

SOCIAL ISSUES SCRUTINY PANEL – 2 FEBRUARY 2009

CABINET – 4 FEBRUARY 2009

HOUSING REVENUE ACCOUNT BUDGET 2009/10

REPORT OF HEAD OF LANDLORD SERVICES

Contact Officer: Richard Botham Tel No: 01962 848421

RECENT REFERENCES:

CAB1610 - Housing Revenue Account Budget 2008/09 dated 18 February 2008

CAB1646 – Housing Revenue Account Business Plan 2008/09

CAB1769 – Housing Revenue Account Budget and Rent Setting dated 10 December 2009

EXECUTIVE SUMMARY:

This report proposes detailed revisions to the Housing Revenue Account (HRA) budget for 2008/09 and the detailed budget for 2009/10, based on the guiding principles set out in CAB1769 dated 10 December 2008 and approved by Council in January 2009. The 2009/10 budget is projected to achieve a surplus of £98,760. It is recommended that this be retained in balances, but be used to meet any increase in demand for boiler replacements or disabled adaptations in the year that could arise due to the limited provision made for these services in the base revenue and capital budgets next year.

RECOMMENDATIONS:

To Social Issues Scrutiny Panel:

That the Scrutiny Panel notes the report and provide comments to the Portfolio Holder for Housing, or if of significance to Cabinet, on the Housing Revenue Account revised budget proposals for 2008/09 and budget for 2009/10 as detailed in Appendix

To Cabinet:

That, subject to consideration of comments from TACT and the Social Issues Scrutiny Panel, **Cabinet recommend to Council:**

That the Housing Revenue Account revised budget proposals for 2008/09 and budget for 2009/10 as detailed in Appendix 1 be approved.

CABINET – 4 FEBRUARY 2009

SOCIAL ISSUES SCRUTINY PANEL – 2 FEBRUARY 2009

HOUSING REVENUE ACCOUNT BUDGET 2009/10

REPORT OF HEAD OF LANDLORD SERVICES

DETAIL:

1 Introduction

- 1.1 In January, Council approved an increase in Housing dwelling rents averaging 6.14% in line with the Government's guideline rent increase proposals. It also approved a range of guiding principles on which the budget for 2009/10 is to be based, taking into account a significant projected shortfall on the Repairs Programme for next year.
- 1.2 Those principles focussed on suspending key elements of the programme, at least for next year which will result in:
- a) Deferring 30% of the required boiler replacement programme;
 - b) Limiting spend on disabled adaptations to £400,000;
 - c) Carrying out only essential external painting and repairs;
 - d) Suspending the entire programme of internal redecoration;
 - e) Deferring the replacement of 80 kitchens and 200 bathrooms;
 - f) Reducing spend on void properties;
 - g) Deferring 50% of the PVCu window replacement programme.
- 1.3 Despite these reductions, some growth has been considered unavoidable and was approved as part of the guiding principles, including:
- a) An increase in the boiler replacement programme of £550,000;
 - b) Provision of £100,000 towards the provision of communal aerial systems as part of the Digital Switchover, which needs to be completed by 2012;
 - c) No increase to garage rents;
 - d) Provision of £25,000 to fund half a post required to meet additional work arising from the implementation of Choice Based lettings.

2 Revised Housing Revenue Account 2008/09

- 2.1 In addition to the revisions approved in CAB1769 dated 10 December 2008, further revisions are now required to take account of the latest employee, capital financing and management overhead changes. The revised HRA for 2008/09 as detailed in Appendix 1 column 4 and Appendix 2 column 4 takes account of a number of changes including:
- a) Employees – Projected spend has been amended to take account of actual spend in the first three quarters;
 - b) Premises – Additional repairs works costs of £375,000 as agreed in CAB1769;
 - c) Overheads – Charges to the HRA for Support Services have increased by £77,000, with significant increases in charges from Access and Infrastructure (£37,000), Accountancy (£35,000), Cashiers (£22,000), Estates (£25,000) and Human Resources (£45,000) offset by reductions in IT and Customer Services;
 - d) Supplies and Services – Increased legal costs in relation to sewage works as approved in CAB1769;
 - e) Fees and Charges – Increased rent income of £170,000 and increased support and service charge income of £70,000 as agreed in CAB1769, offset by updated negative subsidy costs of an additional £120,000.
- 2.2 Changes to the revised budget for specific services in Appendix 1 all relate to the impact of the above items.
- 2.3 The net effect of these changes results in an overall deficit for the year of £219,928 and a reduction in the working balance projected for March 2009 to £806,528.

