

HOUSING REVENUE ACCOUNT BUDGETS 2016/17 TO 2021/22
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2015/16 Actual £		2016/17 Original £	2016/17 Probable £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £
	INCOME							
(38,226,463)	Net Rent	(37,026,630)	(37,000,000)	(35,879,670)	(35,592,040)	(35,989,540)	(36,030,530)	(36,837,780)
(129,903)	Service Charges	(215,410)	(175,410)	(186,190)	(190,800)	(195,900)	(200,790)	(206,370)
(770,871)	Non-Dwelling Rents	(775,680)	(747,960)	(770,140)	(789,310)	(809,440)	(830,570)	(852,760)
(522,582)	Contributions towards Expenditure	(548,630)	(548,180)	(555,790)	(539,160)	(542,210)	(571,080)	(579,250)
(459,814)	Supporting People Grant	(353,480)	(302,550)	(318,560)	0	0	0	0
(40,109,633)	Total Income	(38,919,830)	(38,774,100)	(37,710,350)	(37,111,310)	(37,537,090)	(37,632,970)	(38,476,160)
	EXPENDITURE							
	Management and Maintenance ;							
5,475,467	Supervision and Management -General	6,156,930	5,964,870	5,989,330	6,140,060	6,223,430	6,258,160	6,330,540
2,440,763	Supervision and Management -Special	2,060,370	2,194,650	2,048,860	2,035,900	2,058,690	2,106,490	2,134,160
485,615	Rent, rates, taxes and other charges	402,660	479,490	417,540	380,680	384,270	387,920	391,640
8,943,157	Repairs and Maintenance	9,191,000	9,263,000	8,691,000	8,191,000	7,691,000	7,845,000	8,002,000
7,267,508	Depreciation, Impairment & Reval. of Fixed Assets	7,483,000	7,577,000	7,722,160	7,951,210	8,107,280	8,257,280	8,407,280
57,121	Debt Management Expenses	51,970	47,600	46,050	47,350	48,570	49,770	50,970
295,000	Increase Bad Debts Provision	900,000	300,000	2,152,780	2,135,520	1,799,480	1,441,220	1,473,510
24,964,631	Total Expenditure	26,245,930	25,826,610	27,067,720	26,881,720	26,312,720	26,345,840	26,790,100
(15,145,002)	NET COST OF SERVICES per Authority Income & Expenditure Account	(12,673,900)	(12,947,490)	(10,642,630)	(10,229,590)	(11,224,370)	(11,287,130)	(11,686,060)
24,420	HRA share of Corporate & Democratic Core	25,950	29,530	30,100	30,520	30,760	31,110	31,340
(15,120,582)	NET COST OF HRA SERVICES	(12,647,950)	(12,917,960)	(10,612,530)	(10,199,070)	(11,193,610)	(11,256,020)	(11,654,720)
0	(Gain) or loss on sale of HRA fixed assets	0	0	0	0	0	0	0
5,223,145	HRA share of interest payable etc	5,079,180	5,066,830	4,960,020	4,851,910	4,748,710	4,648,710	4,548,710
(172,973)	Interest on Working Balance	(146,920)	(200,400)	(161,390)	(153,910)	(120,000)	(92,000)	(75,000)
0	Mortgage Interest	0	0	0	0	0	0	0
0	Share of DLO/DSO Surpluses	(200,000)	0	0	0	0	0	0
(10,070,410)	(SURPLUS)/DEFICIT in Year on HRA Services	(7,915,690)	(8,051,530)	(5,813,900)	(5,501,070)	(6,564,900)	(6,699,310)	(7,181,010)
	STATEMENT of MOVEMENT on the HRA BALANCE							
(10,070,410)	Surplus or Deficit on the HRA Income & Expenditure Account	(7,915,690)	(8,051,530)	(5,813,900)	(5,501,070)	(6,564,900)	(6,699,310)	(7,181,010)
(21,226)	Transfer to/(from) Reserves	0	0	0	0	0	0	0
3,097,403	Capital Expenditure Funded from HRA	10,125,160	1,120,060	5,546,860	1,951,200	7,726,360	7,024,350	5,964,830
2,077,228	Provision for Debt Repayment	2,046,070	2,046,070	2,015,380	1,985,150	1,955,370	1,925,370	1,895,370
2,472,560	Transfer to/(from) Major Repairs Reserve	2,566,000	2,472,000	2,650,000	2,833,000	3,018,000	3,205,000	3,395,000
(2,444,445)	(Increase)/decrease in HRA balance for the year	6,821,540	(2,413,400)	4,398,340	1,268,280	6,134,830	5,455,410	4,074,190
(18,026,241)	HRA Balance Bfwd 1st April	(16,444,741)	(20,470,686)	(22,884,086)	(18,485,746)	(17,217,466)	(11,082,636)	(5,627,226)
(20,470,686)	HRA Balance Cfwd at 31st March	(9,623,201)	(22,884,086)	(18,485,746)	(17,217,466)	(11,082,636)	(5,627,226)	(1,553,036)

