

HOUSING REVENUE ACCOUNT BUDGET AND HOUSING CAPITAL EXPENDITURE PROGRAMME 2011/12

1. BACKGROUND

- 1.1 On 11 January 2011 Housing Review Panel considered a draft proposed Housing Revenue Account budget and a proposed Housing Capital Programme. The report considered by Panel is attached as Annex A to this report.
- #
- 1.2 The report considered by Panel was provisional because the Authority had only received draft Housing Subsidy information from the Government and the internal full budget allocation process had not been completed at the time the report was written. Final subsidy figures have now been received and a final budget proposal produced.
- #
- 1.3 Changes to the proposed budget considered by Panel are detailed in Section 2 below and an updated HRA budget is set out in Annex B. The amendments do not affect any of the original recommendations made in relation to rent, service charge or garage rent increases.
- 1.4 Cabinet is required to recommend a 2011/12 Housing Capital Programme and 2011/12 HRA budget for consideration of Council on 28 February 2011.

2. BUDGET AMENDMENTS SINCE REVIEW PANEL

- 2.1 The overall estimated annual deficit for the year has reduced by £261,000 from £1.966 million to £1.705 million. This is due to:

	£'000
Reduction in Housing Subsidy Payable to the Government	-60
Increased Major Repairs Allowance Receivable	-26
Reduced Gas/Electricity/Other Utility budgets in Sheltered Housing and Hostels	-76
Reduced Insurance costs	-11
Savings in Employee costs and other business unit allocations	-85
Other	-3
	<u>-261</u>

- 2.2 There are no changes to the original recommended capital programme.

3. TENANTS' COMMENTS

- 3.1 The Tenant representatives commented that whilst they were not happy with the intended increases they did understand the reasons for them and agreed that lower increases would have a negative effect on the Housing Revenue Account and would not be viable in the long term.

4. REVIEW PANEL COMMENTS

- 4.1 The Housing Review Panel, at their meeting on 11 January 2011, supported the recommendations contained in this report but noted that the proposed 6.2% increase in Housing rents would potentially make more people dependant on Housing Benefit. This however had to be balanced against the alternative of a significantly reduced programme of maintenance works/improvements given the further increase in the amount of negative subsidy payable to the Government.

5. PORTFOLIO HOLDER COMMENTS

- 5.1 I am disappointed that the HRA will be in deficit for 2011/12 but understand that the reasons for this have been outside the Council's control. The additional £916,000, net of additional MRA funding, that we will have to pay to the Government is unwelcome, as is the consequential increase in tenants' rents and I hope that any future review of the HRA system will remove this unfair tax on our tenants. I am pleased that the prudent management of the HRA over past years has enabled us to build up a substantial reserve that will enable us to further fund much needed major repairs/improvements to the North Milton Estate and, in the short term, mean that we can fund the HRA deficit.

6. ENVIRONMENTAL, CRIME & DISORDER AND EQUALITY & DIVERSITY IMPLICATIONS

- # 6.1 These matters are covered in Annex A.

7. RECOMMENDATIONS

That the Cabinet be asked to recommend to the Council:

- # 7.1 That the HRA budget as set out in Annex B of this report be agreed;
- 7.2 That from 4 April 2011, an average increase in rents of 6.2% from the average 2010/11 rent level, in accordance with rent restructuring guidelines be agreed.
- 7.3 That from 4 April 2011, an increase of 6.2% in hostel service charges be agreed.
- 7.4 That from 4 April 2011, an increase of 4% in sheltered housing service charges be agreed.
- 7.5 That from 4 April 2011, an increase of 50 pence per week in garage rents (plus VAT for garages let to non-Council tenants) be agreed; and
- # 7.6 That a 2011/12 Housing Capital Programme of £7.828m as set out in Appendix 2 of Annex A of this report be agreed.

For Further Information Please Contact:

Bob Jackson, Executive Director
Tel: (023) 8028 5263
Email: bob.jackson@nfdc.gov.uk

HOUSING REVIEW PANEL - 11 JANUARY 2011

HOUSING REVENUE ACCOUNT BUDGET AND CAPITAL EXPENDITURE PROGRAMME 2011/12**1. INTRODUCTION**

- 1.1 Communities and Local Government (CLG) have issued the 2011/12 Draft Housing Revenue Account Subsidy Determination (the draft subsidy) for consultation. The determination is for one year only. Work is currently continuing to reform the system of council housing finance with an anticipated introduction date of April 2012.
- 1.2 This report sets out for 2011/12 the proposed Housing Revenue Account (HRA) based on the draft subsidy and also the capital programme. The proposals may change if CLG amends the draft subsidy after the consultation period, which ends on 16 December 2010.
- # 1.3 The indicative HRA budget is attached as **Appendix 1**. The proposed capital
programme is attached as **Appendix 2**.

