

HOUSING REVENUE ACCOUNT

APPENDIX 1

LINE NO.	2013/14 ACTUAL £	SUMMARY	2014/15 ESTIMATE £	2015/16 ESTIMATE £
1	14,507,107	Rental Income	15,092,200	15,465,200
2	947,910	Charges for Services	979,300	1,084,220
3	252,850	Contributions towards Expenditure	214,600	200,600
4	144,817	Community Amenities Contribution	154,200	168,800
5	15,852,684	Total Direct Income	16,440,300	16,918,820
6	2,462,651	Supervision and Management	2,299,500	2,723,350
7	1,228,242	Special Services	1,403,900	1,456,880
8	3,736,325	Repairs and Maintenance	3,489,900	4,244,550
9	213,467	Rents and Rates	175,400	153,800
10	41,365	Provision for Bad Debts	50,000	50,000
11		Depreciation of Fixed Assets		
12	3,884,273	- Dwellings	3,237,000	3,921,830
13	498,568	- Other Assets	465,200	496,270
14	3,804	- Intangible Assets	2,900	2,930
15	(6,712,630)	Impairment of Fixed Assets	-	-
16	29,594	Debt Management Costs	30,300	33,600
17	17,040	Supporting People Non-Benefit Support	11,400	15,000
18	5,402,699	Total Direct Expenditure	11,165,500	13,098,210
19	(10,449,985)	Net Cost of Services	(5,274,800)	(3,820,610)
20	(466,857)	Gain on Sale of HRA Fixed Assets	-	-
21	(213,905)	Capital Grants & Contributions	-	-
22	139,000	Past Service Pension Gains & Costs	-	-
23	1,855,108	Interest Payable	1,868,900	1,836,110
24	(25,967)	Interest Receivable (Working Balance)	(40,000)	(20,000)
25	(9,162,606)	Net Operating Expenditure	(3,445,900)	(2,004,500)
26	1,184,750	Repayment of Internal Borrowing	1,697,880	1,679,200
27	1,516,961	Capital Expenditure Funded from Revenue	1,294,720	820,000
28	(3,355)	Amortised Premiums and (Discounts)	(3,400)	(3,360)
29	2,325,985	Reversal of Depreciation & Impairments	(3,705,100)	(4,421,030)
30	466,857	Reversal of Gain on Sale of HRA Fixed Assets	-	-
31	213,905	Reversal of Capital Grants & Contributions	-	-
32	4,386,645	Transfer to / (from) Major Repairs Reserve	3,705,100	4,421,030
33	(190,000)	Transfer to / (from) Pensions Reserve	-	-
34	739,142	Net (Surplus) / Deficit	(456,700)	491,340
35	3,466,662	BALANCE 1 APRIL	2,815,552	3,009,110
36	2,727,520	BALANCE 31 MARCH	3,272,252	2,517,770

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APPENDIX 2

LINE NO.	2013/14 ACTUAL £	SUPERVISION & MANAGEMENT	2014/15 ESTIMATE £	2015/16 ESTIMATE £
1	966,561	Employees	841,200	817,500
2	2,110	Premises	5,800	5,800
3	48,430	Transport	49,000	42,100
4	388,125	Supplies and Services	342,900	835,400
5	80,509	Tenant Incentive & Relocation Scheme	98,500	100,000
6	976,916	Support Services	962,100	922,550
7	2,462,651	EXPENDITURE (To Summary Line 6)	2,299,500	2,723,350

SERVICE STATEMENT:

General services include the running costs of housing policy and management relative to Council dwellings, garages and shops; tenancy applications and selection of tenants; rent collection and accounting and the tenant participation initiative.

SERVICE ANALYSIS:

633,661	General Management	615,700	1,019,710
554,052	Managing Tenancies	588,300	663,110
249,182	Rent Accounting	263,100	251,030
155,984	Tenant Participation	129,200	134,130
54,653	Sale of Council Dwellings	45,800	49,470
815,119	Corporate and Democratic Core	657,400	605,900
2,462,651	Net Expenditure	2,299,500	2,723,350

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APPENDIX 3

LINE NO.	2013/14 ACTUAL £	SPECIAL SERVICES	2014/15 ESTIMATE £	2015/16 ESTIMATE £
1	282,049	Employees	303,500	291,700
2	805,877	Premises	965,600	1,010,350
3	14,376	Transport	12,700	13,900
4	23,219	Supplies and Services	38,100	33,530
5	13,719	Agency and Contracted Services	10,000	10,000
6	89,002	Support Services	74,000	97,400
7	1,228,242	EXPENDITURE (To Summary Line 7)	1,403,900	1,456,880

SERVICE STATEMENT

Special services include the running costs (as distinct from servicing and repairs) of plant and apparatus such as lifts and boilers; lighting of staircases and courtyards; costs of wardens, caretaking and cleansing and grounds maintenance.

