

## BABERGH DISTRICT COUNCIL

<b>From: Director of Finance</b>	<b>Report Number: L145R</b>
<b>To: COUNCIL</b>	<b>Date of meeting: 23 February 2012</b>

### COUNCIL HOUSING - REVENUE BUDGET AND CAPITAL PROGRAMME

#### 1. Purpose of Report

- 1.1. Paper L145 presented to Strategy Committee on 9 February 2012 has not changed. The Appendices attached have been amended following decisions made by Committee and the revised appendices are attached.

#### 2. Appendices

Title	Location
(a) HRA Revenue Budget	Attached
(b) HRACapital Budget	Attached
(c) HRA Charges 2012/13	Attached

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## DRAFT COUNCIL HOUSING REVENUE BUDGET SUMMARY

Line	2011/12 Original £	Revised £	2012/13 Budget £
<b>Income:</b>			
1 Dwellings Rents	(13,391,290)	(13,247,550)	(14,139,960)
2 Garages and Other	(229,270)	(214,620)	(219,620)
3 Service and Facility Charges	(505,690)	(506,250)	(312,560)
4 Heating Charges and Other Income	(222,250)	(229,800)	(226,630)
5 Contributions towards expenditure	(133,000)	(144,200)	(144,400)
<b>6 Total Income</b>	<b>(14,481,500)</b>	<b>(14,342,420)</b>	<b>(15,043,170)</b>
<b>Expenditure:</b>			
7 Planned and Responsive Repairs	2,129,940	2,172,520	2,266,030
8 General Management	1,917,950	2,033,620	1,928,550
9 Special Services	1,568,280	1,592,920	1,510,990
10 Rent, Rates and Debt Provision	77,360	77,390	77,500
11 HRA Subsidy Payable to Government	5,390,000	5,430,000	0
12 Transfer to General Fund re HB Costs	46,140	0	0
13 Interest Costs	0	0	3,030,770
14 Depreciation	3,478,830	2,510,190	2,763,060
<b>15 Total Expenditure</b>	<b>14,608,500</b>	<b>13,816,640</b>	<b>11,576,900</b>
<b>16 Net Cost Of Services</b>	<b>127,000</b>	<b>(525,780)</b>	<b>(3,466,270)</b>
<b>18 Appropriations:</b>			
19 Capital Charges	101,530	850,200	2,810,280
20 Provision for repayment of Debt / additional investment	0	0	502,000
<b>21 Deficit / (Surplus)</b>	<b>228,530</b>	<b>324,420</b>	<b>(153,990)</b>
<b>HRA Reserve</b>			
22 Balance at 1 April	1,311,450	1,423,900	1,099,480
23 Surplus/(Deficit) for the year	(228,530)	(324,420)	153,990
<b>24 Balance at 31 March</b>	<b>1,082,920</b>	<b>1,099,480</b>	<b>1,253,470</b>

## Council Housing - Capital Programme

	Original 2011/12	Revised 2011/12	Forecast 2012/13	Forecast 2013/14	Forecast 2014/15	Forecast 2015/16	Total Cost of Schemes £
<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 and Inflation Adjustment	348,000		75,600	75,600	75,600	75,600	302,400
16 Planned Maintenance Programme Inflation Adjustment				121,687	210,864	320,265	652,816
<b>17 Total Planned Maintenance</b>	<b>2,668,430</b>	<b>2,975,130</b>	<b>4,197,603</b>	<b>4,989,133</b>	<b>4,376,067</b>	<b>4,485,468</b>	<b>21,023,401</b>