2. KEY ISSUES

- 2.1 Members are asked to consider a number of financial issues for 2011/12.
- 2.2 **Housing Rents**
- 2.2.1 The report identifies the potential rent increase in line with the adoption of CLG proposals on rent restructuring, as approved by Cabinet on 5th December 2001. This reflects the policy stated in the Council's HRA Business Plan, which was approved by Cabinet on 8th July 2002.
- 2.2.2 Using the criteria within the draft subsidy, it is proposed that average rents are increased to £84.47 for 2011/12. The actual rise would vary by property, but would amount to an increase of £4.93 pence or 6.2% over the current average.
- 2.3 **Hostels – Service Charges**
- 2.3.1 The primary aim when reviewing and setting the service charge for hostels is to ensure that relevant costs are fully recovered from those who benefit from them. Due to cost pressures particularly from the substantial rises in utilities charges which make up a significant proportion of costs, an £10.3k gap has developed between costs and service charge income, which would necessitate an increase in service charges of 15.0%.

2.3.2 As a result, whilst the longer term goal is to fully recover costs, it is proposed to continue with the phased approach adopted previously. It is proposed to increase service charges by 6.2% in line with the proposed rent increase, generating additional income of £4.3k and minimising the immediate cost impact on a vulnerable client group.

2.4 Sheltered Housing – Service Charges

2.4.1 The primary aim when reviewing and setting the service charge for Sheltered Housing tenants is to ensure that relevant costs are fully recovered. It includes tenants in decommissioned sites who wanted to retain the service.

2.4.2 As with rents, the service charge payable by individual users varies according to their property and other factors, such as whether utilities costs are included and the level of service received. There is currently a shortfall of £26k between costs and service charge income. It is therefore proposed to apply a 4% increase in order fully recover estimated costs.

2.5 Garage Rents

2.5.1 A garage rent increase of 50 pence per week is recommended. This equates to a 6.2% increase, which is in line with the proposed dwelling rent increase and will generate additional income of £41k.

2.6 Due to the uncertainty in the amount of grant and other resources that the Council will receive in relation to its General Fund activities the Council has been unable to determine the level of budget savings that will be required for 2011/12 and therefore while significant work is being carried out in identifying efficiencies and savings no information has yet been input to the Council's overall budget system. This means that any impact of budget allocations to the Housing Revenue Account is not yet known and therefore all supervision and management and associated budgets have currently been left at the 2010/11 budget level for the purposes of this report. Figures are not anticipated to vary materially once the full budget process is completed but updated figures will be included in the budget report to Cabinet in February.

3. HRA INCOME 2010/11

3.1 Estimated total income for 2011/12 is £1.309 million higher than the original budget for 2010/11. The income variations from the 2010/11 approved budget are set out below:

	£000	Paragraph
Housing Rents	1,240	3.2
Non Dwelling Rents	9	3.3
Service Charges	-33	3.4
Major Repairs Allowance	72	3.5
Interest Receivable	9	3.6
Other Income	12	3.7
	<u>1,309</u>	

- 3.2 **Housing Rents (£1,240k)** – The proposed budget for 2011/12 includes the effect of the average 6.2% rent increase proposed in paragraph 2.2 and takes account of current 10/11 rent income estimates, which are £41k less than the original 10/11 budget. The rent increase will generate additional estimated income of £1.281m which exceeds the increase in the amount of housing subsidy payable due to the increase in the guideline rent element.
- 3.3 **Non Dwelling Rents (£9k)** – This income is derived from garages and rents of other housing land. Garage rent income for 2010/11 is predicted to be in line with the original budget but other income is predicted to be £32k less than budget. These positions are anticipated to continue into 2011/12 but will be offset by a £41k increase in income from the proposed increase in garage rents set out in paragraph 2.5.
- 3.4 **Service Charges (-£33k)** – Service charge income in 2010/11 is predicted to be £63,000 less than the approved budget but this is offset by additional income of £4,300 and £26,000 from the proposed increases in hostel and sheltered housing service charges set out in paragraphs 2.3.2 and 2.4.2.
- 3.5 **Major Repairs Allowance (£72k)** – The Major Repairs Allowance (MRA) subsidy per dwelling has risen by £17.16 (2.47%) to £712.57. As with other allowances, the MRA for 2011/12 is based on 5,017 units, resulting in a total subsidy of £3.568m, an increase of £72,000.
- 3.6 **Interest receivable (£9k)** – Despite the reduction in HRA balances interest earnings are anticipated to increase by £9k due to anticipated increases in interest rates.
- 3.7 **Other income (£12k)** – The contribution from the general fund towards shared amenities has increased by £12k to take account of current expenditure charged to the HRA and updated for the number of sold dwellings.