3 HRA Balances

- 3.1 Balances at the start of 2008/09 were £1,026,000, in addition to an insurance reserve of £302,335 (to cover for insured risks below an excess level of £18,000). The proposed revised budget reduces forecast balances to £806,528 at March 2009.
- 3.2 CIPFA recommend that reserves should be retained at a level that makes adequate provision for potential risks and sensitivities that may face the service. In order to review requirements, a risk assessment has been completed and is detailed in Appendix 3. The assessment would suggest that reserves of £700,000 would be reasonable in light of the potential risks facing the Council's Landlord Services. This report recommends maintaining reserves above that level in 2009/10, although longer term projections indicate this cannot be maintained in future years, unless the Government's review of Housing Finance increases resources available to local authority landlords.

4 Housing Revenue Account Budget 2009/10

- 4.1 The budget detailed in Appendix 1 column 5 has a net surplus of £98,760. This budget will result in a year-end balance at March 2010 of £905,288. The HRA budget for 2008/09, as detailed in Appendix 1 (column 5) includes the growth items and service reductions approved in CAB1769 and set out in 1.2 and 1.3 above. Further detailed changes include:
- a) Projected rental income of £20,550,000, offset by an increase in negative subsidy of £713,000. This means negative subsidy for 2009/10 will be £9,093,000 and now amounts to 44% of rental income;
 - b) Inflationary allowances for employees, contracts and management overheads.
- 4.2 Significant changes to service budgets detailed in Appendix 1 include:
- a) Housing Management General (line a) – The reduction in this budget compared to the 2008/09 original budget relates to the reallocation of overheads and employee costs to specific services as set out below;
 - b) Sheltered Housing (line b) - Increased costs relate to increased overheads which previously had been coded to Housing Management General. The costs of management and admin staff also previously coded to Housing Management General have been charged directly to this service;
 - c) Estate Maintenance (line e) – The increase relates mainly to the budget for Estate Works and Anti-Social Behaviour works being allocated here rather than to Repair Works as in previous years. No net increase has been made overall for these works;
 - d) Sewage Works (line g) – The increase relates mainly to increased overhead costs and specifically to the charge from the Access and Infrastructure team for managing these works, which has increased by £38,000. This charge is currently under review;
 - e) Central Control (line h) – The increase of £85,000 relates mainly to the allocation of overheads. The proportions allocated to this service are currently under review and may need to be reallocated to other HRA services at revised budget stage. As they stand, the current allocation is not sustainable for this service;
 - f) Repairs Admin (line j) - Increased costs relate mainly to increased overheads which previously had been coded to Housing Management General.

5 Capital Funding

- 5.1 The major repairs allowance for 2009/10 is £3,444,000, compared to £3,324,000 in 2008/09 (an increase of £120,000 or 3.6%). This allowance will be the major source of capital funding to support the Repairs and Renewals Programme in 2009/10.
- 5.2 The asset sales policy remains in place and if sales do proceed, 50% of receipts will be reinvested into additional repair works. The HRA Business Plan for 2009/10 will set out how such receipts are invested if they are achieved. However, in the current climate, the base programme will be prepared on the basis that it does not rely on these additional receipts.

6 Long Term Projections

- 6.1 The projected £3m shortfall on the HRA Repairs programme has been well documented in recent months. Work on developing the HRA Business Plan for 2009/10 and beyond is developing and as expected, both future revenue and capital projections are not sustainable, with revenue reserves being fully committed by 2012.
- 6.2 Early projections are provided for indicative purposes in Appendix 4. It should be noted that these have been prepared before the 2009/10 budget was finalised and so some figures differ slightly in "year 2" of the projections from the final figures in Appendix 1. However, the trend is clearly illustrated, with revenue deficits amounting to £108m over the 30 year business plan period.
- 6.3 The Government's review of Housing Finance will report in the spring of 2009 and these projections will need to be updated once the outcome of the review is known. They will then be used to inform the work of the Housing Options Informal Member/Officer Group.

