# **HRA OPERATING ACCOUNT**

Original         Revised         Estimate           E         £         £         £           General & Special Management         1.800,300         1.833,300         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         3,755,000         3,950,00           Provision for Bad Debts         75,000         76,900         576,900           Depreciation of Dwellings         3,101,300         3,240,900         86,000           Debt Management Expenses         46,600         46,500         46,500           Housing Revenue Account Subsidy         3,680,400         3,628,400         3,212,100           TOTAL         17,841,900         17,594,600         17,603,800           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           Numpreservices and Facilities         700,000         150,000         150,000           HRA Subsidy - ALMO Allowance         2,515,200         2,515,200         0           Supporting Pe		2010/11		2011/12
É         É         É         É           EXPENDITURE				
General & Special Management         1,800,300         1,803,300         1,835,700           ALMO Management Fee         4,223,700         4,223,700         4,330,200           Rents, Rates, Taxes and Other Charges         56,500         39,500         3,9500         3,9500           Transfer to Housing Repairs Account         7,735,000         2,735,000         2,0000         200,000         210,000         200,000         210,000         200,000         200,000         210,000         210,000         2150,000         176,000         100,000         150,000         150,000         150,000		-	£	<u>£</u>
ALMO Management Fee         4,263,700         4,263,700         4,330,200           Rents, Rates, Taxes and Other Charges         56,500         39,500         39,950           Transfer to Housing Repairs Account         2,03,735,000         3,735,000         3,950           Provision for Bad Debts         200,000         200,000         200,000           Interest Payable         752,200         576,900         576,900           Depreciation of Dwellings         3,101,300         3,240,900         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           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         2,515,200         2,515,200         0         50,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         15,000         150,000         150,000           Subgidy - ALMO Allowance         2,515,200         2,515,200         0         0           Supporting People Grant         19,552	EXPENDITURE			
ALMO Management Fee       4,283,700       4,283,700       4,330,200         Rents, Rates, Taxes and Other Charges       56,500       39,500       39,950         Transfer to Housing Repairs Account       2,735,000       3,735,000       3,955,000         Provision for Bad Debts       752,200       576,900       576,900         Depreciation of Dwellings       3,101,300       3,240,900         Depreciation of Other Assets       75,000       78,000       86,000         Rent Rebate Subsidy Limitation       131,000       122,000       82,600         Housing Revenue Account Subsidy       3,680,400       3,628,400       3,212,100         TOTAL       17,841,900       17,594,600       17,503,800         INCOME       2,515,200       2,515,200       0       0         Dwelling Rents       15,788,600       15,773,000       16,678,000         Non Dwelling Rents       15,000       150,000       150,000       150,000         Non Dwelling Rents       15,000       2,515,200       0       0       150,000       150,000         Non Dwelling Rents       15,000       19,504,000       17,954,100       150,000       150,000       150,000       150,000         Netropepie Grant       150,000	General & Special Management	1.800.300	1.803.300	1.835.700
Rents, Rates, Taxes and Other Charges         56,500         39,500         39,900           Transfer to Housing Repairs Account         3,735,000         3,735,000         200,000         200,000           Interest Payable         752,200         576,900         576,900         576,900         576,900           Depreciation of Other Assets         75,000         78,000         88,000         86,000         Revenue Account Subsidy         3,101,300         3,212,100           Debt Management Expenses         46,500         46,500         46,500         82,600           Housing Revenue Account Subsidy         3,680,400         3,628,400         3,212,100           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         70,200         661,000         705,100           Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,000         150,000         150,000         150,000           Net COST OF Services and Facilities         150,000         150,000         150,000         150,000           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300         Amortised Premiums / Discounts         8,900         8,900         8,900           I				
Transfer to Housing Repairs Account       3,735,000       3,735,000       3,735,000       200,000         Provision for Bad Debts       200,000       200,000       200,000         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         Housing Revenue Account Subsidy       3,680,400       3,628,400       3,212,100         TOTAL       17,841,900       17,594,600       17,603,800         INCOME       15,773,000       16,678,000       705,100         Non Dwelling Rents       15,788,600       15,773,000       16,678,000         Non Dwelling Rents       15,782,000       2,515,200       0         Supporting People Grant       150,000       150,000       150,000         TOTAL       19,552,500       19,504,000       17,954,100         NET COST OF SERVICES       -1,710,600       -1,999,900       -408,800         Amortised Premiums / Discounts       8,900       8,900       8,900         Interest Receivable       -6,700       -76,000       -86,000         Transfer from Major Repairs Reserve       -75,000       -78,	•			
