

HOUSING REVENUE ACCOUNT BUDGETS 2017/18 TO 2022/23
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2016/17 Actual £		2017/18 Original £	2017/18 Probable £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £
	INCOME							
(36,988,029)	Net Rent	(35,879,670)	(36,221,000)	(35,412,780)	(35,476,140)	(35,515,880)	(36,123,910)	(36,741,790)
(160,721)	Service Charges	(186,190)	(172,040)	(177,900)	(187,030)	(188,730)	(194,430)	(200,270)
(741,093)	Non-Dwelling Rents	(770,140)	(798,860)	(828,020)	(848,780)	(870,580)	(893,460)	(917,490)
(499,705)	Contributions towards Expenditure	(555,790)	(528,120)	(538,040)	(547,150)	(557,220)	(567,340)	(577,680)
(302,460)	Supporting People Grant	(318,560)	(293,270)	(293,270)	0	0	0	0
(38,692,008)	Total Income	(37,710,350)	(38,013,290)	(37,250,010)	(37,059,100)	(37,132,410)	(37,779,140)	(38,437,230)
	EXPENDITURE							
	Management and Maintenance ;							
5,671,894	Supervision and Management -General	6,088,090	6,005,440	6,256,030	6,295,840	6,448,780	6,526,140	6,641,770
2,064,405	Supervision and Management -Special	2,048,860	2,013,200	1,865,510	1,843,640	1,885,630	1,925,760	1,966,770
485,606	Rent, rates, taxes and other charges	417,540	628,100	441,400	445,680	449,870	454,130	458,500
8,814,785	Repairs and Maintenance	8,691,000	9,045,000	8,473,000	7,973,000	8,132,000	8,295,000	8,461,000
7,578,835	Depreciation, Impairment & Reval. of Fixed Assets	7,722,160	7,889,720	8,034,760	8,253,760	8,419,650	8,595,640	8,771,690
49,287	Debt Management Expenses	46,050	45,470	47,790	49,380	50,540	51,050	51,920
300,000	Increase Bad Debts Provision	2,152,780	2,173,000	2,833,020	2,128,570	1,775,790	1,444,960	1,469,670
24,964,812	Total Expenditure	27,166,480	27,799,930	27,951,510	26,989,870	27,162,260	27,292,680	27,821,320
(13,727,196)	NET COST OF SERVICES per Authority Income & Expenditure Account	(10,543,870)	(10,213,360)	(9,298,500)	(10,069,230)	(9,970,150)	(10,486,460)	(10,615,910)
29,470	HRA share of Corporate & Democratic Core	30,100	31,430	32,700	33,480	34,260	34,900	35,540
(13,697,726)	NET COST OF HRA SERVICES	(10,513,770)	(10,181,930)	(9,265,800)	(10,035,750)	(9,935,890)	(10,451,560)	(10,580,370)
0	(Gain) or loss on sale of HRA fixed assets	0	0	0	0	0	0	0
5,066,897	HRA share of interest payable etc	4,960,020	4,955,740	4,853,920	4,745,900	4,638,770	4,551,720	4,452,740
(222,913)	Interest on Working Balance	(161,390)	(68,020)	(65,180)	(139,780)	(118,650)	(100,370)	(87,990)
0	Mortgage Interest	0	0	0	0	0	0	0
(168,775)	Share of DLO/DSO Surpluses	0	0	0	0	0	0	0
(9,022,517)	(SURPLUS)/DEFICIT in Year on HRA Services	(5,715,140)	(5,294,210)	(4,477,060)	(5,429,630)	(5,415,770)	(6,000,210)	(6,215,620)
	STATEMENT of MOVEMENT on the HRA BALANCE							
(9,022,517)	Surplus or Deficit on the HRA Income & Expenditure Account	(5,715,140)	(5,294,210)	(4,477,060)	(5,429,630)	(5,415,770)	(6,000,210)	(6,215,620)
(238)	Transfer to/(from) Reserves	0	0	0	0	0	0	0
0	Capital Expenditure Funded from HRA	5,546,860	1,581,080	5,303,110	6,438,970	3,983,320	603,940	55,400
2,046,070	Provision for Debt Repayment	2,015,380	2,015,380	1,985,150	1,955,370	1,926,040	1,897,150	1,868,690
2,470,164	Transfer to/(from) Major Repairs Reserve	2,650,000	2,482,000	2,749,000	2,871,000	3,039,000	2,528,000	2,358,000
(4,506,521)	(Increase)/decrease in HRA balance for the year	4,497,100	784,250	5,560,200	5,835,710	3,532,590	(971,120)	(1,933,530)
(20,470,686)	HRA Balance Bfwd 1st April	(22,884,086)	(24,977,207)	(24,192,957)	(18,632,757)	(12,797,047)	(9,264,457)	(10,235,577)
(24,977,207)	HRA Balance Cfwd at 31st March	(18,386,986)	(24,192,957)	(18,632,757)	(12,797,047)	(9,264,457)	(10,235,577)	(12,169,107)