4. HRA EXPENDITURE 2010/11

- 4.1 Budgeted expenditure for 2011/12 is £193k higher than the approved budget for 2010/11. The major variations are set out below:

	£000	Paragraph
Major Repairs	0	4.2
Cyclical/Reactive Maintenance	355	4.3
Supervision and Management	0	4.4
Rent Rebates	-11	4.5
Capital Financing Costs	-151	4.6
	193	

- 4.2 **Major Repairs (£0k)** – The ten year maintenance and improvement programme was presented to Members on 21 November 2007 (Housing Review Panel – Report C) and included provision to maintain expenditure at the current level of £4.976m for 2011/12. This is partially funded by the £3.568m MRA provided for within the draft subsidy and detailed in paragraph 3.5.

- 4.3 **Cyclical/Reactive Maintenance (£355k)** – Based on expenditure incurred in 2009/10 and to date this year it is proposed to increase the reactive maintenance budget by £200,000 to £2.2million and the cyclical maintenance budget by £155,000 to £1.4million.
- 4.4 **Supervision and Management (£0k)** – As detailed in paragraph 2.6 the full budget process has not yet been completed and therefore adjustments to supervision and management figures are not yet available. Material changes are not anticipated and should not therefore impact significantly on the overall position of the HRA or on the key financial issues considered in this report.
- 4.5 **Rent Rebates (-£11k)** – The HRA contribution to the cost of Rent Rebates is estimated to reduce by £11k. This is due to the limit rent for benefit subsidy purposes increasing by more than the actual dwelling rent increase proposed in this report.
- 4.6 **Capital Financing Costs (-£151k)** – The reduction in capital financing costs is principally due to a reduction of £132,000 in the premiums payable on prematurely repaid loans. This reduction is usually matched by an equal adjustment in the Housing Subsidy figure but this had already been allowed for in the 2010/11 subsidy budget figure. The 2010/11 capital financing costs budget is overstated.

5. HOUSING SUBSIDY 2011/12

- 5.1 Changes to subsidy mean the payment to government is £1.074 million higher than last year, as shown in the table below. All major items contributing to this are explained separately in the notes below the table:

	£000	Paragraph
Guideline Rent	1,152	5.2
Capital Financing	-50	5.3
Maintenance and Management	- 28	5.4
	<u>1,074</u>	

- 5.2 **Guideline Rent (£1,152k)** – The Government’s rent restructuring policy necessitates increases in guideline rents which in turn impact upon the actual rent payable. For 2011/12 the proposed increase of £4.67 (6%) from £77.99 to £82.66 will result in reduced subsidy of £1.152million. This is more than offset by a credit of £1.281million resulting from the increase in rent income detailed in paragraph 3.2. Withdrawal of subsidy will continue until rent convergence has been achieved as per the restructuring policy.
- 5.3 **Capital Financing (-£50k)** – As part of the subsidy calculations, CLG assume that the Council has a certain debt level, called our subsidy capital financing requirement (SCFR).
- 5.3.1 For historic reasons, our SCFR at £12.8m exceeds the £1.9m actual HRA debt. This is a situation experienced by the majority of authorities within the HRA system.

5.3.2 The SCFR gives a positive benefit to the HRA as it reduces the level of subsidy payable to the government. For 2011/12, the projected interest rate applied to the assumed debt has increased from the 2010/11 level of 0.4% to 0.7%, which will reduce the amount of subsidy payable by c £50k.

5.4 **Maintenance and Management (-£28k)** – The following factors are responsible for the £28k funding increase:

Allowance per Property	2010/11	2011/12	Change
Maintenance Allowance	£1003.46	£1,003.66	+£0.20
Management Allowance	£472.77	£481.47	+£8.70
Number of Dwellings	5,028	5,017	-11 no.