Provision for Bad Debts         200,000         200,000         200,000           Interest Payable         752,200         576,900         576,900           Depreciation of Dwellings         3,101,300         3,240,900           Dethy Management Expenses         46,500         46,500         46,500           Housing Revenue Account Subsidy         3,680,400         3,628,400         3,212,100           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         366,400         404,800         421,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           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         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -6,700         -79,400         -67,400           NET OPERATING INCOME         1,245,700         649,700         -1,587,100           Transfe	-			
Interest Payable         752,200         576,900         576,900           Depreciation of Other Assets         3,101,300         3,101,300         3,101,300         3,240,900           Debt Management Expenses         46,500         46,500         46,500         46,500           Housing Revenue Account Subsidy         3,680,400         3,628,400         3,212,100           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         3680,400         3,628,400         3,212,100           Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         404,800         421,000           Charges for Services and Facilities         702,300         661,000         705,100           IRA Subsidy - ALMO Allowance         2,515,200         2,515,200         0           Supporting People Grant         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -66,700         -79,400         -67,400           NET OPERATING INCOME         1,245,700 <td< td=""><td>• •</td><td></td><td></td><td>, ,</td></td<>	• •			, ,
Depreciation of Dwellings         3,101,300         3,101,300         3,240,900           Depreciation of Other Assets         75,000         78,000         86,000           Det Management Expenses         46,500         46,500         46,500           Rent Rebate Subsidy Limitation         131,000         122,000         82,600           Housing Revenue Account Subsidy         3,880,400         3,628,400         3,212,100           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         396,400         404,800         421,000           Charges for Services and Facilities         702,300         661,000         705,100           IRA Subsidy - ALMO Allowance         2,515,200         2,515,200         0           Supporting People Grant         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,900         -408,800           NET OPERATING INCOME         -1,768,400         -1,979,900         -408,800           Revenue Contributions to Capital         1,245,700         649,700				
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           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         2,515,200         2,515,200         0           Supporting People Grant         150,000         150,000         150,000           TOTAL         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,900         -408,800           Appropriations         Revenue Contributions to Capital         1,245,700         649,700         1,587,100           Transfer from Major Repairs Reserve         597,700         1,408,200 </td <td></td> <td></td> <td></td> <td>,</td>				,
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           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           Subsidy - ALMO Allowance         2,515,200         2,515,200         0           Supporting People Grant         150,000         150,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,900         -408,800 <td></td> <td></td> <td></td> <td></td>				
Rent Rebate Subsidy Limitation Housing Revenue Account Subsidy         131,000 3,680,400         122,000 3,628,400         82,600 3,212,100           TOTAL         17,841,900         17,594,600         17,603,800           INCOME         15,788,600         15,773,000         16,678,000           Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000           Charges for Services and Facilities         702,300         661,000         705,100           HRA Subsidy - ALMO Allowance         2,515,200         2,515,200         0         0           Supporting People Grant         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,900         -408,800           Appropriations         Revenue Contributions to Capital         1,245,700         649,700         1,587,100           Transfer from Major Repairs Reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800 <th< td=""><td>•</td><td></td><td></td><td></td></th<>	•			
Housing Revenue Account Subsidy       3,680,400       3,628,400       3,212,100         TOTAL       17,841,900       17,594,600       17,603,800         INCOME       15,778,600       15,773,000       16,678,000         Dwelling Rents       15,788,600       15,773,000       46,678,000         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       17,954,100         NET COST OF SERVICES       -1,710,600       -1,909,400       -350,300         Amortised Premiums / Discounts       8,900       8,900       8,900         Interest Receivable       -1,768,400       -1,979,900       -408,800         Appropriations       Revenue Contributions to Capital       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Averag	•			
TOTAL         17,841,900         17,594,600         17,603,800           INCOME           15,788,600         15,773,000         16,678,000           Non Dwelling Rents         15,788,600         15,773,000         16,678,000         396,400         404,800         421,000           Charges for Services and Facilities         702,300         661,000         705,100         150,000         16,678,000         -1,954,100         NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300         Amortised Premiums / Discounts         8,900         8,900         -66,700         -79,400         -67,400         NET OPERATING INCOME         -1,768,400         -1,979,900         -408,800         -408,800         -75,000         -78,000         -86,000         Revenue Contributions to C	•			
