WRITTEN QUESTION TO THE MINISTER FOR HOUSING BY DEPUTY J.A.N. LE FONDRÉ OF ST. LAWRENCE ANSWER TO BE TABLED ON TUESDAY 19th FEBRUARY 2013

Question

In light of the fact that in the Annual Business Plan 2011 the 2010 comparative figure for Sales and lettings had been restated from £2,082,000 (as per the Business Plan 2010) to £775,700 (2011 Business Plan) and that Estate Services had also been re-analysed, could the Minister provide the following information to show how these figures have been changed, and to allow an evaluation of management costs -

- i) A breakdown of the allocation of costs within the service analysis provided in the Annex to the Business Plan, separately identifying any sub-classifications for any amounts greater than £100,000, and ensuring that the totals clearly reconcile to the individual services analysed in the Business Plan (Planned Maintenance, Operations, Voids Refurbishment, Response Repairs, Assisted Living, Tenant participation, Sales and Lettings, Financial Management rent and fee collection)?
- ii) For each of the sub-categories of Estate services provide the amount allocated to each of these classifications in respect of management/administration costs, including the number of FTE's, ensuring that any other amounts are identified as necessary to reconcile back to the totals provided in (i) above?
- iii) Provide the information requested in (i) and (ii) above for 2012, and the projections for 2013 2016?

Answer

The information requested is on the attached appendix.

The reason for the reclassification is due to the cost of upgrading properties when they become void being classified within "sales and lettings" under "tenant services" in 2010 before being separately accounting for under "estate services" in 2011. This movement is shown in the appendix.

2010	Rental Income	Other Income	Staff	Repairs and Maintenance	Other	Overheads Incurred	Grand Total	FTE
Estate Services Maintenance Operations		2,545,000	557,300	3,930,200	400,000	276,700 55,300	5,164,200 1,700,100	11. 2.
Cleaning					963,000		963,000	0.
Tenant Services								
Assisted Living		20,000	167,200	200,000		110,700	457,900	4.
Tenant Participation Lettings & Sales			100,900 578,500	1,200,000	81,000 54,500	55,300 249,000	237,200 2,082,000	2. 10.
Finance Services								
Rent and Fee Collection	34,513,300	497,500	607,800		196,400	315,400	-33,891,200	12.
	34,513,300	3,062,500	2,011,700	5,330,200	5,884,700	1,062,400	-23,286,800	43.
2011	Rental Income	Other Income	Staff	Repairs and	Other	Overheads	Grand Total	FTE
Estate Services	y .	 :	3-9-9000 II	Maintenance		Incurred		0.30560
Planned Maintenance		35,000	518,300	6,818,800	219,300	265,900	7,787,300	11.
Operations		2,487,300	22 22 2		3,371,100	15000000	883,800	0.
Voids Refurbishment Response Repairs			66,600 250,100	1,225,000 1,792,600		26,600 132,900	1,318,200 2,175,600	1. 5.
Tenant Services								
Assisted Living		5,000	176,000	205,000	100 000	106,300	482,300	4.
Tenant Participation Sales & Lettings			103,300 380,500	70,000	60,900 122,900	53,200 186,100	217,400 759,500	2.
Finance Services								
FM, Rent and Fee Collection	35,325,100	330,900	652,100		148,200	303,100	-34,552,600	13.
	35,325,100	2,858,200	2,146,900	10,111,400	3,922,400	1,074,100	-20,928,500	47.
				CONTRACTOR OF STREET		VINE TOWN TOWN LAST		
2012	Rental Income	Other Income	Staff	Repairs and Maintenance	Other	Overheads Incurred	Grand Total	FTE
Estate Services Planned Maintenance		40.000	532.100	17,272,000	120,800	426,000	18,310,900	12
Operations		2,049,600	234,444	17,272,000	2,960,700	0	911,100	0.
Voids Refurbishment			67,000	1,025,000		47,300	1,139,300	1.
Response Repairs			176,200	1,735,000		142,000	2,053,200	4.
Tenant Services Assisted Living		5,000	176,300	210,100		189,300	570,700	5.
Tenant Participation					32,400	0	32,400	0.
Sales & Lettings			379,600	50,800	30,000	331,300	791,700	9.
Finance Services FM, Rent and Fee Collection	38,356,400	418,800	487,300		150,000	416,700	-37,721,200	11.
	38,356,400	2,513,400	1,818,500	20,292,900	3,293,900	1,552,600	-13,911,900	43.
2013	Rental Income	Other Income	Staff	Repairs and Maintenance	Other	Overheads Incurred	Grand Total	FTE
	07		182,100	3	29,000	re-	211,100	3.
Strategic Housing Unit								
Strategic Housing Unit Regulatory Functions							0	0.

Estate Services Tenant Services		1,993,800 2,000	908,400 575,900	9,258,000 30,800	12,287,100 55,400	548,200 376,900	21,007,900 1,037,000	20.0
Finance Services	39,824,500	429,500	424,500		161,400	294,600	-39,373,500	10.8
	39,824,500	2,425,300	2,090,900	9,288,800	12,532,900	1,219,700	-17,117,500	47.6
2014	Rental Income	Other Income	Staff	Repairs and Maintenance	Other	Overheads Incurred	Grand Total	FTE
Strategic Housing Unit		(2.8)	182,100				182,100	3.0
Regulatory Functions							0	0.0
Landlord Services								
Estate Services		1,978,700	920,000	9,557,600	12,328,100	531,800	21,358,800	19.9
Tenant Services		2,000	616,900	30,800	55,400	365,600	1,066,700	15.0
Finance Services	41,243,700	438,900	428,300		161,400	285,800	-40,807,100	10.7
	41,243,700	2,419,600	2,147,300	9,588,400	12,544,900	1,183,200	-18,199,500	48.6
2015	Rental Income	Other Income	Staff	Repairs and Maintenance	Other	Overheads Incurred	Grand Total	FTE
Strategic Housing Unit			182,100				182,100	3.0
Regulatory Functions							0	0.0
Landlord Services								
Estate Services		1,779,600	927,500	9,367,200	12,463,000	535,000	21,513,100	19.9
Tenant Services		2,000	623,600	30,800	55,400	367,800	1,075,600	15.0
remaint services						207 500		
Finance Services	42,709,800	448,800	432,200		161,400	287,600	-42,277,400	10.7