OTHER CONSIDERATIONS:

7 CORPORATE STRATEGY (RELEVANCE TO):

- 7.1 The proposals accord with the principles of making the best use of all available resources by continued clear financial planning.

8 RESOURCE IMPLICATIONS:

- 8.1 As detailed in the body of the report.

9 TACT COMMENT:

- 9.1 Because of production timescales, it has not been possible for TACT to review this detailed budget. However, TACT did meet with officers in December to discuss CAB1769, which included the guiding principles on which this report is based. Alan Rickman, Chair of TACT may request the opportunity to make additional representations at the meeting.

- 9.2 The TACT comment in response to the detailed proposals contained in this paper remains unchanged from those given in response to CAB1769. They are not intended to be critical of the Council, but are aimed very much at the national system which forces such an unacceptable position on Council tenants.
- 9.3 TACT has in the past worked closely with the Council in achieving the best for Council tenants, and providing services to meet the Best Value Standards. This has been the case until now, but changes beyond our control are causing problems due to the negative subsidy imposed by the Government which leaves Councils under funded and unable to provide the level of services they would wish.
- 9.4 Council tenants know that every possible avenue is being explored by local councils. If the Review of the Housing Revenue Account does not come up with a fair system for all councils, then the Government will have a major war with Council Tenants on their hands.
- 9.5 The Government has to face facts, you will not drive tenants into submission, and into a transfer by undue pressure regarding funding. Give us fair play.
- 9.6 Affordable council homes should be the priority of the day and we should not be penalised by negative subsidy and being under funded. £8 million of our rent money is taken from us each year. The Government is in surplus of £194 million this year through money taken from councils in negative subsidy.
- 9.7 TACT for these reasons mentioned cannot endorse this paper.
- 9.8 Richard Botham Head of Landlord Services, and his officers, have few options open to them due to the lack of funding. TACT respects them and Cllr Tony Coates, Housing Portfolio Holder and the Cabinet likewise for the support given to TACT in our cause for justice. TACT realise the difficulty of the position you are in, along with many other councils around the country. The fault lies at the door of the Government.
- 9.9 If TACT endorses this paper we would be sending the wrong message to the Government, that council tenants are prepared to be short changed, we are not!
- 9.10 TACT however will do all we can to work with the council as much as possible, to achieve the best for council tenants.
- 9.11 TACT, regret having to take this stand, but like the Council we have no other choice, and must make our feelings clear. Council tenants want a fair deal. With ever increasing rents, we should not have to see a decline in service levels.

BACKGROUND DOCUMENTS:

Working papers held in the Landlord Services and Finance divisions

APPENDICES:

- 1 HRA Service Summary 2009/10
- 2 HRA Subjective Summary 2009/10
- 3 HRA Balances – Risk Assessment
- 4 HRA Business Plan Projections

HOUSING REVENUE ACCOUNT BUDGET 2009/10

Service summary	2007/08 Actual	2008/09 Original Budget	2008/09 Revised Budget	2009/10 Original Budget
(1)	(2)	(3)	(4)	(5)
<u>Service</u>				
	£	£	£	£
a) Housing management - General	2,614,790	2,716,800	2,497,330	2,564,639
Housing management - Special :				
b) - Sheltered housing	716,253	881,100	860,684	1,041,856
c) - Communal services	74,933	73,980	97,964	91,816
d) - Homelessness	12,500	16,830	36,802	31,856
e) - Estate maintenance	194,029	186,900	188,255	304,884
f) - Disabled adaptations	344,997	349,480	359,140	361,403
g) - Sewage works	133,336	104,230	210,071	161,161
h) - Central Control	431,683	315,740	447,362	399,064
i) Total housing management - Special	1,907,732	1,928,260	2,200,278	2,392,040
j) Repairs - administration	739,596	849,940	917,271	1,071,731
k) Repairs - works	3,166,634	3,187,000	3,562,000	3,430,350
l) HRA housing benefits				
m) Capital Financing	4,560,364	4,152,710	3,991,447	3,849,024
n) Dwelling rents	(18,109,635)	(19,230,000)	(19,400,000)	(20,550,000)
o) Garage rents	(697,740)	(750,000)	(750,000)	(750,000)
p) Sheltered charges	(317,701)	(325,000)	(360,000)	(360,000)
q) Supporting People	(750,668)	(640,560)	(675,560)	(675,560)
r) Other income	(264,828)	(216,460)	(195,000)	(216,460)
s) Total rents and other income	(20,140,572)	(21,162,020)	(21,380,560)	(22,552,020)
t) HRA subsidy	6,911,530	8,259,590	8,379,692	9,093,007
u) Subsidy-Rental Constraint Allowance				
v) Transfer re Pension Reserve	(62,434)			
w) Transfer re Insurance Reserve	(62,068)	52,470	52,470	52,470
x) Net HRA -Deficit/(Surplus)	(364,428)	(15,250)	219,928	(98,760)

