

**HRA OPERATING ACCOUNT**

APPENDIX 2

	<b>2011/12</b>		<b>2012/13</b>
	<b>Original</b>	<b>Revised</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>EXPENDITURE</u></b>			
General & Special Management	1,835,700	1,852,500	1,832,200
ALMO Management Fee	4,330,200	4,330,200	4,514,500
Rents, Rates, Taxes and Other Charges	39,900	32,900	34,400
Transfer to Housing Repairs Account	3,953,000	3,953,000	3,844,900
Provision for Bad Debts	200,000	200,000	225,000
Interest Payable	576,900	528,700	2,063,800
Depreciation of Dwellings	3,240,900	3,240,900	5,032,000
Depreciation of Other Assets	86,000	85,100	95,100
Debt Management Expenses	46,500	46,500	46,500
Rent Rebate Subsidy Limitation	82,600	86,700	64,200
Housing Revenue Account Subsidy	3,212,100	3,278,000	0
<b>TOTAL</b>	<b>17,603,800</b>	<b>17,634,500</b>	<b>17,752,600</b>
<b><u>INCOME</u></b>			
Dwelling Rents	16,678,000	16,658,000	17,716,000
Non Dwelling Rents	421,000	424,800	431,800
Charges for Services and Facilities	705,100	725,400	735,600
Supporting People Grant	150,000	150,000	0
<b>TOTAL</b>	<b>17,954,100</b>	<b>17,958,200</b>	<b>18,883,400</b>
<b>NET INCOME FROM SERVICES</b>	<b>-350,300</b>	<b>-323,700</b>	<b>-1,130,800</b>
Amortised Premiums / Discounts	8,900	8,900	6,200
Interest Receivable	-67,400	-86,500	-34,500
<b>NET OPERATING INCOME</b>	<b>-408,800</b>	<b>-401,300</b>	<b>-1,159,100</b>
<b><u>Appropriations</u></b>			
Revenue Contributions to Capital	1,587,100	1,447,800	0
Transfer from Major Repairs Reserve	-86,000	-85,100	0
<b>HRA Surplus / (Deficit) carried to reserve</b>	<b>-1,092,300</b>	<b>-961,400</b>	<b>1,159,100</b>
<b>Revenue Reserve brought forward</b>	<b>2,989,000</b>	<b>3,673,200</b>	<b>2,711,800</b>
<b>Revenue Reserve carried forward</b>	<b>1,896,700</b>	<b>2,711,800</b>	<b>3,870,900</b>
<b>Average Rent:-</b>			
<b>Increase 1st April 2012</b>			<b>6.43%</b>
<b>48 wk</b>	<b>76.39</b>	<b>76.36</b>	<b>81.27</b>
<b>52 wk</b>	<b>70.51</b>	<b>70.49</b>	<b>75.02</b>
<b>Average Stock</b>	<b>4,592</b>	<b>4,589</b>	<b>4,582</b>

**HOUSING REPAIRS ACCOUNT**

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

**MAJOR REPAIRS RESERVE**

	<b>2011/12</b>		<b>2012/13</b>
	<b>Original</b>	<b>Revised</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Balance brought forward	0	300,300	0
Depreciation of Dwellings	3,240,900	3,240,900	5,032,000
Depreciation of Other Assets	86,000	85,100	95,100
	<b><u>3,326,900</u></b>	<b><u>3,626,300</u></b>	<b><u>5,127,100</u></b>
Utilised in Year (Funding Capital Programme App E)	-3,240,900	-3,541,200	-5,092,000
Transfer to HRA re Other Assets	-86,000	-85,100	0
<b>Balance carried forward</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>35,100</u></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 has used for subsidy purposes

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	£	£	£	% Inc
2011-2012	71.39		69.95	67.76	70.49	
2012-2013	75.74	6.10	74.61	72.87	75.02	
2013-2014	78.20	3.25	77.42		77.71	3.58
2014-2015	80.74	3.25	80.34		80.49	3.58
2015-2016	83.36	3.25	83.36		83.36	3.57

**HOUSING REVENUE ACCOUNT - RENTS & CHARGES**

	<b>2011/12</b>	<b>2012/13</b>
	<b>£</b>	<b>£</b>
Dwelling Rents (average)		
48 wk basis	<b>76.36</b>	<b>81.27</b>
52 wk basis	<b>70.49</b>	<b>75.02</b>
Garages (per month)	<b>25.24</b>	<b>26.00</b>
Communal Heating Schemes (52 wk basis)		
Gas		
1 person flat	<b>7.18</b>	<b>7.90</b>
2 person flat	<b>9.68</b>	<b>10.65</b>
Cumming Court		
1 person flat	<b>3.78</b>	<b>4.54</b>
2 person flat	<b>5.20</b>	<b>6.24</b>
Guest Bedrooms (per night)	<b>10.00</b>	<b>10.00</b>

**HRA CAPITAL PROGRAMME**

	<b>2011/12</b>		<b>2012/13</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)	4,368	4,529	4,732
Adaptations for the Disabled	350	350	350
Environmental Works (Tenant Selection)	60	60	60
Repurchase of Shared Ownership Dwellings	50	50	50
	<b><u>4,828</u></b>	<b><u>4,989</u></b>	<b><u>5,192</u></b>
<b><u>FINANCING</u></b>			
Capital Receipts			100
HRA Revenue Contribution	1,587	1,448	
Major Repairs Reserve	3,241	3,541	5,092
	<b><u>4,828</u></b>	<b><u>4,989</u></b>	<b><u>5,192</u></b>

<b>PROPERTY IMPROVEMENTS &amp; MAJOR WORKS</b>	
<b>COST HEADING</b>	<b>2012/13 BUDGET</b>
	<b>£</b>
<b>INTERNAL IMPROVEMENTS</b>	<b>1,110,000</b>
<b>PATHS, FENCES &amp; WALLS</b>	<b>150,000</b>
<b>WORKS TO BUILDING FABRIC</b>	<b>438,600</b>
<b>RENEWAL OF WATER MAINS</b>	<b>20,000</b>
<b>RENEWAL OF HEATING SYSTEMS</b>	<b>233,000</b>
<b>MAJOR REFURBISHMENTS TO VOID PROPERTIES</b>	<b>330,000</b>
<b>WINDOWS &amp; DOORS</b>	<b>200,000</b>
<b>ASBESTOS</b>	<b>77,500</b>
<b>SHELTERED ACCOMMODATION</b>	<b>50,000</b>
<b>NEIGHBOURHOOD WORKS</b>	<b>600,000</b>
<b>DOOR ENTRY SCHEMES</b>	<b>342,500</b>
<b>STRUCTURAL WORKS</b>	<b>120,000</b>
<b>CARBON MONOXIDE DETECTORS</b>	<b>50,000</b>
<b>FIRE PROTECTION</b>	<b>50,000</b>
<b>LIFTS</b>	<b>97,500</b>
<b>SOIL STACKS</b>	<b>50,000</b>
<b>ST PAULS TRANSFORMATIONAL IMPS</b>	<b>290,000</b>
<b>GARAGE IMPROVEMENTS</b>	<b>100,000</b>
<b>ELECTRIC SUB MAINS</b>	<b>17,500</b>
<b>FEE FOR MANAGING PROGRAMME</b>	<b>405,000</b>
<b>TOTAL BUDGET</b>	<b>4,731,600</b>

