

**HOUSING PORTFOLIO  
HOUSING REVENUE ACCOUNT**

	<b>2004/2005 Original Estimate</b>	<b>2005/2006 Estimate</b>	<b>Variance</b>
	£	£	
<b><u>NET COST OF SERVICES</u></b>			
<b>INCOME</b>			
Dwelling Rents	(7,714,700)	(8,036,000)	(321,300)
Non Dwelling Rents	(238,300)	(257,100)	(18,800)
Charges for Services & Facilities	(504,300)	(574,100)	(69,800)
Supporting People Charges	(426,800)	(487,400)	(60,600)
<b>EXCHEQUER SUBSIDIES</b>			
Major Repairs Allowance	(1,937,500)	(1,912,400)	25,100
Housing Defects Act 1984	(19,800)	(19,800)	0
<b>TOTAL INCOME</b>	<b>(10,841,400)</b>	<b>(11,286,800)</b>	<b>(445,400)</b>
<b>LESS EXPENDITURE</b>			
Housing Mgt	0	0	0
Housing General Management	1,505,700	1,476,500	(29,200)
Housing Special Services	733,800	772,500	38,700
Homeless Accommodation	25,100	33,800	8,700
Housing Repairs	2,058,800	2,177,900	119,100
Rents, Rates & Other Taxes	67,700	23,500	(44,200)
Supporting People	544,400	607,600	63,200
Contribution to General Fund (Benefits)	63,000	31,500	(31,500)
Repayment of Negative Subsidy (gross)	3,731,400	3,816,700	85,300
Capital Charge - notional interest	5,515,100	6,071,500	556,400
Capital Financing - depreciation dwellings	1,937,500	2,413,900	476,400
Capital Financing - depreciation other	19,700	18,500	(1,200)
Vacancy Provision	(10,500)	0	10,500
Bad Debt Provision / Write Offs	10,000	10,000	0
HRA Non Distributed costs	0	45,400	45,400
Resource Development Bids	0	103,300	103,300
<b>TOTAL EXPENDITURE</b>	<b>16,201,700</b>	<b>17,602,600</b>	<b>1,400,900</b>
<b>NET COST OF SERVICES</b>	<b>5,360,300</b>	<b>6,315,800</b>	<b>955,500</b>
Capital Charge - notional interest	(5,515,100)	(6,071,500)	(556,400)
Capital Financing Charges	(172,700)	(250,500)	(77,800)
Mortgage Interest	(11,000)	(4,700)	6,300
Interest on HRA Balances	(26,100)	(26,100)	0
<b>NET OPERATING EXPENDITURE</b>	<b>(364,600)</b>	<b>(37,000)</b>	<b>327,600</b>
<b><u>APPROPRIATIONS</u></b>			
Capital Expenditure charges to Revenue	400,000	650,000	250,000
Transfer Major Repairs reserve	(19,700)	(520,000)	(500,300)
<b>(SURPLUS)/DEFICIT FOR YEAR</b>	<b>15,700</b>	<b>93,000</b>	<b>77,300</b>
Balance at Beginning of Year	(438,500)	(569,300)	(130,800)
<b>BALANCE AT END OF YEAR</b>	<b>(422,800)</b>	<b>(476,300)</b>	<b>(53,500)</b>

## **Explanation of Major Variances**

### **Income**

#### **Dwelling rents**

Effect 4.9% Rent increase offset by council house sales.

#### **Non Dwelling Rents**

Mainly due to increased income from shop rents and rent increase on garages.

#### **Charges for Services & Facilities**

Additional Service Charge income from flats, a reduction in meal sales, increased income from Piper Lifeline and Cavendish Road Support Charges and inflation increases on all service charges.

#### **Supporting People Charges**

Increased income offset by additional expenditure.

#### **Major Repairs Allowance**

Based on number of properties at 1st April 2004 and government subsidy determination.