HOUSING REVENUE ACCOUNT BUDGET 2009/10

Subjective summary	2007/08	2008/09	2008/09	2009/10
	Actual	Original Budget	Revised Budget	Original Budget
(1)	(2)	(3)	(4)	(5)
<u>Detail</u>				
	£	£	£	£
a) Employees	3,171,993	3,321,330	3,351,046	3,531,094
b) Premises	4,483,674	4,434,400	4,814,418	4,818,850
c) Transport	197,749	167,630	167,630	191,790
d) Supplies and services	320,486	373,050	441,050	373,522
e) Third party payments	21,266	41,000	41,000	41,000
f) Capital financing costs	4,900,379	4,504,550	4,492,569	4,347,460
g) Expenditure Total	13,095,548	12,841,960	13,307,713	13,303,716
h) Fees and charges	(14,023,221)	(13,705,510)	(13,863,408)	(14,272,028)
i) Income Total	(14,023,221)	(13,705,510)	(13,863,408)	(14,272,028)
j) Management overheads	1,735,330	1,723,450	1,800,055	1,900,035
k) Recharges to services	(667,723)	(537,790)	(537,790)	(543,841)
l) Overheads Total	1,067,607	1,185,660	1,262,265	1,356,194
m) Transfers	(504,362)	(337,360)	(486,642)	(486,642)
n) Net HRA-Deficit/(Surplus)	(364,428)	(15,250)	219,928	(98,760)

HOUSING REVENUE ACCOUNT BUDGET 2009/10

WORKING BALANCE

	£
a) Opening Balance @ 1/4/08 (Actual)	(1,026,456)
b) Add Projected Deficit 2008/09	219,928
c) Projected Working Balance @ 31/3/2009	(806,528)
d) Add Projected Deficit 2009/10	(98,760)
e) Projected Working Balance @ 31/3/2010	(905,288)

INSURANCE RESERVE

Opening Balance 1/4/08	(302,335)
Revenue Contribution 2008/09 Contribution to HRA	(52,470)
Balance 31/3/09	(354,805)
Revenue Contribution 2009/10 Contribution to HRA	(52,470)
Balance 31/3/10	(407,275)

HRA Working Balances – Risk Assessment

Risk	Potential	Total Impact on HRA	Risk Provision	Comment
Arrears up by 1%	20%	180,000	36,000	Consistent performance, but some risk due to staff changes
Voided up by 1%	10%	180,000	18,000	Currently 2% - processes & targets improved in last two years
Urgent Repairs up by 10%	20%	100,000	20,000	Proportion of urgent work already high for WCC
Inflation up by a further 1%	10%	100,000	10,000	Budget allowed for 3%
Unforeseen uninsured losses	5%	800,000	40,000	Unlikely due to good insurance cover
Overheads increase above inflation	10%	350,000	35,000	Significant changes in recent years so risk is high
Garage voids increase by 20%	20%	118,000	23,600	Very high risk due to proposed rent increases
Failure of drainage systems	30%	250,000	75,000	Contingency removed from budget in 2005
Boiler obsolescence increases by 25%	40%	1,000,000	400,000	Potentially insufficient Provision in budget
Subsidy changes/Constraint Allowance	10%	300,000	30,000	System under pressure, below inflation M&M increases
Right to Buys up by 20%	0%	50,000	-	Unlikely in current market
Loss of 30% lifeline contracts	15%	50,000	7,500	Increased charges will impact on competitiveness of service

