

## BABERGH DISTRICT COUNCIL

<b>From: Director of Finance</b>	<b>Report Number: L137</b>
<b>To: Overview and Scrutiny (Community Services) Committee</b>	<b>Date of meeting: 31 January 2012</b>

### COUNCIL HOUSING - DRAFT REVENUE BUDGET AND CAPITAL PROGRAMME

#### 1. Purpose of Report

- 1.1. This report outlines the draft HRA Budget for 2012/13, the draft 4-year Capital Programme for Council Housing and the position on rent levels for next year, which are likely to be based on an average increase of 5%, subject to further Member review of the Housing Revenue Account 30-year business plan.
- 1.2. To outline the position on supporting people and energy charges for sheltered accommodation which have been subject to review and scrutiny by the Housing Panel and Tenant's Forum.

#### 2. Recommendations

- 2.1 That the draft Council Housing Revenue Budget and Capital Programme be approved, subject to further review and amendment following confirmation of the final Subsidy Determination linked to Council House Reform and the Housing Revenue Account 30-year business plan.
- 2.2 That, subject to the above, the Housing Panel's recommendation of a 5% rent increase for 2012/13 be endorsed, subject to consideration of the HRA business plan by Strategy Committed in February, and that rents for compulsory and casual let garages increased by RPI of 5.6%.
- 2.3 That the increase for heating and lighting charges in sheltered and homeless accommodation be capped at 2%.
- 2.4 That Supporting People charges for those in sheltered accommodation be approved in line with the grant reduction proposed by Suffolk County Council and that the subsidy required to maintain the service of £60k be approved.

The Committee is asked to make a recommendation Strategy Committee on the above matters.

#### 3. Financial Implications

- 3.1 The new arrangements for Council Housing Reform will see the end of the Government's existing Housing Subsidy arrangements and the new self-financing of Council Housing that will see the Council take on debt of approximately £84m. The settlement date for borrowing related to Council House reform is 28 March 2012 and the revised revenue budget for 2011/12 and budget for 2012/13 reflects these changes.

- 3.2 The Council is required to prepare a 30-year business plan to support its spending plans and the 2012/13 budget has been prepared to meet the requirements of the business plan and to maintain HRA reserves at around £1m.
- 3.3 The rent increase for next year will result in tenants paying an average increase of 5%, which is around the same increase as in 2011/12. This is an average rent increase of around £4.10 a week (on a 48-week basis). Around 70% of Babergh tenants receive Housing Benefit.
- 3.4 The reduction in Supporting People grant results in a £60k subsidy required to support the service in 2012/13. The Council has already made substantial savings including a reduction in staff numbers and other providers within Suffolk who have been affected by these changes have confirmed that they will be maintaining their sheltered housing service by using similar subsidy arrangements.
- 3.5 There is a substantial capital programme of over £5m from 2012/13 as a result of the stock condition survey that has been undertaken for the HRA business plan. This represents, an increase of £1.7m over 2011/12 and the main increases are as follows:
- Central heating. £238k
  - Kitchens & bathrooms £800k
  - Common areas £430k

#### 4. Risk Management

- 4.1 This report is most closely linked with the Council's Corporate / Significant Business Risk No. 6 – Performance and Cost Management. Key risks are set out below .:

Risk Description	Likelihood	Impact	Mitigation Measures
Actual income and expenditure does not match budget expectations	Low	Marginal	The proposed revenue budget and capital programme have been revised to reflect the business plan the potential finances available. Budgets are regularly monitored by officers and Members, on a quarterly basis.

#### 5. Consultations

- 5.1 Consultation on rents, service charges (linked to the supporting people arrangements) and heating/lighting charges have taken place with the Housing Panel and the Tenants' Forum.

## **6. Equality Analysis**

- 6.1 Higher rent increases would clearly impact more on those on low incomes although around 70% are in receipt of housing benefit. There are, however, some changes in housing benefits entitlements on the horizon that will impact on some tenants and a lower rent increase may help.

## **7. Shared Service / Partnership Implications**

- 7.1 Mid Suffolk DC have differing requirements within their HRA business plan and are not able to reduce the level of rent increases below that recommended by the national social rent policy. The rents for the two councils will differ by around £5 per week in the future.
- 7.2 Supporting people and service charge arrangements differ between the two councils but these are being reviewed as part of the overall service integration programme. An additional paper on this will be presented to Strategy Committee in February.