### **Expenditure**

#### **Housing General Management**

Reallocation of staff time to Homelessness, transfer of superannuation backfunding, vacancy provision offset by pay award and April increments. Increase in consultancy fees and reappraisal of central support mainly One Stop Shop, Estates and Legal.

#### **Housing Special Services**

Reallocation of staff time to Supporting People, transfer of superannuation backfunding and vacancy provision. Offset by pay award, April increments, inflation on fuel and increase in grounds maintenance charges.

#### **Housing Repairs**

Inflation on repairs and maintenance costs, electrical testing and pay award offset by transfer of superannuation backfunding and vacancy provision. Reappraisal of central support mainly IT and One Stop Shop.

#### **Rents, Rates & Other Taxes**

Residents in Essential Care Units now responsible for payment of Council Tax.

#### **Contribution to General Fund (Benefits)**

Final year of transitional relief.

#### **Repayment of Negative Subsidy (gross)**

Based on number of properties at 1st April 2004 and government subsidy determination.

#### **Vacancy Provision**

Now included within employee budgets.

#### **HRA Non Distributed costs**

Transfer of superannuation contributions relating to backfunding from employee budgets.

#### **Capital Financing Charges**

Investment interest rate of 5% on the HRA's negative capital financing requirement.

#### **Mortgage Interest**

Reduction in mortgage interest rate and fewer mortgages.

#### **Capital Expenditure charges to Revenue**

Additional contribution to finance the capital programme.

Performance Indicator	Ref	Port folio	Dept/ Section	Lead Officer	Actual 2003/04	Target 2005/06	Target 2006/07
Percentage of responsive (but not emergency) repairs during 2002/03, for which the authority both made and kept an appointment	BV 185	HSG	HSG	PMM	98.10%	98.30%	98.40%
Does the authority follow the Commission for Racial Equality's code of practice in rented housing and follow the Good Practice Standards for social landlords on tackling harassment included in the Code of Practice for Social Landlords: Tackling Racial Har	BV164	HSG	HSG	AHMN	Yes	Yes	Yes
The average length of stay in bed and breakfast accommodation of households which include dependent children or a pregnant woman and which are unintentionally homeless and in priority need.	BV183i	HSG	HSG	AHMS	0 nights	0 nights	0 nights
The average length of stay in hostel accommodation of households which include dependent children or a pregnant woman and which are unintentionally homeless and in priority need	BV183ii	HSG	HSG	AHMS	10 weeks	9 weeks	9 weeks
The proportion of LA homes which were non-decent at 1 April 2002	BV184a	HSG	HSG	PMM	28%	18%	12%
The percentage change in proportion of non-decent LA homes	BV184b	HSG	HSG	PMM	42%	22%	33%
The proportion of unfit private sector dwellings made fit or demolished as a direct result of action by the local authority.	BV62	HSG	HSG	HMDR	3.33%	4%	4%
Energy Efficiency – the Local average SAP rating of local authority owned dwellings	BV63	HSG	HSG	PMM	62	66	68

Performance Indicator	Ref	Port folio	Dept/ Section	Lead Officer	Actual 2003/04	Target 2005/06	Target 2006/07
The number of private vacant dwellings that are returned into occupation or demolished as a direct result of the local authority.	BV64	HSG	HSG	HMDR	5	4	4
Local Authority rent collection and arrears: proportion of rent collected	BV66a	HSG	HSG	HMDR	98.8%	99.8%	99.8%
Satisfaction of tenants of council housing with the overall service provided by their landlord.	BV74	HSG	HSG	HHS	79%	Not to be collected	82%
i) Results further broken down by black and ethnic minority	BV74i	HSG	HSG	HHS	63%	Not to be collected	75%
ii) Results further broken down by non-black and ethnic minority tenants	BV74ii	HSG	HSG	HHS	79%	Not to be collected	82%
Satisfaction of tenants of council housing with opportunities for participation in management and decision making in relation to housing services provided by their landlord.	BV75	HSG	HSG	HHS	64%	Not to be collected	66%
i) Results further broken down by black and ethnic minority	BV75i	HSG	HSG	HHS	50%	Not to be collected	66%
ii) Results further broken down by non-black and ethnic minority tenants	BV75ii	HSG	HSG	HHS	64%	Not to be collected	66%
Local Authority rent collection and arrears: Rent arrears of council tenants as a proportion of the authority rent roll.	Local 5	HSG	HSG-DR	HMDR	1.51%	1.06%	1.06%
Proportion of homelessness applications on which the authority makes a decision and issues written notification to the applicant within 33 working days.	Local 6	HSG	HSG	AHMS	91%	98.50%	98.50%