Minimum Provision = £ 695,100

Winchester City Council – HRA Business Plan Operating Account

Year	Year	Income					Expenditure										Net Operating (Expenditure) £,000	Provision for repayment of external loans £,000	Transfer from / (to) MRR £,000	RCCO £,000	Surplus (Deficit) for the Year £,000	Surplus (Deficit) b/fwd £,000	Interest £,000	Surplus (Deficit) c/fwd £,000
		Net rent Income £,000	Other income £,000	Misc Income £,000	HRA Subsidy Receivable £,000	Total Income £,000	Managt. £,000	Depreciation £,000	Maint. £,000	Other Revenue spend £,000	HRA Cost of Rent Rebates £,000	Misc expenses £,000	HRA Subsidy Payable £,000	Total expenses £,000	Capital Charges £,000									
1	2008.09	19,464	1,932	0	0	21,396	(5,571)	(3,714)	(3,567)	0	0	0	(8,378)	(21,230)	(775)	(609)	0	390	0	(219)	1,026	50	857	
2	2009.10	20,623	1,952	0	0	22,575	(5,759)	(3,477)	(3,561)	0	0	0	(8,848)	(21,645)	(776)	153	0	0	0	153	857	51	1,062	
3	2010.11	21,821	2,006	0	0	23,827	(5,948)	(3,562)	(3,692)	0	0	0	(9,753)	(22,955)	(778)	95	0	0	0	95	1,062	61	1,217	
4	2011.12	22,774	2,063	0	0	24,837	(6,143)	(3,654)	(4,892)	0	0	0	(10,439)	(25,128)	(774)	(1,065)	0	0	0	(1,065)	1,217	38	190	
5	2012.13	23,695	2,114	0	0	25,809	(6,326)	(3,747)	(5,056)	0	0	0	(11,307)	(26,437)	(554)	(1,182)	(0)	0	0	(1,182)	190	(22)	(1,014)	
6	2013.14	24,647	2,167	0	0	26,814	(6,515)	(3,843)	(5,176)	0	0	0	(11,982)	(27,516)	(555)	(1,257)	(0)	0	0	(1,257)	(1,014)	(90)	(2,361)	
7	2014.15	25,632	2,221	0	0	27,854	(6,710)	(3,941)	(5,298)	0	0	0	(12,683)	(28,631)	(557)	(1,334)	0	0	0	(1,334)	(2,361)	(167)	(3,862)	
8	2015.16	26,651	2,277	0	0	28,927	(6,910)	(4,042)	(5,423)	0	0	0	(13,410)	(29,784)	(558)	(1,415)	(0)	0	0	(1,415)	(3,862)	(251)	(5,528)	
9	2016.17	27,703	2,334	0	0	30,037	(7,116)	(4,146)	(5,551)	0	(6)	0	(14,166)	(30,984)	(559)	(1,506)	0	0	0	(1,506)	(5,528)	(345)	(7,380)	
10	2017.18	28,563	2,392	0	0	30,955	(7,328)	(4,252)	(5,682)	0	(30)	0	(14,645)	(31,936)	(561)	(1,541)	(0)	0	0	(1,541)	(7,380)	(448)	(9,370)	
11	2018.19	29,425	2,452	0	0	31,877	(7,547)	(4,361)	(5,816)	0	(21)	0	(15,183)	(32,927)	(562)	(1,612)	0	0	0	(1,612)	(9,370)	(560)	(11,542)	
12	2019.20	30,295	2,513	0	0	32,808	(7,772)	(4,472)	(5,953)	0	(12)	0	(15,719)	(33,927)	(564)	(1,683)	0	0	0	(1,683)	(11,542)	(681)	(13,906)	
13	2020.21	31,183	2,576	0	0	33,759	(8,004)	(4,586)	(6,093)	0	(9)	0	(16,255)	(34,946)	(565)	(1,753)	(0)	0	0	(1,753)	(13,906)	(813)	(16,471)	