## **8. Key Information**

- 8.1 Self-financing for Council House Reform received Royal Assent at the end of 2011 and the new arrangements will commence from April 2012.
- 8.2 The overall Council Housing Budget, rent levels and the capital programme is influenced by the following key aspects: -
- The annual rent increase has been reviewed by the Housing Panel and the Tenants' Forum and is recommended to be capped at an average of 5%. The RPI published for September 2011 being 5.6% (1% higher than in 2010) is generally the reference point for rent increase calculations. This recommendation was made by the Housing Panel after careful consideration of the difficult economic environment and any likely impact on the HRA business plan.
  - The reduction in Supporting People Grant which has reduced from £174k in 2011/12 to £76k in 2012/13. Report K200 (Appendix A) outlined the changes in the way the County Council intended to reduce the level of funding to providers of sheltered housing services and as a result the Council made changes to the way the service is provided.
  - A further review of accommodation based service charges to ensure all costs are fully recovered and are eligible for housing benefit.
  - Changes in other areas of expenditure and income.

### **2011/12 Revised Budget**

- 8.3 The draft revised budget incorporates the following changes since the original budgets were approved last year:
- An reduction overall in rental income and charges of £162k, due to increased void losses and reduction in supporting people grant for very sheltered units.

- Budgets for responsive repairs have increased by £121k and budgets for other areas have been reduced accordingly.
- Capital charges around depreciation and the major repairs reserve are still to be finalised in conjunction with the HRA business plan.
- Increase in subsidy payment of £40k.

8.4 As a result of the above and other changes, there is a revised forecast HRA deficit of £573k, but this is subject to final adjustments related to capital financing charges.

### **2012/13 Budget**

8.5 The main factors that are reflected in the draft budget for 2011/12 are explained below:

- An increase in overall HRA income of around 4% to reflect the average 5% rent increase and the reduction in supporting people grant and other income.
- Budgets for Supporting People service charges and expenditure (included in line 3) have reduced significantly following the proposed restructuring of the service arrangements.
- Potential Supporting People charges and other charges for those in sheltered accommodation are detailed in Appendix C.
- The increase for heat, light and power included in line 4 has been capped at 2% and reflects the changes and improvements in tenant heating arrangements and the tighter financial management of this area.
- Budget lines have been increased or reduced to meet demand; in particular the budget for responsive repairs has increased and budgets related to tenancy changes now decreases but reflects the additional focus on this area of work over the past 2 years.
- The payment to the national subsidy pool (line 11) ceases and is replaced by interest on borrowing related to the self-financing arrangements for Council House Reform (line 12).

8.6 Certain HRA budgets are still subject to review, including interest costs and capital charging arrangements resulting from the self-financing arrangements for Council House Reform. The business plan will be revised as soon as the final debt settlement is announced and the final HRA budget will be submitted to Strategy on 9 February 2012.

### **Capital Programme**

8.7 The draft capital programme includes the results from the Stock Condition Survey that has been commissioned to support the HRA business plan.

8.8 Spending is planned to increase to more than £5m in 2012/13, and total capital investment over the 30 year business plan is expected to be around £145m.

8.9 Councils will have more control over housing resources when the new self-financing arrangement commences. The future capital programme allows the Council to address priorities and consider options around

- Funding to maintain the Babergh Standard
- Increased expenditure on repairs and maintenance
- Extended planned maintenance programmes.
- Regeneration/new build

## 9. Appendices

Title	Location
(a) HRA Budget	Attached
(b) GRA Capital Budget	Attached
(c) HRA Charges 2012/13	Attached

## 10. Background Documents

10.1 The Housing Revenue Account Self-Financing Determinations

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## COUNCIL HOUSING REVENUE BUDGET SUMMARY