HOUSING REVENUE ACCOUNT BUDGETS 2016/17 TO 2021/22
SUPERVISION AND MANAGEMENT EXPENSES

2015/16 Actual £		2016/17 Original £	2016/17 Probable £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £
HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES								
Community Housing Services - Cost Centres 0600/0601/0602/0604/0608/0609/0614/0615/0618/0622/0960								
2,878,473	Employee Expenses	2,847,570	2,725,850	2,895,810	2,935,780	2,952,040	2,982,170	3,012,620
567,440	Premises Related Expenses	582,970	572,670	607,720	615,300	623,020	630,900	638,920
36,977	Transport Related Expenses	40,600	38,100	38,510	38,910	39,310	39,710	40,120
391,240	Supplies and Services	494,750	664,410	560,480	542,760	572,650	548,360	543,120
107,794	Agency and Contracted Services	109,000	108,740	109,970	111,290	112,630	113,990	115,330
(193,146)	Controllable Income	(176,700)	(179,500)	(212,970)	(214,920)	(216,890)	(218,880)	(220,890)
3,788,778	Net Controllable	3,898,190	3,930,270	3,999,520	4,029,120	4,082,760	4,096,250	4,129,220
2,258,342	Central and Departmental Support	2,917,400	2,690,260	2,721,010	2,863,480	2,893,240	2,930,910	2,971,050
(571,653)	Recharge Income	(658,660)	(655,660)	(731,200)	(752,540)	(752,570)	(769,000)	(769,730)
5,475,467	NET	6,156,930	5,964,870	5,989,330	6,140,060	6,223,430	6,258,160	6,330,540
Rent Collection - Cost Centre 0414								
19,460	Employee Expenses	20,090	20,090	20,750	21,430	22,140	22,870	23,620
0	Transport Related Expenses	0	0	0	0	0	0	0
41,405	Supplies and Services	49,000	41,000	41,820	42,660	43,510	44,380	45,270
478,654	Agency and Contracted Services	419,780	485,610	421,850	427,640	432,770	437,910	443,050
(123,355)	Controllable Income	(92,600)	(125,010)	(119,210)	(11,310)	(11,420)	(11,530)	(11,640)
416,164	Net Controllable	396,270	421,690	365,210	480,420	487,000	493,630	500,300
241,959	Central and Departmental Support	249,140	254,400	260,480	262,860	261,230	264,290	267,370
(658,123)	Recharge Income	(645,410)	(676,090)	(625,690)	(743,280)	(748,230)	(757,920)	(767,670)
0	NET	0	0	0	0	0	0	0
5,475,467	TOTAL - GENERAL EXPENSES	6,156,930	5,964,870	5,989,330	6,140,060	6,223,430	6,258,160	6,330,540