INCOME         Income           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         19,552,500         19,504,000         17,954,100           TOTAL         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,900         -408,800           Appropriations         Revenue Contributions to Capital         1,245,700         649,700         1,587,100           Transfer from Major Repairs Reserve         -75,000         -78,000         -1,092,300         86,000           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000         1,896,700           Average Rent:-				
Dwelling Rents         15,788,600         15,773,000         16,678,000           Non Dwelling Rents         705,700         16,678,000         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         19,552,500         19,504,000         17,954,100           TOTAL         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -66,700         -79,400         -67,400           NET OPERATING INCOME         1,245,700         649,700         1,587,100           Appropriations         1,245,700         649,700         1,587,100           Revenue Contributions to Capital         1,245,700         649,700         -1,092,300           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Revenue Reserve carried forward         1,246,500         2,989,000	TOTAL _	17,841,900	17,594,600	17,603,800
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         19,552,500         19,504,000         17,954,100           TOTAL         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,400         -67,400           NET OPERATING INCOME         1,245,700         649,700         1,587,100           Transfer from Major Repairs Reserve         1,245,700         649,700         -1,092,300           Revenue Contributions to Capital         1,246,500         2,989,000         -86,000           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Average Rent:-Increase 1st April 2011         5.43%         5.43%         52 wk         72.45         72.45         76.39 <td>INCOME</td> <td></td> <td></td> <td></td>	INCOME			
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         19,552,500         19,504,000         17,954,100           TOTAL         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900           Interest Receivable         -1,768,400         -1,979,400         -67,400           NET OPERATING INCOME         1,245,700         649,700         1,587,100           Transfer from Major Repairs Reserve         1,245,700         649,700         -1,092,300           Revenue Contributions to Capital         1,246,500         2,989,000         -86,000           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Average Rent:-Increase 1st April 2011         5.43%         5.43%         52 wk         72.45         72.45         76.39 <td>Dwelling Rents</td> <td>15,788,600</td> <td>15.773.000</td> <td>16.678.000</td>	Dwelling Rents	15,788,600	15.773.000	16.678.000
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       19,552,500       19,504,000       17,954,100         NET COST OF SERVICES       -1,710,600       -1,909,400       -350,300         Amortised Premiums / Discounts       8,900       8,900       8,900         Interest Receivable       -66,700       -79,400       -67,400         NET OPERATING INCOME       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       1,245,700       649,700       1,587,100         Revenue Contributions to Capital       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:-       5.43%       66.87       66.88       70.51			, ,	
HRA Subsidy - ALMO Allowance       2,515,200       2,515,200       150,000       150,000         Supporting People Grant       19,552,500       19,504,000       17,954,100         NET COST OF SERVICES       -1,710,600       -1,909,400       -350,300         Amortised Premiums / Discounts       8,900       8,900       8,900         Interest Receivable       -66,700       -79,400       -67,400         NET OPERATING INCOME       -1,768,400       -1,979,900       -408,800         Appropriations       1,245,700       649,700       1,587,100         Revenue Contributions to Capital       1,245,700       649,700       -86,000         HRA SURPLUS carried to reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:-       5,43%       52 wk       72.45       72.45       76.39         66.87       66.88       70.51       5.43%       66.87       76.51				
Supporting People Grant         150,000         150,000         150,000           TOTAL         19,552,500         19,504,000         17,954,100           NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts         8,900         8,900         8,900         -66,700         -79,400         -67,400           NET OPERATING INCOME         -1,768,400         -1,979,900         -408,800         Agpropriations         Revenue Contributions to Capital         1,245,700         649,700         1,587,100         -86,00		-		
TOTAL       19,552,500       19,504,000       17,954,100         NET COST OF SERVICES       -1,710,600       -1,909,400       -350,300         Amortised Premiums / Discounts       8,900       8,900       8,900         Interest Receivable       -66,700       -79,400       -67,400         NET OPERATING INCOME       -1,768,400       -1,979,900       -408,800         Appropriations       1,245,700       649,700       1,587,100         Revenue Contributions to Capital       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:-       1,246,500       2,989,000       1,896,700         Average Rent:-       543%       52 wk       72.45       72.45       76.39	•			-
NET COST OF SERVICES         -1,710,600         -1,909,400         -350,300           Amortised Premiums / Discounts Interest Receivable         8,900         8,900         -67,400           NET OPERATING INCOME         -1,768,400         -1,979,900         -408,800           Appropriations Revenue Contributions to Capital Transfer from Major Repairs Reserve         1,245,700         649,700         1,587,100           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Revenue Reserve carried forward         1,246,500         2,989,000         1,896,700           Average Rent:- Increase 1st April 2011         5.43%         52 wk         72.45         72.45         76.39           52 wk         66.87         66.88         70.51         70.51				