Line	2010/11 Actual £	2011/12 Original £	2011/12 Revised £	2012/13 Budget £
<b>Income:</b>				
1 Dwellings Rents	(12,774,572)	(13,391,290)	(13,247,550)	(13,960,960)
2 Garages and Other	(220,807)	(229,270)	(214,620)	(219,620)
3 Service and Facility Charges	(690,952)	(505,690)	(483,760)	(312,560)
4 Heating Charges and Other Income	(222,440)	(222,250)	(229,800)	(222,250)
5 Contributions towards expenditure	(150,626)	(133,000)	(144,200)	(144,400)
<b>6 Total Income</b>	<b>(14,059,397)</b>	<b>(14,481,500)</b>	<b>(14,319,930)</b>	<b>(14,859,790)</b>
<b>Expenditure:</b>				
7 Planned and Responsive Repairs	2,145,945	2,129,940	2,179,170	2,266,030
8 General Management	1,510,070	1,759,680	1,842,070	1,777,050
9 Special Services	1,553,035	1,568,280	1,592,920	1,510,990
10 Rent, Rates and Debt Provision	56,703	77,360	77,390	77,500
11 HRA Subsidy Payable to Government	5,102,482	5,390,000	5,430,000	0
12 Transfer to General Fund re HB Costs	45,660	46,140	0	0
13 Borrowing Costs	0	0	0	4,368,800
14 Depreciation	2,886,785	3,478,830	2,535,600	3,458,549
15 Reduced Staffing Costs	0	(40,000)	0	(40,000)
<b>16 Total Expenditure</b>	<b>13,300,680</b>	<b>14,410,230</b>	<b>13,657,150</b>	<b>13,418,919</b>
<b>17 Net Cost Of Services</b>	<b>(758,717)</b>	<b>(71,270)</b>	<b>(662,780)</b>	<b>(1,440,871)</b>
18 Impairment & Asset Management Account	96,705	160,000	169,370	49,640
19 Premiums and Discounts, and Investment Income	242,345	211,320	207,580	178,290
<b>20 Net Operating Expenditure</b>	<b>(419,667)</b>	<b>300,050</b>	<b>(285,830)</b>	<b>(1,212,941)</b>
<b>21 Appropriations:</b>				
22 Revenue contribution to capital	616,000	928,000	928,000	928,000
23 Transfer to / (from) Major Repairs Reserve	(593,645)	(1,197,790)	(255,190)	0
24 Pensions Deficit	186,600	198,270	186,600	186,600
<b>25 Deficit / (Surplus)</b>	<b>(210,712)</b>	<b>228,530</b>	<b>573,580</b>	<b>(98,341)</b>
<b>HRA Reserve</b>				
26 Balance at 1 April	1,213,520	1,311,450	1,423,800	850,220
27 Surplus/(Deficit) for the year	210,281	(228,530)	(573,580)	98,341
<b>28 Balance at 31 March</b>	<b>1,423,801</b>	<b>1,082,920</b>	<b>850,220</b>	<b>948,561</b>

## Planned and Responsive Repairs

Summary Planned and Responsive Repairs				
Line	2010/11 Actual	2011/12 Original      Revised		2012/13 Budget
<b>Expenditure</b>	£	£	£	£
28 Premises Expenses	1,804,239	1,842,520	1,865,020	1,966,630
29 Supplies & Services	42,994	48,970	68,140	49,910
Transport Expenses	141	0	0	0
30 Direct Staffing Costs	299,921	235,700	244,170	235,700
<b>31 Total Expenditure</b>	<b>2,147,295</b>	<b>2,127,190</b>	<b>2,177,330</b>	<b>2,252,240</b>
32 Back Office Staffing Costs	6,570	2,750	2,840	14,890
<b>33 Net Cost to HRA</b>	<b>2,153,865</b>	<b>2,129,940</b>	<b>2,180,170</b>	<b>2,267,130</b>

  

Detailed Breakdown of Planned and Responsive Repairs				
	2010/11 Actual	2011/12 Original      Revised		2012/13 Budget
	£	£	£	£
<b>Responsive Repairs (4571)</b>				
34 General Works	1,004,388	872,000	978,000	1,130,600
35 Insurance Excess	9,001	21,100	21,100	21,100
36 Other Costs	6,776	4,640	19,410	4,480
<b>37 Net Cost of Service</b>	<b>1,020,165</b>	<b>897,740</b>	<b>1,018,510</b>	<b>1,156,180</b>
<b>Planned Maintenance (4578 &amp; 4579)</b>				
38 Pre-painting Repairs & External Painting	211,341	326,050	297,450	340,000
<b>39 Net Cost of Service</b>	<b>211,341</b>	<b>326,050</b>	<b>297,450</b>	<b>340,000</b>
<b>Tenancy Changes (4573)</b>				
40 Redecoration Grants to Tenants	37,569	46,640	46,640	46,640
41 Internal Repairs	399,115	409,850	419,850	362,520
<b>Direct Costs / Income</b>	<b>436,684</b>	<b>456,490</b>	<b>466,490</b>	<b>409,160</b>
<b>42 Net Cost of Service</b>	<b>436,684</b>	<b>456,490</b>	<b>466,490</b>	<b>409,160</b>