Allowance for HRA	2010/11	2011/12	Change
Maintenance Allowance	-£5,045,650	-£5,035,380	£10,270
Management Allowance	-£2,377,220	-£2,415,630	-£38,410
Total Allowances	-£7,422,870	-£7,451,010	-£28,140

5.4.1 The per unit subsidy increases in the Maintenance and Management Allowances are 0% and 1.8% respectively, equating to a 0.6% increase combined. However as a result of the reduction in the number of dwellings the extra subsidy of £28k is a rise of only 0.38%.

6. USE OF HRA RESERVES

- 6.1 In 2011/12, it is proposed to use £1.5m of the HRA reserve to part fund the North Milton Estate refurbishment, as approved by Council on 20 July 2009.
- 6.2 The estimated HRA balance as at 31 March 2011 is £5.836 million. If the proposed 2011/12 HRA budget is approved this will reduce to £3.870 million due to the £1.5 million referred to in paragraph 6.1 and an estimated operating deficit for the year of £466,000. The operating deficit is £42,000 less than the original budgeted deficit for 2010/11. In addition £1.0 million of the reserve is committed to fund the final stages of the North Milton Estate refurbishment, which has been rephased into 2012/13, following consultation with tenants.
- 6.3 It is anticipated that for 2012/13 the HRA will remain in deficit but the full effect will be dependant upon the level of rent increase proposed under the restructuring criteria; any recovery in interest rates; possible implications from the proposed reform of housing finance and the wider effect that the economic situation may have on national finances and the HRA as a whole.

7. CAPITAL PROGRAMME 2011/12

7.1 The proposed expenditure and funding is outlined in the table below:

	Original 2010/11 £000	Latest 2010/11	Original 2011/12 £000
Proposed Expenditure			
Private Sector Renewal	102	102	102
PUSH Grants	0	124	0
Disabled Facilities Grant	507	711	550
Social Housing Grant	985	525	500
Environmental Enhancements	200	200	200
Major Repairs	4,976	4,976	4,976
Major Projects	3,100	2,100	1,500
TOTAL	9,870	8,738	7,828
Funded by			
Government Funding			
GOSE Allocations	318	322	322
PUSH Grant	0	124	0
New Build	650	600	0
Major Repairs Allowance	3,496	3,496	3,568
NFDC Resources			
HRA Revenue Contribution	1,680	1,680	1,608
HRA Reserves	1,700	1,500	1,500
Loan Financing	700	0	0
Capital Receipts/Dev Conts	1,326	1,016	830
TOTAL	9,870	9,738	7,828

7.2 The proposed capital programme is largely unchanged from 2010/11 except for an increase of £43k in Disabled Facilities Grants to reflect demand levels, a reduction of £485k in the Local Authority Social Housing Grant (SHG) budget (para 7.5), and the removal of funding of £1.6m re the non-recurring major projects budget for the Howards Mead development (para 7.6).

7.3 The sources of financing are unchanged from 2009/10, although the contribution values are different. The increase in Major Repairs Allowance is offset by the reduction in the HRA contribution. HRA reserves will be used to fund the Major Projects and a reduction in use of retained capital receipts reflects the reduction to the SHG budget. The Government Office for the South East (GOSE) is yet to confirm their contribution to the Disabled Facilities Grant (DFG) programme for 2011/12. Until this is received, it is assumed current criteria and funding will not change.

7.4 RTB receipts remain minimal with only three sales having been completed so far this year, realising £79k in funding for affordable housing. This has however been supplemented by the sale of Roundhills Cottage in Fordingbridge for £128k. Developers Contributions for 2010/11 in respect of affordable housing are just over £100,000. Both of these are included within the overall useable capital receipts figure. New receipts for 2011/12 onwards have been estimated at £150k per annum but this might prove to be optimistic.

- 7.5 The SHG budget has been reduced in order to reflect the current conditions. There has been relatively little activity in terms of SHG during 2010/11 and the budgets for both 2010/11 and 2011/12 have been reduced simply to recognise the overall economic difficulties facing the market. These grants to Registered Social Landlords (RSLs) are for the provision of Affordable Housing, which is one of the Council's Key Priorities. The intention is to reinstate the budget as the economy improves. It should also be noted that the HCA are reducing their funding to RSLs and so this may place a greater burden of demand and expectation upon SHG.
- 7.6 Funding for the Howards Mead new build project has been retained in 2010/11 although this may be largely rephased into 2011/12 due to renegotiations following the collapse of the approved development contractor.
- 7.7 The capital spending power of the Council is limited by the availability of usable capital receipts; the ability to fund capital expenditure from revenue sources (Council Tax, HRA rents and balances); or through the use of borrowing.
- # 7.8 As can be seen in Appendix 2, the capital programme can be fully funded for 2011/12 but the future is somewhat bleaker. Either additional funding or a reduction in the proposed programme to the value of £124km in 2012/13, rising to £680k thereafter must be identified. In light of the reduced receipts and the statutory nature of DFG provision, consideration will need to be given on how best to fund the Housing capital programme for the medium and long-term.
- # 7.9 Based upon the proposals above, the Housing capital programme for 2011/12 (and provisional estimates to 2013/14) is detailed in Appendix 2 for consideration by the Review Panel and eventual submission to Council on 28 February 2011.

