

EAST DEVON DISTRICT COUNCIL
REVENUE ESTIMATES 2010/2011
COMMUNITY PORTFOLIO

Notes and Variations in 2010/2011 – Housing Revenue Account

SUMMARY

- Line 10 The HRA subsidy payable has been calculated using the DCLG's draft Determination.
- Line 12 Capital charges for depreciation have been based on 2008/09 actuals.
- Line 17 The balance on which interest is calculated has fallen as have average interest rates.
- Line 21 An increase of 2% has been assumed, in line with inflation assumptions for 2010/11, as a revenue contribution to part fund the HRA Capital Programme.
- Line 24 Additional repairs and maintenance expenditure to be submitted to Housing Review Board on 14 January 2010 for approval.
- Line 27 The provisional balance on the HRA is above the level of £1,050,315 which is the Council's adopted recommended level. This is based on a budget provision of £245 per property (currently 4287).

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INCOME

- Line 1 Council house rents have been increased by an average of 3.1% based on guidance in the Draft HRA Subsidy Determination for 2010/11. This produces an average estimated rent of £63.49 per week. The allowance for voids is 1%.
- Line 2 Garage rents have been increased by 10% to £9.71 excluding VAT.
- Line 3 This is for service charges on sold properties and has been set in line with current income trends.

REPAIRS & MAINTENANCE

- Line 5 The budget has been increased to reflect the current trend and cost of responsive repairs to maintain council houses.
- Lines 5 to 34 All Repairs and Maintenance budgets have been set in accordance with the HRA Business Plan 2006 with provision for inflation.

IMPROVEMENTS

- Line 18 Specific new budget provision to reflect the work required under the Carbon Management Programme.
- Line 27 Previously this budget was used to supplement the replacement of kitchens and bathrooms under Major Repairs but the budget for the latter is now considered sufficient.
- Line 29 A new provision for monitoring required following the investigation into the threat of flooding and river bank erosion.
- Line 30 No further requirement for this budget following the completion of the switchover in this area.
- Lines 32 to 34 Reductions reflect previous year expenditure levels.

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SUPERVISION & MANAGEMENT – GENERAL

- Line 1 No pay award has been included for 2010/11 so this budget has only been increased by incremental rises.
- Line 4 A real effort has been made to reduce costs wherever possible.
- Lines 13 to 16 This reflects the costs of the four main staffing groups in the service – Housing Needs, Housing Services, Housing Strategy Unit and Housing Business Unit.

SUPERVISION & MANAGEMENT - SPECIAL

- Line 24 This is the non domestic rates payable on the community centres.
- Line 25 Advertising and administrative costs for the Choice Based Lettings scheme.
- Line 26 Consultancy costs for the roll-out of Systems Thinking within the Housing service.
- Line 31 The Status Survey is carried out bi-annually.
- Line 35 Provision to cover some of the costs associated with building new council homes.
- Line 36 Annual membership fee to the procurement consortium agreed by Executive Board on 07 October 2009.
- Line 37 Provision for preliminary work required to progress the decommissioning of some sheltered housing.
- Line 38 Provision for consultants to assist in updating the HRA Business Plan.

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OTHER EXPENDITURE

- Lines 2 - 4 All the tenants' budgets have now been amalgamated under one heading.
- Line 7 Budget provision to support the work of the officer dedicated to community development.
- Line 14 Works to trees necessary for health and safety reasons following inspections by the authority's arboricultural officers.
- Line 21 Refurbishment of the communal areas including carpets and soft furnishings.

MAJOR REPAIRS

The programme of repairs reflects the priorities and amounts approved in the Housing Revenue Account Business Plan completed after the conclusion of the Housing Stock Options Appraisal.

- Line 25 No separate budget required.
- Line 27 Continuation of the programme initiated in 2007/08 to upgrade kitchens and bathrooms. See also line 33.
- Line 31 Any work required to walls will be taken from repairs and maintenance budgets.
- Line 33 Change of Tenancy - Some of the works to kitchens and bathrooms will be undertaken when properties become empty rather than as part of the programme.