Performance Indicator	Ref	Port folio	Dept/ Section	Lead Officer	Actual 2003/04	Target 2005/06	Target 2006/07
Average re-let times for Local Authority dwellings let in the financial year	Local 7a	HSG	HSG	AHMN	41 days	35 days	30 days
Average re-let times for Local Authority dwellings let in the financial year exc. Difficult to Lets	Local 7b	HSG	HSG	AHMN	32 days	25 days	24 days
The percentage of urgent repairs completed within Government time limits.	Local 9	HSG	HSG	PMM	97%	98%	98%
The average time taken to complete non-urgent responsive repairs	Local 10	HSG	HSG	PMM	13 days	12 days	12 days
The percentage of all repairs completed within target.	Local 11	HSG	HSG-PM	PMM		95%	
The number of people sleeping rough on a single night within the area of the local authority	BV202	HSG	HSG	HMDR	New for 2004/05	0-10	0-10
The percentage change in the average number of families, with dependent children or a pregnant woman, placed in temporary accommodation under the homelessness legislation compared with the average from the previous year.	BV203	HSG	HSG	HMDR	New for 2004/05	5%	5%
Domestic violence refuge places per 1000 population	BV176	HSG	HSG	HMDR	0	0	0

AHMN  
 AHMS  
 HHS  
 HMDR  
 PMM

Area Housing Manager North  
 Area Housing Manager South  
 Head of Housing Service  
 Housing Manager (Development and Resources)  
 Property Maintenance Manager

<b>Monitoring</b>
Monitored quarterly.
Not appropriate for quarterly monitoring.
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**Service Key Tasks**

<b>TASK</b>	<b>KEY AIMS</b>	<b>Port folio</b>	<b>Dept/ Section</b>	<b>Lead Officer</b>	<b>OUTCOME /OUTPUT</b>	<b>TARGET</b>
Produce revised Housing Strategy, submit to GOEM and implement	1,2,3,4	HSG	HSG-DR	HMDR	Revised and updated Housing Strategy devised and submitted to GOEM aimed at meeting 'Fit or Purpose'	Mar-06
<b>Implement the outcomes if the Stock Option Appraisal for the Housing Service</b>	<b>1,3,4,</b>	<b>HSG</b>	<b>HSG-CHM</b>	<b>HHS</b>	<b>To develop and deliver the housing management and maintenance service in accordance with tenants wishes</b>	<b>Mar-06</b>
Produce revised Homelessness Strategy, submit to GOEM and implement	1,2,4	HSG	HSG	AHMN	Revised and updated strategy devised and submitted to GOEM aimed at meeting need and reducing the incidence of homelessness	Mar-06
Implement the changes brought in by the Housing Bill re HMO Licensing, Health and Safety Rating System and Enforcement	3, 4	HSG	HSG-DR	HMDR	To enable improved management and safety of Borough Housing	Sep-05
Development of partnership for procurement of planned and reactive maintenance	3, 4	HSG	HSG-CHM	PMM	Efficient and effective maintenance services which give quality and value for money	Mar-06
Accreditation of the Sheltered Housing Service for the Code of Practice for Sheltered Housing Services	1, 4	HSG	HSG	AHMS	Efficient and effective services which give quality and value for money and meet the requirements of the Supporting People Framework	Mar-06
Undertake Supporting People review of Sheltered Housing Service in accordance with the Quality Assessment Framework	1,4,	HSG	HSG-CHM	AHMN	Efficient and effective services which give quality and value for money and meet the requirements of the Supporting People Framework	Mar-06