**Planned and Responsive Repairs (Cont.)**

<b>Detailed Breakdown of Planned and Responsive Repairs (cont.)</b>				
	<b>2010/11</b>	<b>2011/12</b>		<b>2012/13</b>
	<b>Actual</b>	<b>Original</b>	<b>Revised</b>	<b>Budget</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Special Items (4601 - 4699)</b>				
43 External Walls	2,895	2,500	0	0
44 Garage Repairs	11,868	10,000	10,000	0
45 Dampness & Condensation	17,280	16,000	16,000	0
46 Electrical Works	50,488	46,000	30,000	0
47 Internal Plumbing	2,105	5,880	2,880	0
49 Asbestos Removal	3,822	6,660	6,660	0
50 Warden Call Maintenance	0	0	0	35,000
51 Stair Lift Maintenance	0	0	0	4,500
52 Water Treatment / Legionella Testing	0	0	0	17,000
53 Other Maintenance (Lifts/Alarms/Doors etc)	0	0	0	23,600
<b>54 Total Programmed Work</b>	<b>88,458</b>	<b>87,040</b>	<b>65,540</b>	<b>80,100</b>
55 Estate Maintenance	13,224	18,000	18,000	0
56 Tidying Gardens	23,294	39,000	20,000	0
57 Internal Decorations for the Elderly	0	10,000	1,000	10,000
58 Garden Paths	21,673	22,350	10,350	0
59 Stairlifts	3,465	4,100	4,100	0
59 Sheltered Units	5,664	7,180	7,180	0
60 Fences/Gates	12,599	22,000	22,000	0
61 Other	2,887	1,540	1,540	0
62 Warden Call Repairs	0	0	0	20,000
<b>63 Total Non-Programmed Work</b>	<b>82,806</b>	<b>124,170</b>	<b>84,170</b>	<b>30,000</b>
<b>64 Net Cost of Service</b>	<b>171,264</b>	<b>211,210</b>	<b>149,710</b>	<b>110,100</b>
<b>Administration and Supervision (4577)</b>				
65 Direct Staffing Costs	299,921	235,700	244,170	235,700
<b>66 Direct Costs / Income</b>	<b>299,921</b>	<b>235,700</b>	<b>244,170</b>	<b>235,700</b>
67 Back Office Staffing Costs	6,570	2,750	2,840	14,890
<b>68 Net Cost of Service</b>	<b>306,491</b>	<b>238,450</b>	<b>247,010</b>	<b>250,590</b>
<b>69 Total Planned and Responsive Repairs</b>	<b>2,145,945</b>	<b>2,129,940</b>	<b>2,179,170</b>	<b>2,266,030</b>

## General Management

### Summary of General Management

Line	2010/11	2011/12		2012/13
	Actual £	Original £	Revised £	Budget £
<b>Expenditure</b>				
70 Premises Expenses	4,277	3,190	3,190	3,190
71 Supplies & Services	53,873	74,880	162,540	128,050
72 Direct Staffing Costs	911,063	1,060,000	1,078,940	1,022,980
73 Income	(102,722)	(93,580)	(106,080)	(98,810)
<b>74 Total Expenditure</b>	<b>866,491</b>	<b>1,044,490</b>	<b>1,138,590</b>	<b>1,055,410</b>
75 Back Office Staffing Costs	643,579	704,160	703,480	721,640
<b>77 Net Cost to HRA</b>	<b>1,510,070</b>	<b>1,748,650</b>	<b>1,842,070</b>	<b>1,777,050</b>

