

HOUSING REVENUE ACCOUNT				
Actual 2014/15	DESCRIPTION	ORIGINAL BUDGET 2015/16 £	REVISED BUDGET 2015/16 £	ORIGINAL BUDGET 2016/17 £
	EXPENDITURE			
33,614	Provision for Bad Debts	178,380	177,250	174,140
	Repairs Fund			
257,290	Departmental Support Services	243,340	273,460	278,480
128,670	Central Support Services	136,220	132,720	144,000
2,797,900	Contribution to Fund	2,732,010	2,728,860	2,644,010
	Management			
583,909	General Administration	596,140	612,590	619,500
217,488	Housing Registor & Lettings	217,660	216,470	209,990
258,096	Tenancy & Estate Management	260,300	260,220	265,380
309,858	Rent Collection & Arrears	305,390	304,860	297,270
60,601	Tenant Participation	65,900	68,050	68,830
341,588	Flats & Communal Centres	394,070	414,800	416,660
33,391	Supporting People Service	33,470	33,070	54,190
(1,992)	Laundries	6,230	6,460	6,460
13,939	Cesspools and Management of Shops	14,760	15,270	14,750
	Debt Management			
1,633,273	Interest on Loans (as per Business Plan)	1,623,860	1,623,860	1,610,930
1,250,000	Revenue set aside (as per Business Plan)	1,300,000	1,300,000	1,450,000
(478,976)	Allowable Debt from Receipts	(183,700)	(729,620)	(727,040)
	Capital			
2,987,150	Capital Spend (as per Business Plan)	3,286,110	3,190,400	3,094,450
1,081,600	Capital Spend - New Build and Reserve	1,114,460	1,114,460	1,136,750
11,507,398	Gross Expenditure	12,324,600	11,743,180	11,758,750
	INCOME			
24,726	Service Charges - Leaseholders	25,110	27,260	27,260
-	Service Charges - Window Cleaning	25,630	22,300	22,750
41,187	Service Charges - Cleaning & Caretaking	42,430	37,540	38,290
253,409	Garage Rents	255,830	251,160	277,460
89,672	Shop Rents	81,400	86,730	78,800
10	Interest on Sale of Council Houses	-	-	-
41,115	Interest on Balances	43,160	72,150	79,520
-	Pensions reserve	-	-	-
11,645,335	Gross Rents (less voids)	11,891,730	11,816,810	11,609,430
12,095,455	Gross Income	12,365,290	12,313,950	12,133,510
(588,057)	(Surplus)/Deficit for Year	(40,690)	(570,770)	(374,760)
(1,390,584)	Revenue Fund balance at start of year	(1,754,574)	(1,978,641)	(2,549,411)
(1,978,641)	Revenue Fund balance at end of year	(1,795,264)	(2,549,411)	(2,924,171)
25	Average no. of properties (other)	49	43	46
2,663	Average no. of properties (other)	2,646	2,629	2,591

Appendix B

HOUSING REPAIRS FUND

£

Balance at 1 April 2015	336,861
Contribution 2015/16	3,147,610
Expected Use of Fund - Housing Direct Works	(1,937,110)
Expected Use of Fund - Other Contractors	(804,320)
Expected Use of Fund - Departmental and Central Support	(406,180)
Balance at 1 April 2016	336,861
Contribution 2016/17	3,079,060
Expected Use of Fund - Housing Direct Works	(1,900,780)
Expected Use of Fund - Other Contractors	(755,800)
Expected Use of Fund - Departmental and Central Support	(422,480)
Balance at 1 April 2017	336,861

1500 - 1507 - HOUSING DIRECT WORKS

ACTUAL	DESCRIPTION	APPROVED	REVISED	ORIGINAL
2014/15		BUDGET	BUDGET	BUDGET
		2015/16	2015/16	2016/17
883,498	Employee Expenditure	928,720	955,330	979,690
616,084	Supplies & Services	738,280	550,940	575,950
141,289	Transport	101,590	209,500	121,410
15,862	Work in Progress and Stocks	-	-	-
1,656,733	GROSS EXPENDITURE	1,768,590	1,715,770	1,677,050
(30,534)	Recharges to Other Services	(55,630)	(55,630)	(55,630)
1,626,199	NET CONTROLLABLE EXPENDITURE	1,712,960	1,660,140	1,621,420
161,620	Departmental Support	163,660	198,290	199,170
76,765	Central Support Services	75,790	78,680	80,190
35,759	Leasing Charges	-	-	-
1,900,343	Net Costs to Repairs Fund	1,952,410	1,937,110	1,900,780