SERVICE ANALYSIS:

98,654	Communal Heating	157,100	120,900
131,417	Communal Lighting	120,000	129,550
29,837	Lifts	43,500	41,400
2,943	Laundry Services	7,900	7,600
38,109	Caretaking Services	34,100	30,890
83,805	Cleaning Services	121,600	155,110
376,242	Grounds Maintenance	397,500	429,960
344,669	Supported Housing	395,300	420,950
8,392	Homeless Accommodation	14,100	16,000
114,174	Other Services	112,800	104,520
1,228,242	Net Expenditure	1,403,900	1,456,880

MANAGEMENT SUMMARY:

2,462,651	Supervision & Management	2,299,500	2,723,350
1,228,242	Special Services	1,403,900	1,456,880
3,690,893	Net Expenditure	3,703,400	4,180,230

HOUSING REVENUE ACCOUNT

APPENDIX 4

LINE NO.	2013/14 ACTUAL £	REPAIRS & MAINTENANCE	2014/15 BUDGET £	2015/16 BUDGET £
1	511,451	Employees	301,500	634,800
2		Repairs to Premises		
3	900,068	- Planned Maintenance	1,342,000	1,409,100
4	2,095,393	- Responsive Repairs	1,671,700	1,820,200
	-	- Disabled Adaptations	-	80,000
5	44,944	Transport	21,500	40,200
6	120,015	Supplies and Services	31,400	43,200
7	64,454	Support Services	121,800	217,050
8	3,736,325	EXPENDITURE	3,489,900	4,244,550
		(To Summary Line 8)		

SERVICE STATEMENT:

Responsive and planned maintenance of Council dwellings, garages and shops located on Council Housing estates.

LINE NO.	2013/14 ACTUAL £	RESOURCES ANALYSIS	2014/15 ESTIMATE £	2015/16 ESTIMATE £
1	14,507,107	Rental Income	15,092,200	15,465,200
2	947,910	Charges for Services	979,300	1,084,220
3	252,850	Contributions towards Expenditure	214,600	200,600
4	144,817	Community Amenities Contribution	154,200	168,800
5	15,852,684	Total Direct Income	16,440,300	16,918,820
6	1,760,061	Employees	1,446,200	1,744,000
7	4,016,915	Premises	4,160,500	4,479,250
8	107,750	Transport	83,200	96,200
9	531,359	Supplies and Services	412,400	912,130
10	13,719	Agency and Contracted Services	10,000	10,000
11	80,509	Tenant Incentive & Relocation Scheme	98,500	100,000
12	1,130,372	Support Services	1,157,900	1,237,000
13		Depreciation of Fixed Assets		
14	3,884,273	- Dwellings	3,237,000	3,921,830
15	498,568	- Other Assets	465,200	496,270
16	3,804	- Intangible Assets	2,900	2,930
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25	139,000	Past Service Pension Gains & Costs	-	-
26	1,855,108	Interest Payable	1,868,900	1,836,110
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35	4,386,645	Transfer to / (from) Major Repairs Reserve	3,705,100	4,421,030
36	(190,000)	Transfer to / (from) Pensions Reserve	-	-
37	739,142	NET (SURPLUS) / DEFICIT	(456,700)	491,340

HOUSING REVENUE ACCOUNT

APPENDIX 6

LINE NO.	2013/14 ACTUAL £	WORKING BALANCE ALLOCATION	2014/15 BUDGET £	2015/16 BUDGET £
1	898,095	General Working Balance	2,090,552	1,500,000
2	373,322	Capital Expenditure	-	-
3	83,586	Budget Carry Forwards	-	-
4	906,700	Special Projects	906,700	742,770
5	58,943	Agile Working IT Project	-	-
6	131,874	Service Charges	-	-
7	275,000	Self Insurance	275,000	275,000
8	2,727,520	WORKING BALANCE	3,272,252	2,517,770



Tenants Of Lewes District

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6th January 2015

Andy Chequers
Lewes District Council
Southover House
Lewes
East Sussex

6th January 2015

Dear Andy

I am writing to extend our thanks to yourself and the LDC Finance team following our meeting on Monday 22nd December 2014. We felt that the meeting was particularly positive and were encouraged by the full and frank discussions and exchange of information.

I would like to take this opportunity to confirm that, although we would prefer no rent rise at all (considering the cost of living increase and wages not moving in the same direction) we as a committee agree that the proposed increase is fair, taking into account the aims set out within the business plan and the desire to reach convergence with target rents as set out by government guidelines.

As a committee, we remain very committed to the provision of truly affordable housing throughout the district and look forward to working with officers and councillors closely to help ensure retention and further provision.

Yours sincerely

Nikki Plummer
Vice Chair, Tenants of Lewes District