8. ENVIRONMENTAL IMPLICATIONS

- 8.1 Although the services covered in this report clearly do have an impact on the Environment, this report focuses on the financial effect of the Government's subsidy proposals and the proposed HRA budgets and capital programme. There are no direct environmental implications arising from this report.

9. CRIME AND DISORDER IMPLICATIONS

- 9.1 Paragraph 8.1 applies. There are no direct crime and disorder implications arising from this report.

10. EQUALITY AND DIVERSITY IMPLICATIONS

- 10.1 Paragraph 8.1 applies. There are no direct equality and diversity implications arising from this report.

11. TENANTS VIEWS

- 11.1 Tenants' views will be sought at the meeting of the Policy and Report Focus Group on 10 January 2011 and will be reported to Panel at the meeting.

12. PORTFOLIO HOLDER COMMENTS

- 12.1 I am disappointed that the HRA will be in deficit for 2011/12 but understand that the reasons for this have been outside of the Council's control. The additional £1.074m that we will pay to the government is unwelcome as is the consequential increase in tenants' rents and I hope that any future review of the HRA system will remove this unfair tax on our tenants. I am pleased that the prudent management of the HRA over past years has enabled us to build up a substantial reserve that will enable us to further fund much needed major repairs, improvements to the North Milton Estate and, in the short term, mean that we can fund the deficit HRA.

13. RECOMMENDATIONS

- 13.1 Members are recommended to:
- i) Support the HRA budget and capital programme for 2011/12 subject to any comments and proposals to be passed to Cabinet.
 - ii) Support the inclusion within the HRA budget of the expenditure proposals in section 4 and the proposed increases of:-
 - Service charges in line with the detailed proposals in section 2.
 - £0.50 per week increase for garage rents (plus VAT for garages let to non-Council tenants).
 - iii) Agree any comments to be passed to Cabinet in respect of the proposed increase in Housing Rents.

For Further Information Please Contact:

Dave Brown
Head of Housing Services
Tel (023) 8028 5141
Email: dave.brown@nfdc.gov.uk

Background Papers:

Published documents as referred to within this report.

HOUSING REVENUE ACCOUNT BUDGET

	2010/11 £'000	2011/12 £'000	Variation £'000	Para
INCOME				
Dwelling Rents	-20,706	-21,946	-1,240	3.2
Non Dwelling Rents	-710	-719	-9	3.3
Charges for Services & Facilities	-1,204	-1,171	33	3.4
Contributions towards Expenditure	-82	-82	0	2.6
Major Repairs Allowance Received	-3,496	-3,568	-72	3.5
Interest Receivable	-26	-35	-9	3.6
Sales Administration Recharge	-15	-15	0	2.6
Shared Amenities Contribution	-160	-172	-12	3.7
TOTAL INCOME	-26,399	-27,708	-1,309	
EXPENDITURE				
Repairs & Maintenance				
Major Repairs (including additional contribution)	4,976	4,976	0	4.2
Environmental Enhancements	200	200	0	
Cyclical Maintenance	1,245	1,400	155	4.3
Disabled Facilities	459	459	0	
Reactive Maintenance	2,000	2,200	200	4.3
Supervision & Management				
General Management	3,184	3,184	0	4.4
Special Services	1,882	1,882	0	4.4
Homeless Assistance	93	93	0	4.4
Sale of Council Houses	24	24	0	4.4
Rents, Rates, Taxes and Other Charges	31	31	0	4.4
Rent Rebates	111	100	-11	4.5
Provision for Bad Debt	30	30	0	
Capital Financing Costs	255	104	-151	4.6
TOTAL EXPENDITURE	14,490	14,683	193	
HRA OPERATING SURPLUS(-) / DEFICIT	-11,909	-13,025	-1,116	
Housing Subsidy Payable to Government				
Guideline Rent (payable)	19,981	21,133	-1,152	5.2
Capital Financing (receivable)	-141	-191	50	5.3
Management and Maintenance (receivable)	-7,423	-7,451	28	5.4
Total Housing Subsidy Payable	12,417	13,491	1,074	
HRA Total Annual Surplus(-) / Deficit	508	466	-42	
Use of HRA Reserve for Major Projects	1,700	1,500	-200	6.1
HRA TOTAL ANNUAL SURPLUS(-) / DEFICIT	2,208	1,966	-242	