### Detailed Breakdown of General Management

	2010/11	2011/12		2012/13
	Actual £	Original £	Revised £	Budget £
<b>Policy &amp; Management &amp; Allocation of Tenancies</b>				
79 Other Costs	41,381	43,570	137,830	100,870
80 Direct Staffing Costs	710,348	822,950	802,320	822,950
81 Income	(23,577)	(15,730)	(17,230)	(16,360)
<b>83 Direct Costs / Income</b>	<b>728,152</b>	<b>850,790</b>	<b>922,920</b>	<b>907,460</b>
84 Back Office Staffing Costs	338,080	384,220	383,530	394,420
<b>85 Net Cost of Service</b>	<b>1,066,232</b>	<b>1,235,010</b>	<b>1,306,450</b>	<b>1,301,880</b>
<b>Rent Collection and Accounting (4502)</b>				
86 Contracted Services	10,292	13,400	8,560	10,350
87 Other Costs	4,707	19,330	19,340	20,020
88 Direct Staffing Costs	200,715	237,050	276,620	200,030
89 Legal Costs & Fees Recovered	(26,092)	(39,940)	(45,560)	(42,280)
<b>90 Direct Costs / Income</b>	<b>189,622</b>	<b>229,840</b>	<b>258,960</b>	<b>188,120</b>
91 Back Office Staffing Costs	15,869	21,600	21,620	28,880
<b>92 Net Cost of Service</b>	<b>205,491</b>	<b>251,440</b>	<b>280,580</b>	<b>217,000</b>

## General Management (cont.)

Detailed Breakdown of General Management (cont.)				
Line	2010/11 Actual £	2011/12 Original £	2011/12 Revised £	2012/13 Budget £
<b>Democratic Process (4505)</b>				
93 Other Miscellaneous	1,770	1,770	0	0
94 Corporate Costs Rechargeable to Supporting People	(53,053)	(37,910)	(43,290)	(40,170)
95 Contribution to Democratic Process	289,630	298,340	298,330	298,340
<b>96 Net Cost of Service</b>	<b>238,347</b>	<b>262,200</b>	<b>255,040</b>	<b>258,170</b>
97 <b>Total General Management</b>	<b>1,510,070</b>	<b>1,748,650</b>	<b>1,842,070</b>	<b>1,777,050</b>

## Special Services

Summary of Special Services					
Line	2010/11	Original	2011/12	Adjust.	2012/13
	Actual		Draft		Budget
Expenditure	£	£	£000's	£000's	£
98 Premises Expenses	406,458	441,420	442,530	4,970	465,640
99 Supplies & Services	246,766	245,930	250,230	(7,400)	159,150
100 Transport Expenses	13,139	13,810	14,770	(1,250)	14,940
101 Direct Staffing Costs	476,758	430,900	419,920	2,110	411,630
102 Agency and Contracted Services	221,327	226,160	226,160	0	226,160
103 Income	(1,037,995)	(837,180)	(837,180)	(11,730)	(655,400)
<b>104 Direct Costs / Income</b>	<b>326,453</b>	<b>521,040</b>	<b>516,430</b>	<b>(13,300)</b>	<b>622,120</b>
105 Back Office Staffing Costs	188,701	210,350	228,640	12,500	233,710
<b>106 Net Cost to HRA</b>	<b>515,154</b>	<b>731,390</b>	<b>745,070</b>	<b>(800)</b>	<b>855,830</b>

Detailed Breakdown of Special Services					
Line	2010/11	Original	2011/12	Adjust.	2012/13
	Actual		Draft		Budget
Expenditure	£	£	£000's	£000's	£
<b>Sheltered Units (Non Supporting People) (42*)</b>					
107 Premises - Repairs & Maintenance	84,315	68,080	68,080	17,650	69,630
108 Premises - Energy	142,757	187,380	187,380	5,560	203,770
109 Premises - Other Running Costs	46,421	53,590	53,610	(590)	53,680
110 Premises - Furniture and Equipment	19,752	12,410	12,410	1,140	12,510
111 Premises - Grounds Maintenance	17,462	18,960	18,960	0	18,960
112 Community Alarm System	37,881	41,790	41,790	1,640	44,340
113 Other Costs	164,417	171,350	176,610	(26,990)	83,550
114 Direct Staffing Costs	346,327	294,600	283,440	2,110	275,330
115 Service Charges	(215,234)	(144,070)	(144,070)	0	(178,690)
116 Energy Charges	(215,456)	(218,360)	(218,360)	0	(218,360)
117 Other Income	(42)	0	0	(60)	0
118 Recharges to Supporting People Schemes	(298,605)	(297,400)	(297,400)	22,680	(274,720)
<b>119 Direct Costs / Income</b>	<b>129,995</b>	<b>188,330</b>	<b>182,450</b>	<b>23,140</b>	<b>90,000</b>
120 Back Office Staffing Costs	97,314	113,250	128,970	2,470	124,060
<b>121 Net Cost of Service</b>	<b>227,309</b>	<b>301,580</b>	<b>311,420</b>	<b>25,610</b>	<b>214,060</b>