Amortised Premiums / Discounts       8,900       8,900       8,900         Interest Receivable       -66,700       -79,400       -67,400         NET OPERATING INCOME       -1,768,400       -1,979,900       -408,800         Appropriations       Revenue Contributions to Capital       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       -75,000       -78,000       -86,000         HRA SURPLUS carried to reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:-       5.43%       52 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51       70.51	TOTAL _	19,552,500	19,504,000	17,954,100
Interest Receivable         -66,700         -79,400         -67,400           NET OPERATING INCOME         -1,768,400         -1,979,900         -408,800           Appropriations Revenue Contributions to Capital Transfer from Major Repairs Reserve         1,245,700         649,700         1,587,100           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Revenue Reserve carried forward         1,246,500         2,989,000         1,896,700           Average Rent:- Increase 1st April 2011         5.43%         52 wk         72.45         72.45         76.39           52 wk         66.87         66.88         70.51         70.51	NET COST OF SERVICES	-1,710,600	-1,909,400	-350,300
Interest Receivable         -66,700         -79,400         -67,400           NET OPERATING INCOME         -1,768,400         -1,979,900         -408,800           Appropriations Revenue Contributions to Capital Transfer from Major Repairs Reserve         1,245,700         649,700         1,587,100           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Revenue Reserve carried forward         1,246,500         2,989,000         1,896,700           Average Rent:- Increase 1st April 2011         5.43%         52 wk         72.45         72.45         76.39           52 wk         66.87         66.88         70.51         70.51	Amortised Premiums / Discounts	8,900	8,900	8,900
Appropriations         1,245,700         649,700         1,587,100           Transfer from Major Repairs Reserve         -75,000         -78,000         -86,000           HRA SURPLUS carried to reserve         597,700         1,408,200         -1,092,300           Revenue Reserve brought forward         648,800         1,580,800         2,989,000           Revenue Reserve carried forward         1,246,500         2,989,000         1,896,700           Average Rent:- Increase 1st April 2011         5.43%         5.43%           48 wk         72.45         72.45         76.39           52 wk         66.87         66.88         70.51	Interest Receivable	-		
Revenue Contributions to Capital       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       -75,000       -78,000       -86,000         HRA SURPLUS carried to reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:-       5.43%       5.43%       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51	NET OPERATING INCOME	-1,768,400	-1,979,900	-408,800
Revenue Contributions to Capital       1,245,700       649,700       1,587,100         Transfer from Major Repairs Reserve       -75,000       -78,000       -86,000         HRA SURPLUS carried to reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:-       5.43%       5.43%       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51	Appropriations			
Transfer from Major Repairs Reserve       -75,000       -78,000       -86,000         HRA SURPLUS carried to reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:- Increase 1st April 2011       5.43%       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51		1.245.700	649,700	1.587.100
HRA SURPLUS carried to reserve       597,700       1,408,200       -1,092,300         Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:- Increase 1st April 2011       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51	•			
Revenue Reserve brought forward       648,800       1,580,800       2,989,000         Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:- Increase 1st April 2011       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51		597.700		
Revenue Reserve carried forward       1,246,500       2,989,000       1,896,700         Average Rent:- Increase 1st April 2011       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51		·		
Average Rent:-       5.43%         Increase 1st April 2011       5.43%         48 wk       72.45       72.45       76.39         52 wk       66.87       66.88       70.51	Revenue Reserve brought forward	648,800	1,580,800	2,989,000
Increase 1st April 20115.43%48 wk72.4572.4552 wk66.8766.8870.51	Revenue Reserve carried forward	1,246,500	2,989,000	1,896,700
Increase 1st April 20115.43%48 wk72.4572.4552 wk66.8766.8870.51	Average Rent:-			]
52 wk 66.87 66.88 70.51	-			5.43%
52 wk 66.87 66.88 70.51	48 wk	72.45	72.45	76.39
Average Stock 4,595 4,597 4,592				
	Average Stock	4,595	4,597	4,592

### HOUSING REPAIRS ACCOUNT

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

### MAJOR REPAIRS RESERVE

	2010/11		2011/12
	Original	Revised	Estimate
	<u>£</u>	<u>£</u>	<u>£</u>
Balance brought forward	0	0	0
Maion Donaine Allowence	2 4 0 4 2 0 0	2 4 0 4 2 0 0	2 2 4 2 2 2 2
Major Repairs Allowance	3,101,300	3,101,300	3,240,900
	3,101,300	3,101,300	3,240,900
Utilised in Year (Funding Capital Programme App 6)	-3,101,300	-3,101,300	-3,240,900
Balance carried forward	0	0	0

# **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.

	Formu	la Rent	Limit Rent	Guideline Rent	Actua	l Rent
	£	% Inc	£	£	£	% 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

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

## HRA CAPITAL PROGRAMME

	2010/11		2011/12
	Original <u>£'000</u>	Revised <u>£'000</u>	Estimate <u>£'000</u>
EXPENDITURE			
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
	4,482	3,851	4,828
FINANCING			
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
-	4,482	3,851	4,828

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