3,101,300	-3,240,900
Balance carried forward	<b>0</b>	<b>0</b>	<b>0</b>

### RENT RESTRUCTURING

This shows Cheltenham's progression towards rent restructuring. The Government currently estimates this will be completed by 2015/16. However this will be subject to future rates of inflation and government rent policy.

Definitions:-

**Formula Rent** = the target for Cheltenham as calculated by the government's formula

**Limit Rent** = the maximum rent that the government will pay for rent rebates

**Guideline Rent** = the rent the government uses to calculate income in the subsidy calculation

By the end of rent restructuring formula rent, limit rent, guideline rent and the actual rent paid by tenants are required to be the same.

	Formula Rent		Limit Rent	Guideline Rent	Actual Rent	
	£	% Inc			£	£
2010-2011	67.91		66.22	63.61	66.88	
2011-2012	71.37	5.1	69.95	67.76	70.51	5.4
2012-2013	73.51	3.0	72.41	70.72	72.85	3.3
2013-2014	75.72	3.0	74.96	73.80	75.27	3.3
2014-2015	77.99	3.0	77.60	77.00	77.76	3.3
2015-2016	80.33	3.0	80.33	80.33	80.33	3.3

**HOUSING REVENUE ACCOUNT - RENTS & CHARGES**

	<b>2010/11</b>	<b>2011/12</b>
	<b>£</b>	<b>£</b>
Dwelling Rents (average)		
48 wk basis	<b>72.45</b>	<b>76.39</b>
52 wk basis	<b>66.88</b>	<b>70.51</b>
Garages (per month)	<b>24.50</b>	<b>25.24</b>
Communal Heating Schemes (52 wk basis)		
Gas		
1 person flat	<b>6.68</b>	<b>7.18</b>
2 person flat	<b>9.00</b>	<b>9.68</b>
Cumming Court		
1 person flat	<b>3.02</b>	<b>3.78</b>
2 person flat	<b>4.16</b>	<b>5.20</b>
Guest Bedrooms (per night)	<b>9.00</b>	<b>10.00</b>

**HRA CAPITAL PROGRAMME**

	<b>2010/11</b>		<b>2011/12</b>
	<b>Original</b>	<b>Revised</b>	<b>Estimate</b>
	<b><u>£'000</u></b>	<b><u>£'000</u></b>	<b><u>£'000</u></b>
<b><u>EXPENDITURE</u></b>			
Property Improvements & Major Repairs (incl fees)	4,022	3,391	4,368
Adaptations for the Disabled	350	350	350
Environmental Works (Tenant Selection)	60	60	60
Repurchase of Shared Ownership Dwellings	50	50	50
	<b><u>4,482</u></b>	<b><u>3,851</u></b>	<b><u>4,828</u></b>
<b><u>FINANCING</u></b>			
Government Grant (Cavity Wall Insulation)	85		
Capital Receipts	50	100	
HRA Revenue Contribution	1,246	650	1,587
Major Repairs Reserve	3,101	3,101	3,241
	<b><u>4,482</u></b>	<b><u>3,851</u></b>	<b><u>4,828</u></b>

<b>HRA WORKS TO PROPERTIES 2011/12</b>	
<b>COST HEADING</b>	<b>2011/12 BUDGET</b>
	<b>£</b>
<b>INTERNAL IMPROVEMENTS</b>	<b>400,000</b>
<b>INSULATION</b>	<b>25,000</b>
<b>WORKS TO BUILDING FABRIC</b>	<b>393,000</b>
<b>RENEWAL OF WATER MAINS</b>	<b>100,000</b>
<b>RENEWAL OF HEATING SYSTEMS</b>	<b>100,000</b>
<b>MAJOR REFURBISHMENTS TO VOID PROPERTIES</b>	<b>350,000</b>
<b>WINDOWS &amp; DOORS</b>	<b>100,000</b>
<b>ASBESTOS</b>	<b>100,000</b>
<b>SHELTERED ACCOMMODATION</b>	<b>50,000</b>
<b>NEIGHBOURHOOD WORKS</b>	<b>430,000</b>
<b>DOOR ENTRY SCHEMES</b>	<b>200,000</b>
<b>STRUCTURAL/DAMP WORKS</b>	<b>100,000</b>
<b>CARBON MONOXIDE DETECTORS</b>	<b>25,000</b>
<b>FIRE PROTECTION</b>	<b>50,000</b>
<b>AUTOMATIC DOOR OPENERS</b>	<b>80,000</b>
<b>ELECTRIC SCOOTER HOUSING</b>	<b>60,000</b>
<b>ST PAULS TRANSFORMATIONAL IMPS</b>	<b>1,250,000</b>
<b>GARAGE IMPROVEMENTS</b>	<b>100,000</b>
<b>ELECTRIC SUB MAINS</b>	<b>50,000</b>
<b>FEE FOR MANAGING PROGRAMME</b>	<b>405,000</b>
<b>TOTAL BUDGET</b>	<b>4,368,000</b>