NORTH WARWICKSHIRE BOROUGH COUNCIL**HOUSING****FEES AND CHARGES FROM 1 APRIL 2016**

	2015/16	2015/16		2016/17	2016/17	
	TOTAL CHARGE	TOTAL CHARGE	VAT RATING	TOTAL CHARGE	TOTAL CHARGE	VAT RATING
	£	£		£	£	
COMMUNAL CENTRES						
	Voluntary Groups	Private		Voluntary Groups	Private	
Communal Centres						
Use of lounge (per 2 hours)	5.00	10.00	Exempt	5.00	10.00	Exempt
Use of kitchen	1.00	2.00	"	1.00	2.00	"
Purpose Built Community Centres						
Use of lounge (per 2 hours)	7.50	15.00	Exempt	7.50	15.00	Exempt
Use of kitchen	1.50	3.00	"	1.50	3.00	"
Multi-Purpose Centres						
Use of lounge (per 2 hours)	10.00	20.00	Exempt	10.00	20.00	Exempt
Use of kitchen	2.00	4.00	"	2.00	4.00	"
	NET CHARGE	VAT RATING	TOTAL CHARGE 20% VAT	NET CHARGE	VAT RATING	TOTAL CHARGE 20% VAT
	£		£	£		£
GUEST BEDROOMS						
Per night	0.92	Incl. VAT at	1.10	0.92	Incl. VAT at	1.10
Per week	6.18	"	7.40	6.30	"	7.55
ALLOTMENT RENT						
Waverton Avenue, Warton	2.90	Exempt	2.90	3.00	Exempt	3.00
GARAGE PLOTS						
Bracebridge Road, Lister Road & St. George's Road, Atherstone						
NWBC council house tenants	24.20	Exempt	24.20	24.70	Exempt	24.70
Others	24.50	Incl. VAT at Standard Rate	29.40	25.00	Incl. VAT at Standard Rate	30.00
COUNCIL OWNED GARAGES						
NWBC council house tenants	5.58	Exempt	5.58	6.08	Exempt	6.08
Others	5.58	Incl. VAT at	6.70	6.08	Incl. VAT at	7.30

Proposed Cleaning Service Charges per week

Appendix E

Name of Scheme	Cost Per Property	Cost per week (48 wks)	Cost Per Property	Cost per week (48 wks)
	2015/16	2015/16	2016/17	2016/17
	£	£	£	£
Alder Court and Heather Atherstone	87.84	1.83	89.76	1.87
Alexandra Court, Atherstone	87.84	1.83	89.76	1.87
St Benedicts Close, Atherstone	87.84	1.83	89.76	1.87
Welcome Street, Atherstone	87.84	1.83	89.76	1.87
Arden Forest Estate, Ridge Lane	87.84	1.83	89.76	1.87
Church Road/Long Street,Dordon	87.84	1.83	89.76	1.87
Chancery Court, Chapel End	87.84	1.83	89.76	1.87
Gramer Court, Mancetter	87.84	1.83	89.76	1.87
Monument View/Sycamore Ave Polesworth	87.84	1.83	89.76	1.87
Abbey Green Court, Polesworth	87.84	1.83	89.76	1.87
Jubilee Court, Kingsbury	87.84	1.83	89.76	1.87
Drayton Court, Hartshill	87.84	1.83	89.76	1.87
Eastlang Road, Fillongley	87.84	1.83	89.76	1.87
Hudson/Wall Avenue, Coleshill	87.84	1.83	89.76	1.87
Digby Road & Clinton Road, Coleshill	87.84	1.83	89.76	1.87
George Road, Water Orton	87.84	1.83	89.76	1.87
Church Hill Coleshill	87.84	1.83	89.76	1.87

