

Table 77a Welsh local authority housing revenue accounts

£ thousands

	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90
Income:									
Net rents from dwellings	143,327	151,426	89,287	86,082	91,054	94,030	86,908	100,525	104,433
+ Rent rebates	24,802	42,442	106,011	118,912	127,088	133,068	131,830	146,591	153,222
= Total rent from dwellings (A)	168,129	193,868	195,298	204,994	218,142	227,098	218,738	247,116	257,655
Rate fund contributions:									
Rent rebate administration	768	1,001	1,431	1,317	1,683	2,318	1,918	2,357	3,246
+ Other rate fund	11,171	11,104	7,336	4,742	3,495	2,998	5,994	7,852	3,994
= Total from rate funds (B)	11,939	12,105	8,767	6,059	5,178	5,316	7,912	10,209	7,240
+ Rents from land etc.	1,751	1,891	1,926	1,990	2,089	2,314	2,241	2,588	3,041
+ Government subsidy	34,624	10,102	8,832	7,104	10,024	8,698	10,995	11,987	14,808
+ Mortgage interest from former tenants	6,562	13,414	15,374	15,805	15,108	13,311	11,210	11,435	13,469
+ Interest from capital receipts	4,593	8,546	11,034	13,507	18,062	19,205	18,039	24,043	33,020
+ Other income	7,098	7,202	8,048	8,573	11,346	12,054	11,978	15,759	15,130
= Total all other income (C)	54,628	41,155	45,214	46,979	56,629	55,582	54,463	65,812	79,468
Total income (A+B+C)	234,696	247,128	249,279	258,032	279,949	287,996	281,113	323,137	344,363
Expenditure:									
Supervision & management	30,241	32,486	33,967	35,131	38,273	41,384	43,293	51,993	58,833
+ Repairs & maintenance	57,860	67,467	72,979	76,500	77,822	88,213	87,883	92,250	105,816
+ Debt charges	135,566	135,104	132,699	140,479	149,398	146,059	142,441	153,809	160,863
+ Capital expenditure met from revenue	3,742	3,633	3,848	4,034	3,255	4,453	4,260	6,479	5,699
+ Transfers to rate funds	–	–	1,090	910	1,457	1,448	300	2,317	8,770
+ Other expenditure	1,894	2,045	1,844	2,059	2,844	4,405	5,819	5,681	7,627
= Total expenditure	229,303	240,735	246,427	259,113	273,049	285,962	283,996	312,529	347,608
Dwellings in HRA (000s)	279	277	259	255	251	255	230	235	226

Source: Welsh Housing Statistics.

Notes: From 1983/84 the introduction of the Unified Housing Benefit Scheme transferred the payment of housing benefit from the DSS to local authorities. As a result, from that date there is a large change in the balance between net rents and rent rebates.

Table 77b Welsh local authority housing revenue accounts

£ thousands

	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05
Income:															
Net rents from dwellings	115,295	123,899	124,512	123,746	125,355	129,612	128,193	130,283	132,839	134,434	131,811	130,329	124,326	127,277	–
+ Rebates	165,042	183,517	208,729	227,062	244,050	256,362	270,126	263,098	260,803	260,827	271,373	273,495	249,880	261,469	–
= Total rent from dwellings	280,337	307,416	333,241	350,808	369,405	385,974	398,319	393,381	393,642	395,261	403,184	403,824	374,206	388,746	391,296
+ Rents from land etc.	2,934	3,407	3,674	3,813	3,851	3,861	3,606	4,404	4,850	4,463	4,290	5,545	4,932	5,264	5,394
+ Government subsidy	164,945	175,843	188,590	189,972	194,272	192,357	191,758	183,220	168,823	168,034	180,161	180,122	180,545	184,903	- 81,918
+ Sums transferred into the HRA	5,854	86	136	118	113	108	97	94	98	99	107	98	96	75	31
+ Credit to the HRA	14,867	11,036	8,084	6,229	5,971	5,478	4,585	2,746	3,174	3,051	2,750	2,342	2,027	2,018	1,663
+ Other transfers	7,491	1,442	159	206	845	251	325	517	387	79	105	99	51	51	548
+ Other income	5,711	8,705	10,646	10,236	9,162	8,419	8,242	13,831	17,065	18,647	15,991	15,759	14,071	16,573	16,095
+ Credit balance from previous year	24,591	21,439	25,513	34,745	37,390	38,595	29,456	36,013	30,545	25,820	28,348	34,850	38,579	50,181	46,375
= Total income	506,730	529,374	570,043	596,127	621,009	635,043	636,388	634,538	618,936	615,738	635,257	642,947	614,962	648,356	379,484
Expenditure:															
Supervision & management	59,992	67,017	73,320	74,229	76,896	81,153	84,805	86,702	86,460	89,697	99,937	99,660	98,871	101,038	104,284
+ Repairs & maintenance	114,214	112,164	112,337	119,648	123,655	126,290	124,467	123,173	121,285	113,018	121,935	124,233	125,127	133,846	133,462
+ Supporting people services	–	–	–	–	–	–	–	–	–	–	–	–	–	–	6,199
+ Expenditure for capital purposes	46,701	31,753	36,213	23,719	25,163	25,264	25,120	28,304	33,353	32,748	32,859	23,481	13,207	5,415	4,134
+ Capital financing charges	96,539	106,265	102,049	101,501	108,939	108,991	101,392	98,803	87,563	80,573	80,851	84,300	83,476	93,026	80,282
+ Other expenditure/transfers	2,803	2,586	2,650	7,535	3,711	3,149	3,075	4,519	3,917	6,420	4,071	5,341	6,074	7,360	7,316
+ Rent rebates	165,042	183,517	208,729	227,062	244,050	256,362	270,126	263,098	260,803	260,827	271,373	273,495	249,880	261,469	–
+ Debit balance from previous year	–	559	–	5,043	–	4,378	2,926	1302	–	611	284	678	523	–	–
+ Balance at year end	21,439	25,513	34,745	37,390	38,595	29,456	24,477	28,837	25,556	31,747	28,888	32,437	37,977	44,397	46,581
= Total expenditure	506,730	529,374	570,043	596,127	621,009	635,043	636,388	634,538	618,936	615,640	638,197	643,625	615,136	646,552	382,258

Source: Welsh Housing Statistics.

Note: In the main this analysis follows the same format as Table 77a. However, some changes are inevitable due to the introduction of the 1989 Act housing finance regime, and the further change in 2004/05, following the ending of the direct link between housing subsidy and housing benefit subsidy. However the 'notional' rent surpluses previously applied towards the cost of rent rebates are now transferred to NAW. In turn, the NAW budget is reduced each year to compensate HM Treasury for the contribution no longer made from rents toward the costs of rent rebates.