HOUSING REVENUE ACCOUNT BUDGETS 2016/17 TO 2021/22
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2015/16 Actual £		2016/17 Original £	2016/17 Probable £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £
HOUSING SUPERVISION AND MANAGEMENT								
SPECIAL EXPENSES								
Careline & Response - Cost Centres 0619/0620/0621/0631/0633/0634/0635								
1,220,262	Employee Expenses	879,610	937,790	904,300	918,280	930,200	939,640	949,170
45,821	Premises Related Expenses	47,840	48,170	48,940	49,890	50,850	51,830	52,830
47,523	Transport Related Expenses	30,660	26,030	27,720	27,960	28,200	28,440	28,690
155,502	Supplies and Services	198,460	198,010	200,750	202,140	203,540	204,950	206,380
5,034	Agency and Contracted Services	24,990	32,990	41,450	42,270	43,130	43,990	44,860
(381,131)	Controllable Income	(516,840)	(567,560)	(596,560)	(604,510)	(612,620)	(620,880)	(629,290)
1,093,011	Net Controllable	664,720	675,430	626,600	636,030	643,300	647,970	652,640
54,792	Central & Departmental Support	55,940	52,960	54,690	54,110	53,000	53,250	53,760
0	Recharge Income	0	0	0	0	0	0	0
1,147,803	NET	720,660	728,390	681,290	690,140	696,300	701,220	706,400
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669								
152,260	Premises Related Expenses	130,160	117,080	110,100	93,360	96,080	98,920	101,830
17,924	Supplies and Services	2,280	32,070	6,530	5,600	5,770	5,940	6,110
(63,433)	Controllable Income	0	0	0	0	0	0	0
106,751	Net Controllable	132,440	149,150	116,630	98,960	101,850	104,860	107,940
5,241	Central & Departmental Support	5,340	5,850	5,970	6,030	6,090	6,160	6,230
(5,241)	Recharge Income	(5,340)	(5,850)	(5,970)	(6,030)	(6,090)	(6,160)	(6,230)
106,751	NET	132,440	149,150	116,630	98,960	101,850	104,860	107,940
Maintenance of Grassed Areas - Cost Centres 0605 & 0646								
470,511	Premises Related Expenses	474,380	476,550	489,750	494,390	499,080	503,810	508,590
45,410	Agency and Contracted Services	45,530	45,530	45,980	46,440	46,900	47,370	47,850
36,597	Central & Departmental Support	37,230	33,980	25,470	25,840	26,070	26,340	26,650
(23,571)	Controllable Income	(25,840)	(10,940)	(27,130)	(27,130)	(27,130)	(27,130)	(27,130)
528,947	NET	531,300	545,120	534,070	539,540	544,920	550,390	555,960
Common Rooms and Areas - Cost Centre 0650								
47,464	Premises Related Expenses	38,760	37,210	37,710	38,430	39,160	39,920	40,690
0	Supplies and Services	500	500	500	500	500	500	500
5,132	Agency and Contracted Services	5,090	5,730	5,870	5,990	6,110	6,230	6,360
(1,552)	Controllable Income	(2,200)	(4,500)	(7,560)	(7,560)	(7,560)	(7,560)	(7,560)
51,044	NET	42,150	38,940	36,520	37,360	38,210	39,090	39,990
Homelessness - Cost Centre 0660								
173,223	Employee Expenses	187,130	182,950	191,710	187,830	168,460	170,170	171,890
0	Premises Related Expenses	0	0	0	0	0	0	0
974	Transport Related Expenses	850	850	860	870	880	890	900
88,191	Supplies and Services	97,600	98,600	99,450	101,080	102,740	104,440	106,170
11,555	Agency and Contracted Services	11,540	11,740	11,780	11,820	11,850	11,890	11,930
0	Transfer Payments	300	0	0	0	0	0	0
(54,190)	Controllable Income	(61,620)	(56,470)	(62,670)	(79,630)	(61,410)	(38,850)	(37,270)
219,753	Net Controllable	235,800	237,670	241,130	221,970	222,520	248,540	253,620
54,329	Central & Departmental Support	61,830	61,550	63,800	63,940	64,080	64,580	65,280
274,082	NET	297,630	299,220	304,930	285,910	286,600	313,120	318,900
Other Community Services - Cost Centres 0670/0671/0675								
149,317	Employee Expenses	190,670	185,510	197,200	201,130	203,180	205,250	207,350
158,257	Premises Related Expenses	112,420	217,420	147,470	151,890	156,450	161,140	165,970
25,220	Transport Related Expenses	30,090	28,040	27,960	28,120	28,280	28,440	28,600
1,536	Supplies and Services	3,470	3,240	3,250	3,260	3,270	3,280	3,290
(6,294)	Controllable Income	(4,750)	(6,350)	(6,350)	(6,350)	(6,350)	(6,350)	(6,350)
328,036	Net Controllable	331,900	427,860	369,530	378,050	384,830	391,760	398,860
4,100	Central & Departmental Support	4,290	5,970	5,890	5,940	5,980	6,050	6,110
332,136	NET	336,190	433,830	375,420	383,990	390,810	397,810	404,970
2,440,763	TOTAL - SPECIAL EXPENSES	2,060,370	2,194,650	2,048,860	2,035,900	2,058,690	2,106,490	2,134,160