Proposed Window Cleaning Charges per Week
from April 2016

Appendix F

Name of Scheme	Cost Per Property	Cost per Week (48)	Cost Per Property	Cost per Week (48)
	2015/16	2015/16	2016/17	2016/17
	£	£	£	£
Alder Court and Heather Atherstone	36.00	0.75	36.72	0.77
Alexandra Court, Atherstone	25.44	0.53	25.95	0.54
Coleshill Road Atherstone	33.60	0.70	34.27	0.71
Long Street Atherstone	47.52	0.99	48.47	1.01
St Benedicts Close, Atherstone	27.36	0.57	27.91	0.58
Welcome Street, Atherstone	50.88	1.06	51.90	1.08
Arden Forest Estate, Ridge Lane	28.32	0.59	28.89	0.60
Church Road, Dordon	54.72	1.14	55.81	1.16
Long Street, Dordon	54.24	1.13	55.32	1.15
St Leonards Close, Dordon	37.92	0.79	38.68	0.81
Chancery Court, Chapel End	43.68	0.91	44.55	0.93
Gramer Court, Mancetter	33.12	0.69	33.78	0.70
Monument View/Sycamore Ave Polesworth	49.44	1.03	50.43	1.05
Abbey Green Court, Polesworth	34.08	0.71	34.76	0.72
Jubilee Court, Kingsbury	42.24	0.88	43.08	0.90
Oldbury View, Hartshill	48.00	1.00	48.96	1.02
Drayton Court, Hartshill	32.64	0.68	33.29	0.69
Eastlang Road, Fillongley	46.08	0.96	47.00	0.98
Hudson/Wall Avenue, Coleshill	56.16	1.17	57.28	1.19
Digby Road, Coleshill	56.16	1.17	57.28	1.19
Clinton Road, Coleshill	60.00	1.25	61.20	1.28
Delves Crescent, Wood End	54.24	1.13	55.32	1.15
George Road, Water Orton	59.52	1.24	60.71	1.26
Church Hill Coleshill	57.12	1.19	58.26	1.21

HOUSING REVENUE ACCOUNT				
DESCRIPTION	ORIGINAL BUDGET 2016/17 £	ORIGINAL BUDGET 2017/18 £	ORIGINAL BUDGET 2018/19 £	ORIGINAL BUDGET 2019/20 £
EXPENDITURE				
Provision for Bad Debts	174,140	285,890	286,850	280,810
Repairs Fund				
Departmental Support Services	278,480	285,190	291,850	298,890
Central Support Services	144,000	157,360	159,940	163,220
Contribution to Fund	2,644,010	2,570,610	2,620,190	2,666,260
Management				
General Administration	619,500	635,920	650,710	667,600
Housing Registor & Lettings	209,990	214,930	219,430	224,590
Tenancy & Estate Management	265,380	271,600	277,200	283,720
Rent Collection & Arrears	297,270	304,030	309,870	316,950
Tenant Participation	68,830	70,390	71,580	73,200
Flats & Communal Centres	416,660	443,660	449,970	464,040
Supporting People Service	54,190	65,840	67,260	68,870
Laundries	6,460	6,660	6,660	6,870
Cesspools and Management of Shops	14,750	15,210	15,530	15,920
Debt Management				
Interest on Loans (as per Business Plan)	1,610,930	1,593,150	1,568,820	1,538,850
Revenue set aside (as per Business Plan)	1,450,000	1,600,000	1,700,000	1,750,000
Allowable Debt from Receipts	(727,040)	(724,790)	(722,210)	(719,950)
RTB Receipts income	-	(541,000)	(539,000)	(362,000)
Use of MRA reserve	-	-	-	(678,000)
Capital				
Capital Spend (as per Business Plan)	3,094,450	3,431,440	3,323,720	3,131,990
Capital Spend - New Build and Reserve	1,136,750	1,159,490	1,182,680	1,206,330
Gross Expenditure	11,758,750	11,845,580	11,941,050	11,398,160
INCOME				
Service Charges - Leaseholders	27,260	27,260	27,260	27,260
Service Charges - Window Cleaning	22,750	23,200	23,670	24,140
Service Charges - Cleaning & Caretaking	38,290	39,060	39,840	40,640
Garage Rents	277,460	277,460	303,760	303,760
Shop Rents	78,800	78,800	78,800	78,800
Interest on Sale of Council Houses	-	-	-	-
Interest on Balances	79,520	84,020	90,720	88,590
Gross Rents (less voids)	11,609,430	11,435,410	11,473,810	11,232,350
Gross Income	12,133,510	11,965,210	12,037,860	11,795,540
(Surplus)/Deficit for Year	(374,760)	(119,630)	(96,810)	(397,380)
Revenue Fund balance at start of year	(2,549,411)	(2,924,171)	(3,043,801)	(3,140,611)
Revenue Fund balance at end of year	(2,924,171)	(3,043,801)	(3,140,611)	(3,537,991)
Average no. of properties (other)	46	55	86	112
Average no. of properties (other)	2,591	2,559	2,529	2,499

Risk Analysis

	Likelihood	Potential impact on Budget
Change in interest rates	Low	High
Reduction in rent levels	Medium	High
Increase in capital expenditure	Low	Medium
An increase in the demand for repairs	Medium	Medium
Reduction in Housing Direct Works performance	Medium	Medium
Asbestos removal	Medium	Medium