## Special Services (cont.)

Detailed Breakdown of Special Services (cont.)					
	2010/11 Actual £	Original £	2011/12 Draft £000's	Adjust. £000's	2012/13 Budget £
<b>Homeless Units (Non Supporting People) (4541, 4542 &amp; 4543)</b>					
122 Premises - Repairs & Maintenance	8,766	8,310	8,310	1,030	8,340
123 Premises - Energy	4,530	5,620	5,620	(1,070)	5,160
124 Premises - Other Running Costs	10,572	11,040	11,040	20	11,040
125 Premises - Furniture and Equipment	1,784	1,900	1,900	500	1,900
126 Supplies and Services	1,031	1,410	1,410	230	1,410
127 Direct Staffing Costs	71,156	73,880	74,870	0	73,880
129 Energy Charges	(794)	(840)	(840)	0	(840)
130 Other Income	(2,402)	(2,650)	(2,650)	0	(2,650)
<b>131 Direct Costs / Income</b>	<b>94,643</b>	<b>98,670</b>	<b>99,660</b>	<b>710</b>	<b>98,240</b>
132 Back Office Staffing Costs	13,713	13,760	15,700	(10)	18,240
<b>133 Net Cost of Service</b>	<b>108,356</b>	<b>112,430</b>	<b>115,360</b>	<b>700</b>	<b>116,480</b>
<b>Sheltered Units (Supporting People) (4318-4352)</b>					
134 Government Grant	(331,287)	(243,920)	(243,920)	22,490	(75,820)
135 Supporting People Client Contribution	(104,087)	(77,020)	(77,020)	0	(16,870)
136 Recharges from Non-Supporting People Schemes	298,605	297,400	297,400	(22,680)	274,720
<b>137 Direct Costs / Income</b>	<b>(136,769)</b>	<b>(23,540)</b>	<b>(23,540)</b>	<b>(190)</b>	<b>182,030</b>
138 Back Office Staffing Costs	68,056	68,360	68,360	10,040	72,430
<b>139 Net Cost of Service</b>	<b>(68,713)</b>	<b>44,820</b>	<b>44,820</b>	<b>9,850</b>	<b>254,460</b>
<b>Communal Services &amp; Community Alarms (4586 &amp; 4387)</b>					
140 Repairs, Maintenance and Equipment	21,369	14,250	14,250	280	16,950
141 Energy and Other Premises Costs	28,219	32,130	32,130	(3,340)	35,990
142 Community Alarm Phone Costs	1,830	1,880	1,880	0	1,880
<b>143 Direct Costs / Income</b>	<b>51,418</b>	<b>48,260</b>	<b>48,260</b>	<b>(3,060)</b>	<b>54,820</b>
144 Back Office Staffing Costs	4,359	7,580	7,850	0	7,970
<b>145 Net Cost of Service</b>	<b>55,777</b>	<b>55,840</b>	<b>56,110</b>	<b>(3,060)</b>	<b>62,790</b>