HOUSING REVENUE ACCOUNT BUDGETS 2016/17 TO 2021/22

GENERAL FUND CONTRIBUTIONS
Cost Centres Detail 0371/0372/0373/0374/0375/0376/HRA Summary 0695

2016/17 Actual £		2016/17 Original £	2016/17 Probable £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £
(274,082)	Homelessness	(297,630)	(299,220)	(304,930)	(285,910)	(286,600)	(313,120)	(318,900)
(168,150)	Maintenance of Grassed Areas	(168,350)	(168,580)	(169,510)	(171,230)	(172,970)	(174,690)	(176,440)
(8,000)	Social Services-Communal Area Use	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
(8,000)	Community Rooms-General Fund Use	(8,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
(51,530)	Private Sector Initiatives	(53,700)	(49,430)	(50,270)	(50,810)	(51,300)	(51,790)	(52,300)
(12,820)	Careline charge	(12,950)	(12,950)	(13,080)	(13,210)	(13,340)	(13,480)	(13,610)
(522,582)	NET	(548,630)	(548,180)	(555,790)	(539,160)	(542,210)	(571,080)	(579,250)

HOUSING REVENUE ACCOUNT BUDGETS 2016/17 TO 2021/22
STATUTORY HOUSING REVENUE ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	2016/17 Original £	2016/17 Probable £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £
EXPENDITURE							
Employee Expenses	4,125,070	4,052,190	4,209,770	4,264,450	4,276,020	4,320,100	4,364,650
Premises Expenses	10,980,190	11,211,590	10,550,230	10,014,940	9,539,910	9,719,440	9,902,470
Transport Expenses	102,200	93,020	95,050	95,860	96,670	97,480	98,310
Supplies and Services	846,060	1,037,830	912,780	898,000	931,980	911,850	910,840
Agency Services	615,930	690,340	636,900	645,450	653,390	661,380	669,380
Transfer Payments	300	0	0	0	0	0	0
Bad Debts Provision	900,000	300,000	2,152,780	2,135,520	1,799,480	1,441,220	1,473,510
Central and Departmental Support	3,357,120	3,134,500	3,167,410	3,312,720	3,340,450	3,382,690	3,427,790
Capital Financing Costs	17,226,220	17,209,500	17,393,610	17,668,620	17,877,930	18,086,130	18,297,330
Direct Revenue Financing	10,125,160	1,120,060	5,546,860	1,951,200	7,726,360	7,024,350	5,964,830
	48,278,250	38,849,030	44,665,390	40,986,760	46,242,190	45,644,640	45,109,110
INCOME							
Government Grants	0	0	0	0	0	0	0
Supporting People Grant	(353,480)	(302,550)	(318,560)	0	0	0	0
Rent	(37,026,630)	(37,000,000)	(35,879,670)	(35,592,040)	(35,989,540)	(36,030,530)	(36,837,780)
Fees and Charges etc.	(1,871,640)	(1,873,700)	(1,988,780)	(1,931,520)	(1,948,720)	(1,962,540)	(1,999,260)
Recharges	(1,309,410)	(1,337,600)	(1,362,860)	(1,501,850)	(1,506,890)	(1,533,080)	(1,543,630)
Interest	(146,920)	(200,400)	(161,390)	(153,910)	(120,000)	(92,000)	(75,000)
Contribution from Pension Reserve	0	0	0	0	0	0	0
General Fund Contribution	(548,630)	(548,180)	(555,790)	(539,160)	(542,210)	(571,080)	(579,250)
Transfer from OSD	(200,000)	0	0	0	0	0	0
	(41,456,710)	(41,262,430)	(40,267,050)	(39,718,480)	(40,107,360)	(40,189,230)	(41,034,920)
Decrease/(Increase) in HRA Balance for the Year	6,821,540	(2,413,400)	4,398,340	1,268,280	6,134,830	5,455,410	4,074,190