HOUSING REVENUE ACCOUNT BUDGETS 2017/18 TO 2022/23
SUPERVISION AND MANAGEMENT EXPENSES

2016/17 Actual £		2017/18 Original £	2017/18 Probable £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £
HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES								
Community Housing Services - Cost Centres 0600/0601/0602/0604/0608/0609/0614/0615/0618/0622/0960								
2,711,445	Employee Expenses	2,914,570	2,678,640	2,947,760	3,001,620	3,061,520	3,122,470	3,184,600
461,846	Premises Related Expenses	607,720	512,700	584,520	534,990	545,760	556,820	568,170
35,524	Transport Related Expenses	38,510	40,550	41,300	42,060	42,820	43,610	44,410
609,958	Supplies and Services	640,480	800,860	561,060	557,950	605,870	567,820	580,800
107,920	Agency and Contracted Services	109,970	110,040	112,300	114,530	116,740	118,970	121,180
(177,235)	Controllable Income	(212,970)	(211,170)	(215,890)	(219,890)	(223,970)	(228,130)	(232,370)
3,749,458	Net Controllable	4,098,280	3,931,620	4,031,050	4,031,260	4,148,740	4,181,560	4,266,790
2,573,358	Central and Departmental Support	2,721,010	2,682,340	2,952,490	2,999,250	3,057,700	3,109,390	3,163,270
(650,922)	Recharge Income	(731,200)	(608,520)	(727,510)	(734,670)	(757,660)	(764,810)	(788,290)
5,671,894	NET	6,088,090	6,005,440	6,256,030	6,295,840	6,448,780	6,526,140	6,641,770
Rent Collection - Cost Centre 0414								
20,090	Employee Expenses	20,750	20,880	21,090	21,300	21,510	21,720	21,930
0	Transport Related Expenses	0	0	0	0	0	0	0
37,630	Supplies and Services	41,820	38,500	39,270	40,060	40,860	41,680	42,510
485,708	Agency and Contracted Services	421,850	482,140	491,540	499,990	508,450	516,900	525,360
(123,983)	Controllable Income	(119,210)	(120,900)	(11,410)	(11,620)	(11,840)	(12,070)	(12,290)
419,445	Net Controllable	365,210	420,620	540,490	549,730	558,980	568,230	577,510
253,229	Central and Departmental Support	260,480	236,310	241,010	241,360	245,430	249,810	253,820
(672,674)	Recharge Income	(625,690)	(656,930)	(781,500)	(791,090)	(804,410)	(818,040)	(831,330)
0	NET	0	0	0	0	0	0	0
5,671,894	TOTAL - GENERAL EXPENSES	6,088,090	6,005,440	6,256,030	6,295,840	6,448,780	6,526,140	6,641,770