## Special Services (cont.)

Detailed Breakdown of Special Services (cont.)					
	2010/11 Actual £	Original £	2011/12 Draft £000's	Adjust. £000's	2012/13 Budget £
<b>Estate Sewerage (4562)</b>					
146 Premises - Repairs and Maintenance	3,602	6,360	6,360	0	6,360
147 Premises - Other Running Costs	6,317	6,750	6,750	(300)	6,810
148 Other Costs	4,707	10,460	10,460	1,550	10,010
149 Direct Staffing Costs	6,791	4,940	4,860	0	4,940
150 Income	(17,956)	(17,030)	(17,030)	(500)	(17,530)
<b>151 Direct Costs / Income</b>	<b>3,461</b>	<b>11,480</b>	<b>11,400</b>	<b>750</b>	<b>10,590</b>
152 Back Office Staffing Costs	4,161	5,810	5,890	0	6,360
<b>153 Net Cost of Service</b>	<b>7,622</b>	<b>17,290</b>	<b>17,290</b>	<b>750</b>	<b>16,950</b>
<b>Amenity Areas (4561)</b>					
154 Grounds Maintenance Contracts	203,667	204,820	204,820	0	204,820
155 Repairs and Maintenance	16,932	7,880	7,880	0	7,880
156 Other Running Costs	33,898	37,470	38,560	(14,040)	37,470
157 Plants, Trees, Shrubs, Stakes etc.	335	6,700	6,700	0	6,700
158 Playground Equipment	18,862	8,450	8,450	12,950	8,450
159 Other Costs	0	820	820	0	820
160 Direct Staffing Costs	50,442	54,470	53,830	0	54,470
161 Contribution from General Fund	(150,626)	(133,000)	(133,000)	(11,200)	(144,400)
<b>162 Direct Costs / Income</b>	<b>173,510</b>	<b>187,610</b>	<b>188,060</b>	<b>(12,290)</b>	<b>176,210</b>
163 Back Office Staffing Costs	1,078	1,560	1,830	0	4,470
<b>164 Net Cost of Service</b>	<b>174,588</b>	<b>189,170</b>	<b>189,890</b>	<b>(12,290)</b>	<b>180,680</b>
<b>Roads and Footpaths (4400)</b>					
165 Premises Expenses	3,163	2,560	2,560	0	2,560
166 Supplies and Services	4,986	4,660	4,660	130	4,660
167 Direct Staffing Costs	2,042	3,010	2,920	0	3,010
<b>168 Direct Costs / Income</b>	<b>10,191</b>	<b>10,230</b>	<b>10,140</b>	<b>130</b>	<b>10,230</b>
169 Back Office Staffing Costs	20	30	40	0	180
<b>170 Net Cost of Service</b>	<b>10,211</b>	<b>10,260</b>	<b>10,180</b>	<b>130</b>	<b>10,410</b>
<b>171 Total Special Services</b>	<b>515,150</b>	<b>731,390</b>	<b>745,070</b>	<b>21,690</b>	<b>855,830</b>

**Council Housing - Capital Programme**

	-----Planned Expenditure-----						Total Cost of Schemes £
	Original 2011/12 £	Revised 2011/12 £	2012/13 £	2013/14 £	2014/15 £	2015/16 £	
<b>COUNCIL HOUSING SCHEMES</b>							
<b>Planned Maintenance Programmes</b>							
1 Rewiring	200,500	192,100	124,200	124,200	124,200	124,200	688,900
2 Roofing	113,700	66,700	166,633	166,633	166,633	166,633	733,232
3 Doors and Windows	220,000	340,300	146,937	146,937	146,937	146,937	928,048
4 Central Heating	611,250	1,042,150	820,228	1,058,071	820,228	820,228	4,560,905
5 Kitchens/bathrooms	471,000	651,100	1,440,272	1,440,272	1,440,272	1,440,272	6,412,188
6 Garages, Forecourts & Stores	62,900	18,600	427,424	427,424	427,424	427,424	1,728,296
7 Fences/Gates/Walls	89,600	62,200	210,042	210,042	210,042	210,042	902,368
8 Roads & Paths	85,900	31,900	10,800	10,800	10,800	10,800	75,100
9 Common Areas	41,860	27,060	170,099	602,099	137,699	137,699	1,074,656
10 Disabled Adaptations	323,720	408,820	403,920	403,920	403,920	403,920	2,024,500
11 Electrical Works	10,000	11,500	195,211	195,211	195,211	195,211	792,344
12 Plumbing Installations	10,000	11,500	6,237	6,237	6,237	6,237	36,448
13 Dampness and Condensation	20,000	20,000	-	-	-	-	20,000
14 Stock Condition Survey	60,000	91,200	-	-	-	-	91,200
15 Contingent Major Repairs	348,000	-	75,600	75,600	75,600	75,600	302,400
<b>16 Total Planned Maintenance</b>	<b>2,668,430</b>	<b>2,975,130</b>	<b>4,197,603</b>	<b>4,867,446</b>	<b>4,165,203</b>	<b>4,165,203</b>	<b>20,370,585</b>