<b>TASK</b>	<b>KEY AIMS</b>	<b>Port folio</b>	<b>Dept/ Section</b>	<b>Lead Officer</b>	<b>OUTCOME /OUTPUT</b>	<b>TARGET</b>
Upgrade the Housing Management IT system to browser based version and procure, develop and implement a stock condition module	4	HSG	HSG-CHM HSG-PM	HHS	Efficient and effective use of It system taking advantage of latest technology release	Mar-06
Review and revise the Private Sector Housing Renewal Policy and strategy	3,4	HSG	HSG-DR	HMDR	Policy and strategy revised to effectively address private sector stock condition within the resources available	Mar-06

Tasks in **bold** are corporate improvement tasks.

AHMN	Area Housing Manager North
AHMS	Area Housing Manager South
HHS	Head of Housing Service
HMDR	Housing Manager (Development and Resources)
PMM	Property Maintenance Manager

**HOUSING MANAGEMENT AND SUPPORT SERVICES**

	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>
	<b>Actual</b>	<b>Original</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Housing Management &amp; Support Services</u></b>			
Direct Expenditure	204,542	210,000	209,000
Less Income	0	0	0
<b>NET CONTROLLABLE COSTS</b>	<b><u>204,542</u></b>	<b><u>210,000</u></b>	<b><u>209,000</u></b>
<b><u>Support Costs</u></b>			
Support Costs (inc Dept Admin)	70,425	76,300	113,400
Less Recharge to other services	(274,967)	(286,300)	(322,400)
<b><u>Capital Charges</u></b>			
Financing Charges	0	0	0
<b>NET REVENUE BUDGET</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>

**HOUSING GENERAL MANAGEMENT**

	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>
	<b>Actual</b>	<b>Original</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Housing General Management</u></b>			
Direct Expenditure	565,848	669,800	664,300
Less Income	(5,398)	(4,900)	(4,600)
<b>NET CONTROLLABLE COSTS</b>	<b><u>560,450</u></b>	<b><u>664,900</u></b>	<b><u>659,700</u></b>
<b><u>Support Costs</u></b>			
Support Costs (inc Dept Admin)	804,843	840,800	816,800
Less Recharge to other services	0	0	0
<b><u>Capital Charges</u></b>			
Financing Charges	0	0	0
<b>NET REVENUE BUDGET</b>	<b><u>1,365,293</u></b>	<b><u>1,505,700</u></b>	<b><u>1,476,500</u></b>

**HOUSING SPECIAL SERVICES**

	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>
	<b>Actual</b>	<b>Original</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Housing Special Services</u></b>			
Direct Expenditure	638,829	677,400	714,300
Less Income	67	0	0
<b>NET CONTROLLABLE COSTS</b>	<b><u>638,896</u></b>	<b><u>677,400</u></b>	<b><u>714,300</u></b>
<b><u>Support Costs</u></b>			
Support Costs (inc Dept Admin)	51,907	56,400	58,200
Less Recharge to other services	0	0	0
<b><u>Capital Charges</u></b>			
Financing Charges	0	0	0
<b>NET REVENUE BUDGET</b>	<b><u>690,803</u></b>	<b><u>733,800</u></b>	<b><u>772,500</u></b>

**HOMELESS ACCOMMODATION**

	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>
	<b>Actual</b>	<b>Original</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Homeless Accommodation</u></b>			
Direct Expenditure	17,975	20,500	28,700
Less Income	0	0	0
<b>NET CONTROLLABLE COSTS</b>	<b><u>17,975</u></b>	<b><u>20,500</u></b>	<b><u>28,700</u></b>
<b><u>Support Costs</u></b>			
Support Costs (inc Dept Admin)	4,324	4,600	5,100
Less Recharge to other services	0	0	0
<b><u>Capital Charges</u></b>			
Financing Charges	0	0	0
<b>NET REVENUE BUDGET</b>	<b><u>22,299</u></b>	<b><u>25,100</u></b>	<b><u>33,800</u></b>