	Original 2011/12	Revised 2011/12	Forecast 2012/13	Forecast 2013/14	Forecast 2014/15	Forecast 2015/16	Total Cost of Schemes £
<b>COUNCIL HOUSING SCHEMES</b>	£	£	£	£	£	£	£
<b>Other Programmes</b>							
18 Conversions/Adaptations	35,570	9,070	23,760	23,760	23,760	23,760	104,110
19 Sheltered Units - General Imps.	15,900	52,500	124,200	124,200	124,200	124,200	549,300
20 Smoke Alarms (Babergh Standard)	59,350	52,050	107,929	107,929	107,929	107,929	483,766
21 Insulation Improvements (Babergh Standard)	100,000	79,800	399,079	399,079	399,079	399,079	1,676,116
22 Street parking improvements	12,000	-	-	-	-	-	-
23 Major Refurbishments	120,000	160,500	54,000	-	-	-	214,500
24 Parking areas/Estate imp./Estate maintenance	42,380	18,280	21,600	21,600	21,600	21,600	104,680
25 Structural Works	154,400	34,400	70,803	70,803	70,803	70,803	317,612
26 Sewage Treatment works	-	-	648	54,648	648	648	56,592
27 Unadopted Drains & Sewers	-	-	54,000	54,000	54,000	54,000	216,000
28 Water Mains	-	-	21,600	21,600	21,600	21,600	86,400
29 Software/ICT Projects/Surveys	25,000	49,200	20,000	20,000	20,000	20,000	129,200
30 Regeneration Schemes	10,970	11,770	-	-	-	-	11,770
31 Asbestos	10,000	10,300	64,800	64,800	64,800	64,800	269,500
32 Horticulture & Play Equipment		25,000	84,240	84,240	84,240	84,240	361,960
33 Other Programmes Inflation Adjustment				26,166	50,253	76,326	152,745
<b>Total Other Programmes</b>	<b>585,570</b>	<b>502,870</b>	<b>1,046,659</b>	<b>1,072,825</b>	<b>1,042,912</b>	<b>1,068,985</b>	<b>4,734,251</b>
<b>34 TOTAL COUNCIL HOUSING SCHEMES</b>	<b>3,254,000</b>	<b>3,478,000</b>	<b>5,244,262</b>	<b>6,061,958</b>	<b>5,418,979</b>	<b>5,554,453</b>	<b>25,757,652</b>

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

			2011/12 Total Service Charge (48 weeks)			2012/13 Total Service Charge (48 weeks)
<b>Sheltered Accommodation</b>						
<b>Very Sheltered Accommodation</b>						
William Wood House			60.26			24.16
Sydney Brown Court			58.76			18.85
This accommodation is managed by Orwell Housing who will contract directly with residents for support costs from 2012/13						
<b>Other Sheltered Accommodation</b>						
Steeds Meadow			21.18			16.26
Elizabeth Court			21.45			17.96
Playford Court inc Grimwood Corner			20.46			17.32
Springlands			19.90			13.81
Tenterpiece			16.34			12.84
Parkers Way			15.19			12.95
Hill House			16.89			15.45
Clover Court			16.48			13.66
Samford Close			19.85			14.48
Ash Street			14.82			14.93
Spring Street			15.73			13.97
<b>Hadleigh Central</b>						
Newell Court			11.70		}	13.58
Gayford Court			13.24			
Angel Street			22.87			
Taylor Close			14.80			
Inkerman Terrace			16.57			
Bradfield Avenue			15.74			
<b>Service Charges</b>						
Old School House, Hadleigh:						
- 1 person unit			26.55			26.55
- 2 person unit			29.79			29.79

			2011/12 Total Light & Heat Charge			2012/13 Total Light & Heat Charge
	Private Rooms	Communal Areas		Private Rooms	Communal Areas	
- Level One Bedsits (Very Sheltered Accommodation)	10.36	3.55	13.91	10.57	3.62	14.19
- Level One Non-Bedsits (Very Sheltered Accommodation)	20.71	7.14	27.85	21.12	7.28	28.40
- Level Two Bedsits (Sheltered Accommodation)	7.52	2.34	9.86	7.67	2.39	10.06
- Level Two Non-Bedsits (Sheltered Accommodation)	15.07	4.70	19.77	15.37	4.80	20.17
- Level Three, where applicable, Bedsits (Sheltered Accommodation)	8.34	0.75	9.08	8.50	0.76	9.26
- Level Three, where applicable, Non-Bedsits (Sheltered Accommodation)	16.67	1.53	18.21	17.01	1.56	18.57
<b>Old School House</b>						
- 1 person unit	8.68	2.89	11.57	8.85	2.95	11.81
- 2 person unit	9.74	3.24	12.99	9.94	3.31	13.25

	2011/12	2012/13
<b>Furnishing Charges</b>		
<b>Homeless Units</b>		
- 1 Person Unit	5.17	5.17
- 2 Person Unit	6.20	6.20
<b>Garage Rents</b>		
Garages casually let to council tenants	6.57	6.95
Garages casually let to private tenants	8.36	8.85