**Council Housing - Capital Programme**

	-----Planned Expenditure-----						Total Cost of Schemes £
	Original 2011/12 £	Revised 2011/12 £	2012/13 £	2013/14 £	2014/15 £	2015/16 £	
<b>COUNCIL HOUSING SCHEMES</b>							
<b>Other Programmes</b>							
17 Conversions/Adaptations	35,570	9,070	23,760	23,760	23,760	23,760	104,110
18 Sheltered Units - General Imps.	15,900	52,500	124,200	124,200	124,200	124,200	549,300
19 Smoke Alarms (Babergh Standard)	59,350	52,050	107,929	107,929	107,929	107,929	483,766
20 Insulation Improvements (Babergh Standard)	100,000	79,800	399,079	399,079	399,079	399,079	1,676,116
21 Street parking improvements	12,000	-	-	-	-	-	-
22 Major Refurbishments	120,000	160,500	54,000	-	-	-	214,500
23 Parking areas/Estate imp./Estate maintenance	42,380	18,280	21,600	21,600	21,600	21,600	104,680
24 Structural Works	154,400	34,400	70,803	70,803	70,803	70,803	317,612
25 Sewage Treatment works	-	-	648	54,648	648	648	56,592
26 Unadopted Drains & Sewers	-	-	54,000	54,000	54,000	54,000	-
27 Water Mains	-	-	21,600	21,600	21,600	21,600	-
28 Software/ICT Projects/Surveys	25,000	49,200	20,000	20,000	20,000	20,000	129,200
29 Regeneration Schemes	10,970	11,770	-	-	-	-	11,770
30 Asbestos	10,000	10,300	64,800	64,800	64,800	64,800	269,500
31 Horticulture & Play Equipment	-	25,000	84,240	84,240	84,240	84,240	361,960
<b>32 TOTAL COUNCIL HOUSING SCHEMES</b>	<b>3,254,000</b>	<b>3,478,000</b>	<b>5,244,262</b>	<b>5,914,105</b>	<b>5,157,862</b>	<b>5,157,862</b>	<b>24,649,691</b>

**PROPOSED HOUSING REVENUE ACCOUNT CHARGES FOR 2012/13**

**APPENDIX C**

**Service charges - incorporating  
Accommodation and Supporting People  
charges**

	Supporting People	Accommodation	2011/12 Total Service Charge (48 weeks)	Supporting People	Accommodation	2012/13 Total Service Charge (48 weeks)	Increase/Reduction
<b>Sheltered Accommodation</b>							
<b><u>Very Sheltered Accommodation</u></b>							
William Wood House	37.92	22.34	60.26	0.00	24.16	24.16	8.15%
Sydney Brown Court	36.84	21.92	58.76	0.00	18.85	18.85	-14.01%
This accommodation is managed by Orwell Housing who will contract directly with residents for support costs from 12/13							
<b><u>Other Sheltered Accommodation</u></b>							
Steeds Meadow	15.82	5.36	21.18	6.50	9.54	16.04	-24.27%
Elizabeth Court	15.82	5.63	21.45	6.50	11.21	17.71	-17.44%
Playford Court inc Grimwood Corner	15.82	4.64	20.46	6.50	10.58	17.08	-16.52%
Springlands	15.82	4.08	19.90	6.50	7.15	13.65	-31.41%
Tenterpiece	9.49	6.85	16.34	6.50	6.20	12.70	-22.28%
Parkers Way	9.49	5.70	15.19	6.50	6.31	12.81	-15.67%
Hill House	9.49	7.40	16.89	6.50	8.75	15.25	-9.71%
Clover Court	9.49	6.99	16.48	6.50	7.00	13.50	-18.08%
Samford Close	9.49	10.36	19.85	6.50	7.80	14.30	-27.96%
Ash Street	9.49	5.33	14.82	6.50	8.24	14.74	-0.54%
Spring Street	9.49	6.24	15.73	6.50	7.30	13.80	-12.27%
<b><u>Hadleigh Central</u></b>							
Newell Court	9.49	2.21	11.70	6.50	} 6.92 }	13.42	-41.32%
Gayford Court	9.49	3.75	13.24	6.50			
Angel Street	9.49	13.38	22.87	6.50			
Tayler Close	9.49	5.31	14.80	6.50			
Inkerman Terrace	9.49	7.08	16.57	6.50			
Bradfield Avenue	9.49	6.25	15.74	6.50			