14	2021.22	32,089	2,640	0	0	34,729	(8,242)	(4,704)	(6,237)	0	(5)	0	(16,799)	(35,987)	(567)	(1,824)	0	0	0	(1,824)	(16,471)	(956)	(19,252)	
15	2022.23	33,061	2,706	0	0	35,768	(8,488)	(4,824)	(6,384)	0	0	0	(17,406)	(37,102)	(568)	(1,902)	0	0	0	(1,902)	(19,252)	(1,111)	(22,265)	
16	2023.24	34,006	2,774	0	0	36,780	(8,741)	(4,947)	(6,534)	0	0	0	(17,963)	(38,186)	(570)	(1,976)	(0)	0	0	(1,976)	(22,265)	(1,279)	(25,520)	
17	2024.25	34,977	2,843	0	0	37,820	(9,002)	(5,074)	(6,688)	0	0	0	(18,537)	(39,301)	(571)	(2,052)	(0)	0	0	(2,052)	(25,520)	(1,460)	(29,032)	
18	2025.26	35,976	2,914	0	0	38,890	(9,271)	(5,204)	(6,846)	0	0	0	(19,128)	(40,448)	(573)	(2,131)	0	0	0	(2,131)	(29,032)	(1,655)	(32,818)	
19	2026.27	37,004	2,987	0	0	39,991	(9,547)	(5,337)	(7,007)	0	0	0	(19,738)	(41,629)	(575)	(2,213)	0	0	0	(2,213)	(32,818)	(1,866)	(36,897)	
20	2027.28	38,060	3,062	0	0	41,122	(9,832)	(5,473)	(7,172)	0	0	0	(20,366)	(42,843)	(577)	(2,298)	(0)	0	0	(2,298)	(36,897)	(2,093)	(41,287)	
21	2028.29	39,147	3,138	0	0	42,286	(10,125)	(5,613)	(7,341)	0	0	0	(21,014)	(44,093)	(578)	(2,386)	(0)	0	0	(2,386)	(41,287)	(2,336)	(46,009)	
22	2029.30	40,265	3,217	0	0	43,482	(10,427)	(5,757)	(7,514)	0	0	0	(21,681)	(45,379)	(580)	(2,477)	(0)	0	0	(2,477)	(46,009)	(2,599)	(51,085)	
23	2030.31	41,415	3,297	0	0	44,712	(10,738)	(5,904)	(7,691)	0	0	0	(22,368)	(46,701)	(582)	(2,572)	0	0	0	(2,572)	(51,085)	(2,880)	(56,537)	
24	2031.32	42,597	3,380	0	0	45,977	(11,058)	(6,055)	(7,872)	0	0	0	(23,077)	(48,062)	(584)	(2,670)	(0)	0	0	(2,670)	(56,537)	(3,183)	(62,390)	
25	2032.33	43,813	3,464	0	0	47,277	(11,388)	(6,209)	(8,058)	0	0	0	(23,807)	(49,463)	(586)	(2,771)	0	0	0	(2,771)	(62,390)	(3,508)	(68,669)	
26	2033.34	45,064	3,551	0	0	48,615	(11,728)	(6,368)	(8,248)	0	0	0	(24,559)	(50,903)	(588)	(2,877)	(0)	0	0	(2,877)	(68,669)	(3,856)	(75,402)	
27	2034.35	46,350	3,640	0	0	49,990	(12,078)	(6,531)	(8,442)	0	0	0	(25,335)	(52,385)	(591)	(2,986)	0	0	0	(2,986)	(75,402)	(4,229)	(82,617)	
28	2035.36	47,673	3,731	0	0	51,404	(12,438)	(6,697)	(8,641)	0	0	0	(26,134)	(53,910)	(593)	(3,099)	(0)	0	0	(3,099)	(82,617)	(4,629)	(90,346)	
29	2036.37	49,034	3,824	0	0	52,857	(12,809)	(6,869)	(8,844)	0	0	0	(26,957)	(55,479)	(595)	(3,217)	(0)	0	0	(3,217)	(90,346)	(5,057)	(98,620)	
30	2037.38	50,433	3,919	0	0	54,352	(13,191)	(7,044)	(9,052)	0	0	0	(27,805)	(57,093)	(597)	(3,338)	0	0	0	(3,338)	(98,620)	(5,516)	(107,474)	