**HOUSING REPAIRS**

	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>
	<b>Actual</b>	<b>Original</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Housing Repairs</u></b>			
Direct Expenditure	1,814,109	1,910,600	2,005,200
Less Income	(723)	(700)	(700)
<b>NET CONTROLLABLE COSTS</b>	<b><u>1,813,386</u></b>	<b><u>1,909,900</u></b>	<b><u>2,004,500</u></b>
<b><u>Support Costs</u></b>			
Support Costs (inc Dept Admin)	135,488	148,900	173,400
Less Recharge to other services	0	0	0
<b><u>Capital Charges</u></b>			
Financing Charges	0	0	0
<b>NET REVENUE BUDGET</b>	<b><u>1,948,874</u></b>	<b><u>2,058,800</u></b>	<b><u>2,177,900</u></b>

**SUPPORTING PEOPLE**

	<b>2003/2004</b>	<b>2004/2005</b>	<b>2005/2006</b>
	<b>Actual</b>	<b>Original</b>	<b>Estimate</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>Supporting People</u></b>			
Direct Expenditure	470,634	489,000	538,800
Less Income	(396,587)	(426,800)	(487,400)
<b>NET CONTROLLABLE COSTS</b>	<b><u>74,047</u></b>	<b><u>62,200</u></b>	<b><u>51,400</u></b>
<b><u>Support Costs</u></b>			
Support Costs (inc Dept Admin)	52,704	55,400	68,800
Less Recharge to other services	0	0	0
<b><u>Capital Charges</u></b>			
Financing Charges	0	0	0
<b>NET REVENUE BUDGET</b>	<b><u>126,751</u></b>	<b><u>117,600</u></b>	<b><u>120,200</u></b>

**HRA REVENUE - Resource Development Bids 2005/06****SMT SCORE PRIORITISED**

<b>DEPARTMENT</b>	<b>Ref</b>	<b>2005/06 Net Revenue Bid</b>	<b>2006/07 Net Revenue Bid</b>	<b>2007/08 Net Revenue Bid</b>	<b>2008/09 Net Revenue Bid</b>	<b>2009/10 Net Revenue Bid</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Officer to Support ERDMS Implementation	HR7	30,000	30,000	30,000	30,000	30,000
Development Of Training Programme	HR1	17,000	7,500	7,500	7,500	7,500
Migration Of Housing System To Version 7	HC1	13,000	1,000	1,000	1,000	1,000
IT Software	HR2	17,300	4,100	4,100	4,100	4,100
Upgrade Of Communal Aerials	HR4	26,000	26,000	26,000	26,000	26,000
<b>Total HRA Revenue Bids</b>		<b>103,300</b>	<b>68,600</b>	<b>68,600</b>	<b>68,600</b>	<b>68,600</b>

**CAPITAL PROGRAMME 2004/2005 TO 2005/2006**

<b><u>HOUSING INVESTMENT PROGRAMME</u></b>	<b>ORIGINAL ESTIMATE 2004/05</b>	<b>ESTIMATE 2005/06</b>
<b><u>Renovation of Local Authority Dwellings</u></b>		
Home Insulation THAWS 6323	500,000	400,000
Roof Replacement Scheme 6324	-	100,000
Rewires 6325	150,000	50,000
Integrated Kitchen Replacement 6326	800,000	460,000
Bathroom replacement 6327	200,000	330,000
Void Properties 6328	80,000	-
Community Security 6331	50,000	50,000
Window & Door Replacement 6335	1,300,000	1,700,000
External Walls 6336	100,000	-
Welfare Adaptions 6379	80,000	-
Other schemes/External works	203,000	733,000
Electronic Records Document Management System	-	37,500
<b>TOTAL HOUSING INVESTMENT PROGRAMME</b>	<b>3,463,000</b>	<b>3,860,500</b>