HOUSING REVENUE ACCOUNT BUDGETS 2017/18 TO 2022/23
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2016/17 Actual £		2017/18 Original £	2017/18 Probable £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £
HOUSING SUPERVISION AND MANAGEMENT SPECIAL EXPENSES								
Careline & Response - Cost Centres 0619/0620/0621/0631/0633/0634/0635								
965,969	Employee Expenses	904,300	962,470	1,257,170	972,790	995,140	1,015,040	1,035,320
33,970	Premises Related Expenses	48,940	43,050	43,570	44,000	44,450	44,900	45,380
23,907	Transport Related Expenses	27,720	27,200	43,420	27,600	27,920	28,250	28,580
156,355	Supplies and Services	200,750	199,290	193,880	181,320	183,270	185,230	187,190
32,987	Agency and Contracted Services	41,450	37,800	35,120	41,050	42,280	43,550	44,860
(528,195)	Controllable Income	(596,560)	(646,770)	(1,091,380)	(833,650)	(847,030)	(860,720)	(874,690)
684,993	Net Controllable	626,600	623,040	481,780	433,110	446,030	456,250	466,640
53,743	Central & Departmental Support	54,690	61,060	66,090	65,190	65,800	66,630	67,440
0	Recharge Income	0	0	0	0	0	0	0
738,736	NET	681,290	684,100	547,870	498,300	511,830	522,880	534,080
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669								
89,743	Premises Related Expenses	110,100	91,000	83,000	85,460	87,990	90,590	93,290
29,247	Supplies and Services	6,530	2,490	2,300	2,320	2,340	2,360	2,380
0	Controllable Income	0	0	0	0	0	0	0
118,990	Net Controllable	116,630	93,490	85,300	87,780	90,330	92,950	95,670
5,727	Central & Departmental Support	5,970	5,130	5,260	5,340	5,440	5,530	5,630
(5,727)	Recharge Income	(5,970)	(5,130)	(5,260)	(5,340)	(5,440)	(5,530)	(5,630)
118,990	NET	116,630	93,490	85,300	87,780	90,330	92,950	95,670
Maintenance of Grassed Areas - Cost Centres 0605 & 0646								
427,676	Premises Related Expenses	489,750	463,380	470,860	480,320	489,980	499,800	509,820
45,530	Agency and Contracted Services	45,980	45,980	46,550	47,480	48,430	49,400	50,390
33,017	Central & Departmental Support	25,470	22,720	23,630	23,980	24,390	24,830	25,280
(19,489)	Controllable Income	(27,130)	(20,000)	(17,500)	(18,000)	(18,500)	(19,000)	(19,500)
486,734	NET	534,070	512,080	523,540	533,780	544,300	555,030	565,990
Common Rooms and Areas - Cost Centre 0650								
19,899	Premises Related Expenses	37,710	38,230	39,070	40,020	40,970	41,960	42,970
0	Supplies and Services	500	0	0	0	0	0	0
5,737	Agency and Contracted Services	5,870	5,880	6,080	6,270	6,450	6,650	6,850
(2,541)	Controllable Income	(7,560)	(12,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
23,095	NET	36,520	32,110	37,150	38,290	39,420	40,610	41,820
Homelessness - Cost Centre 0660								
180,362	Employee Expenses	191,710	191,380	196,790	200,760	204,760	208,840	213,000
0	Premises Related Expenses	0	0	0	0	0	0	0
707	Transport Related Expenses	860	1,300	1,600	1,630	1,660	1,690	1,720
35,929	Supplies and Services	99,450	98,850	100,480	102,140	103,840	105,570	107,340
10,739	Agency and Contracted Services	11,780	11,780	11,820	11,860	11,900	11,940	11,980
0	Transfer Payments	0	0	0	0	0	0	0
(37,539)	Controllable Income	(62,670)	(87,980)	(91,570)	(93,260)	(95,000)	(96,790)	(98,590)
190,198	Net Controllable	241,130	215,330	219,120	223,130	227,160	231,250	235,450
61,687	Central & Departmental Support	63,800	64,200	65,950	66,280	67,420	68,580	69,770
251,885	NET	304,930	279,530	285,070	289,410	294,580	299,830	305,220
Other Community Services - Cost Centres 0670/0671/0675								
191,595	Employee Expenses	197,200	192,750	201,620	206,330	210,460	214,670	218,960
219,765	Premises Related Expenses	147,470	184,960	152,640	157,220	161,940	166,800	171,800
26,348	Transport Related Expenses	27,960	26,210	24,570	24,700	24,830	24,960	25,090
1,734	Supplies and Services	3,250	3,250	3,250	3,250	3,250	3,250	3,250
(645)	Controllable Income	(6,350)	(1,900)	(1,900)	(1,900)	(1,900)	(1,900)	(1,900)
438,797	Net Controllable	369,530	405,270	380,180	389,600	398,580	407,780	417,200
6,168	Central & Departmental Support	5,890	6,620	6,400	6,480	6,590	6,680	6,790
444,965	NET	375,420	411,890	386,580	396,080	405,170	414,460	423,990
2,064,405	TOTAL - SPECIAL EXPENSES	2,048,860	2,013,200	1,865,510	1,843,640	1,885,630	1,925,760	1,966,770

HOUSING REVENUE ACCOUNT BUDGETS 2017/18 TO 2022/23

GENERAL FUND CONTRIBUTIONS

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

2016/17 Actual £		2017/18 Original £	2017/18 Probable £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £
(251,885)	Homelessness	(304,930)	(279,530)	(285,070)	(289,410)	(294,580)	(299,830)	(305,220)
(167,460)	Maintenance of Grassed Areas	(169,510)	(166,150)	(168,100)	(171,570)	(175,120)	(178,620)	(182,190)
(8,000)	Social Services-Communal Area Use	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
(10,000)	Community Rooms-General Fund Use	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
(49,410)	Private Sector Initiatives	(50,270)	(51,360)	(53,530)	(54,560)	(55,640)	(56,730)	(57,830)
(12,950)	Careline charge	(13,080)	(13,080)	(13,340)	(13,610)	(13,880)	(14,160)	(14,440)
(499,705)	NET	(555,790)	(528,120)	(538,040)	(547,150)	(557,220)	(567,340)	(577,680)