Winchester City Council – HRA Business Plan Capital Projections

Winchester City Council																	
Business Plan																	
Major Repairs and Improvements Financing																	
(expressed in money terms)																	
		Expenditure							Financing								
Year	Year	Catch up Repairs	Planned Maint	Improvements	Disabled Adaptations	Exceptional Extensive	Other	Total Expenditure	Borrowing	RTB Receipts	Other	MRR	RCCO	Total Financing	Shortfall		
		£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000		
1	2008.09	0	3,329	0	0	0	0	3,329	0	0	200	3,129	0	3,329	0		
2	2009.10	0	3,558	0	0	0	0	3,558	0	0	200	3,358	0	3,558	0		
3	2010.11	0	3,779	0	0	0	0	3,779	0	0	200	3,579	0	3,779	0		
4	2011.12	0	7,199	30	0	0	0	7,229	0	0	0	3,918	202	4,119	3,110		
5	2012.13	0	7,441	32	0	0	0	7,473	0	0	0	3,702	0	3,702	3,771		
6	2013.14	545	7,779	19	0	0	0	8,344	0	0	0	3,788	0	3,788	4,556		
7	2014.15	558	7,963	20	0	0	0	8,541	0	0	0	3,884	0	3,884	4,657		
8	2015.16	571	8,152	20	0	0	0	8,743	0	0	0	3,984	0	3,984	4,760		
9	2016.17	585	8,345	21	0	0	0	8,950	0	0	0	4,086	0	4,086	4,865		
10	2017.18	599	8,542	21	0	0	0	9,162	0	0	0	4,190	0	4,190	4,972		
11	2018.19	919	7,140	0	0	0	0	8,060	0	0	0	4,297	0	4,297	3,762		
12	2019.20	941	7,309	0	0	0	0	8,250	0	0	0	4,407	0	4,407	3,843		
13	2020.21	963	7,482	0	0	0	0	8,445	0	0	0	4,520	0	4,520	3,926		
14	2021.22	986	7,659	0	0	0	0	8,645	0	0	0	4,636	0	4,636	4,010		
15	2022.23	1,009	7,841	0	0	0	0	8,850	0	0	0	4,754	0	4,754	4,096		
16	2023.24	0	5,348	0	0	0	0	5,348	0	0	0	4,876	0	4,876	473		
17	2024.25	0	5,475	0	0	0	0	5,475	0	0	0	5,000	0	5,000	475		
18	2025.26	0	5,605	0	0	0	0	5,605	0	0	0	5,128	0	5,128	476		
19	2026.27	0	5,737	0	0	0	0	5,737	0	0	0	5,259	0	5,259	478		
20	2027.28	0	5,873	0	0	0	0	5,873	0	0	0	5,394	0	5,394	479		
21	2028.29	0	7,252	0	0	0	0	7,252	0	0	0	5,532	0	5,532	1,720		
22	2029.30	0	7,423	0	0	0	0	7,423	0	0	0	5,673	0	5,673	1,750		
23	2030.31	0	7,598	0	0	0	0	7,598	0	0	0	5,818	0	5,818	1,780		
24	2031.32	0	7,778	0	0	0	0	7,778	0	0	0	5,967	0	5,967	1,811		
25	2032.33	0	7,961	0	0	0	0	7,961	0	0	0	6,119	0	6,119	1,842		
26	2033.34	0	6,813	0	0	0	0	6,813	0	0	0	6,276	0	6,276	538		
27	2034.35	0	6,974	0	0	0	0	6,974	0	0	0	6,436	0	6,436	538		
28	2035.36	0	7,139	0	0	0	0	7,139	0	0	0	6,600	0	6,600	538		
29	2036.37	0	7,307	0	0	0	0	7,307	0	0	0	6,769	0	6,769	538		
30	2037.38	0	7,480	0	0	0	0	7,480	0	0	0	6,942	0	6,942	538		
Input Year Number up to which you require Summary Totals i.e. input 10 for a cumulative total from years 1 to 10																	
30		7,677	205,281	163	0	0	0	213,122	0	0	0	600	148,018	202	148,819	0	64,302