NEW FOREST DISTRICT COUNCIL
HOUSING PORTFOLIO CAPITAL PROGRAMME - 2010/11 to 2013/14

PROJECT	Original Estimate 2010/11 £'000	Forecast Capital Expenditure			
		2010/11 £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000
<u>PRIVATE SECTOR</u>					
IMPROVEMENT GRANTS					
Private Sector Renewal / Home Repairs	102	102	102	102	102
PUSH Grants		124	0	0	0
Disabled Facilities Grant	507	711	550	550	550
Total Improvement Grants	609	937	652	652	652
ENABLING ACTIVITIES					
Social Housing Grant	985	525	500	500	500
Total Enabling Activities	985	525	500	500	500
Reductions in programme to be identified			0	-124	-680
TOTAL PRIVATE SECTOR	1,594	1,462	1,152	1,028	472
<u>PUBLIC SECTOR</u>					
Major Repairs	4,976	4,976	4,976	4,976	4,976
Environmental Enhancements	200	200	200	200	200
Major Projects	1,500	500	1,500	1,000	0
NFDC New Build	1,600	1,600	0	0	0
TOTAL PUBLIC SECTOR	8,276	7,276	6,676	6,176	5,176
TOTAL EXPENDITURE	9,870	8,738	7,828	7,204	5,648
<u>FINANCING - PRIVATE SECTOR</u>					
Government Disabled Facilities Grant	318	322	322	322	322
PUSH Grant	0	124	0	0	0
Developers' Contributions	50	100	0	0	0
Capital Receipts	1,226	916	830	706	150
	1,594	1,462	1,152	1,028	472
<u>FINANCING - PUBLIC SECTOR</u>					
Major Repairs Allowance	3,496	3,496	3,594	3,594	3,594
HRA Revenue Contribution	1,680	1,680	1,582	1,582	1,582
HRA Balances re Major Projects/New Build	1,700	1,500	1,500	1,000	0
New Build Grant	650	600	0	0	0
New Build Loan	700	0	0	0	0
Capital Receipts	50	0	0	0	0
	8,276	7,276	6,676	6,176	5,176
TOTAL FINANCING	9,870	8,738	7,828	7,204	5,648

HOUSING REVENUE ACCOUNT BUDGET

	REVIEW PANEL Jan-11 £'000	Variation £'000	BUDGET 2011/12 £'000
INCOME			
Dwelling Rents	-21,946		-21,946
Non Dwelling Rents	-719		-719
Charges for Services & Facilities	-1,171	-7	-1,178
Contributions towards Expenditure	-82	4	-78
Major Repairs Allowance Received	-3,568	-26	-3,594
Interest Receivable	-35		-35
Sales Administration Recharge	-15		-15
Shared Amenities Contribution	-172		-172
TOTAL INCOME	-27,708	-29	-27,737
EXPENDITURE			
Repairs & Maintenance			
Major Repairs (including additional contribution)	4,976		4,976
Environmental Enhancements	200		200
Cyclical Maintenance	1,400		1,400
Disabled Facilities	459		459
Reactive Maintenance	2,200		2,200
Supervision & Management			0
General Management	3,184	-43	3,141
Special Services	1,882	-95	1,787
Homeless Assistance	93	-27	66
Sale of Council Houses	24	1	25
Rents, Rates, Taxes and Other Charges	31	-8	23
Rent Rebates	100		100
Provision for Bad Debt	30		30
Capital Financing Costs	104		104
TOTAL EXPENDITURE	14,683	-172	14,511
HRA OPERATING SURPLUS(-) / DEFICIT	-13,025	-201	-13,226
Housing Subsidy Payable to Government			
Guideline Rent (payable)	21,133		21,133
Capital Financing (receivable)	-191	-1	-192
Management and Maintenance (receivable)	-7,451	-59	-7,510
Total Housing Subsidy Payable	13,491	-60	13,431
HRA Total Annual Surplus(-) / Deficit	466	-261	205
Use of HRA Reserve for Major Projects	1,500	0	1,500
HRA TOTAL ANNUAL SURPLUS(-) / DEFICIT	1,966	-261	1,705