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2016/17 ORIGINAL TO 2016/17 PROBABLE**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - anticipated reduced income	26,630	
Service charges - original budget overstated	40,000	
Non - Dwelling Rents - reduced income from rent of shops, land and other misc.	27,720	
Supporting People Grant - Less than anticipated	50,930	
GF Contributions - increase in homelessness contribution		(1,590)
- slight increase in mtce. of grassed areas		(230)
- increase in General Fund use of community rooms		(2,000)
- reduced private sector initiatives contribution	4,270	
OSD Surplus - Removed based on actual result in 2015/16	200,000	
Interest - higher interest rate than anticipated		(53,480)
	349,550	(57,300)
Net Decrease in Income	292,250	
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		
- savings due to vacant posts offset by costs of cover for Careline operatives		(134,410)
- premises costs higher mainly due to late electricity invoices	82,570	
- approved carry forward for Careline Consortium	31,380	
- approved carry forward Estate Improvement work	9,220	
- approved carry forward for mobile IT - Asset Management Officers	10,000	
- approved carry forward for HRA contribution to Document Management System upgrade	50,000	
- approved carry forward of previously approved growth for IT	42,740	
- approved carry forward of training for Contract Management Team	8,460	
- approved carry forward for temporary Data Admin Officers	53,070	
- approved carry forward for Tenant Handbook	35,000	

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Housing Supervision & Management (continued)		
- reduced transport costs (mainly car allowances)		(9,180)
- HRA contribution to DMS no longer required		(50,000)
- increased recharges		(28,190)
Rent, Rates, Taxes & Other Charges		
- increase mainly due to rates charges on vacant properties	76,830	
Repairs and Maintenance		
- approved carry forward for scooter storage	72,000	
Bad debts - reduced provision as Universal Credit delayed		(600,000)
Agency & Contracted		
- mainly cost of additional welfare reform rent recovery staffing extended to 31.3.17	74,410	
Central & Department Support		
- revised allocations		(222,620)
Direct Revenue Contribution to Capital		
- revised capital programme and financing resulting in a reduced requirement for DRF support		(9,005,100)
Capital Financing Costs		
- reduced MRA reserve contribution		(94,000)
- reduction in debt management expenses		(4,370)
- increase in capital charges	94,000	
- reduction in interest payable		(12,350)
Other Minor Variations (Net)		(6,650)
	639,680	(10,166,870)
Net Reduction in Expenditure		(9,527,190)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(9,234,940)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2016/17 ORIGINAL TO 2017/18 ORIGINAL**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - 1% reduction offset by reduced voids provision and properties moving to target rent on relet	1,146,960	
Service Charges - original budget overstated	29,220	
Non-Dwelling Rents - reduced income from rent of shops, land and other misc	5,540	
Supporting People - grant reduced less than anticipated	34,920	
GF Contributions - increase in homelessness contribution		(7,300)
- increase in mtce. of grassed areas		(1,160)
- increase in Gneral Fund use of Communal Rooms		(2,000)
- reduction in private sector initiatives	3,430	
- increase in Careline		(130)
OSD Surplus - Removed based on actual result in 2015/16	200,000	
Interest on Balances - higher interest rates than anticipated		(14,470)
	1,420,070	(25,060)
Net Decrease in Income	1,395,010	
<u>EXPENDITURE</u>		
Housing Supervision & Management	84,700	
- employee costs increased due to pay award/increments		(11,440)
- reduced energy costs due to demolition of former Careline Offices		(7,150)
- reduced transport costs		(7,500)
- reduced supplies & services as NBS subs only due every 2 years		(53,450)
- increased recharges		(15,000)
- one-off growth approved for 2016/17 (Review of Repairs)		
Rent, Rates, Taxes & Other Charges	14,880	
- mainly increase in rates on vacant properties		
Repairs & Maintenance		(500,000)
- reduction per recommendation of Repairs Review		
Bad debts - increased provision due to introduction of Universal Credit	1,252,780	

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Central & Department Support - revised allocations		(189,710)
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in a reduced requirement for DRF support		(4,578,300)
Capital Financing Costs - increased major repairs reserve contribution - increase in capital charges - reduction in debt management charges - reduction in interest payable	84,000 239,160	(5,920) (119,160)
Other Minor Variations (Net)		(6,100)
	1,675,520	(5,493,730)
Net Reduction in Expenditure		(3,818,210)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(2,423,200)