HOUSING REVENUE ACCOUNT BUDGETS 2017/18 TO 2022/23
STATUTORY HOUSING REVENUE ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	2017/18 Original £	2017/18 Probable £	2018/19 Original £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £
EXPENDITURE							
Employee Expenses	4,228,530	4,046,120	4,624,430	4,402,800	4,493,390	4,582,740	4,673,810
Premises Expenses	10,550,230	11,006,420	10,288,060	9,760,690	9,952,960	10,150,000	10,350,930
Transport Expenses	95,050	95,260	110,890	95,990	97,230	98,510	99,800
Supplies and Services	992,780	1,143,240	900,240	887,040	939,430	905,910	923,470
Agency Services	636,900	693,620	703,410	721,180	734,250	747,410	760,620
Transfer Payments	0	0	0	0	0	0	0
Bad Debts Provision	2,152,780	2,173,000	2,833,020	2,128,570	1,775,790	1,444,960	1,469,670
Central and Departmental Support	3,167,410	3,109,810	3,393,530	3,441,360	3,507,030	3,566,350	3,627,540
Capital Financing Costs	17,393,610	17,388,310	17,670,620	17,875,410	18,074,000	17,623,560	17,503,040
Direct Revenue Financing	5,546,860	1,581,080	5,303,110	6,438,970	3,983,320	603,940	55,400
	44,764,150	41,236,860	45,827,310	45,752,010	43,557,400	39,723,380	39,464,280
INCOME							
Government Grants	0	0	0	0	0	0	0
Supporting People Grant	(318,560)	(293,270)	(293,270)	0	0	0	0
Rent	(35,879,670)	(36,221,000)	(35,412,780)	(35,476,140)	(35,515,880)	(36,123,910)	(36,741,790)
Fees and Charges etc.	(1,988,780)	(2,071,620)	(2,443,570)	(2,222,130)	(2,265,550)	(2,314,500)	(2,365,100)
Recharges	(1,362,860)	(1,270,580)	(1,514,270)	(1,531,100)	(1,567,510)	(1,588,380)	(1,625,250)
Interest	(161,390)	(68,020)	(65,180)	(139,780)	(118,650)	(100,370)	(87,990)
Contribution from Pension Reserve	0	0	0	0	0	0	0
General Fund Contribution	(555,790)	(528,120)	(538,040)	(547,150)	(557,220)	(567,340)	(577,680)
Transfer from OSD	0	0	0	0	0	0	0
	(40,267,050)	(40,452,610)	(40,267,110)	(39,916,300)	(40,024,810)	(40,694,500)	(41,397,810)
Decrease/(Increase) in HRA Balance for the Year	4,497,100	784,250	5,560,200	5,835,710	3,532,590	(971,120)	(1,933,530)

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

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - anticipated increased income		(341,330)
Service Charges - Income less than forecast	14,150	
Non - Dwelling Rents - increased income from rechargeable building works.		(28,720)
Supporting People Grant - Less than anticipated	25,290	
GF Contributions - reduction in homelessness contribution	25,400	
- reduction in mtce. of grassed areas	3,360	
- increased private sector initiatives contribution		(1,090)
Interest - lower interest rate than anticipated	93,370	
	161,570	(371,140)
Net Increase in Income		(209,570)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		(192,510)
- savings due to vacant posts		
- premises costs higher mainly due to late electricity invoices	37,490	
- approved carry forward for Careline Consortium	14,140	
- approved carry forward Estate Improvement work	79,900	
- approved carry forward for mobile IT - Asset Management Officers	10,000	
- approved carry forward of previously approved growth for IT	33,240	
- approved carry forward of training for Contract Management Team	10,100	
- approved carry forward for IT - Northgate Leaseholder Module	12,400	
- 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 Estate Improvement spend		(141,400)
- reduced HRA contribution to GP:GS		(10,980)
Rent, Rates, Taxes & Other Charges		
- increase mainly due to rates charges on vacant properties	210,560	
Repairs and Maintenance		
- approved carry forward for scooter storage	72,000	
- transfer from capital to cover costs of electrical testing	282,000	
Bad debts - increased provision	20,220	
Agency & Contracted		
- mainly cost of additional welfare reform rent recovery staffing extended to 31.3.18	60,000	
Central & Department Support		
- revised allocations		(57,600)
Direct Revenue Contribution to Capital		
- revised capital programme and financing resulting in a reduced requirement for DRF support		(3,965,780)
Capital Financing Costs		
- reduced MRA reserve contribution		(168,000)
- reduction in debt management expenses		(580)
- increase in depreciation charges	167,560	
- reduction in interest payable		(4,280)
Other Minor Variations (Net)		(6,760)
	1,044,610	(4,547,890)
Net Reduction in Expenditure		(3,503,280)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(3,712,850)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2017/18 ORIGINAL TO 2018/19 ORIGINAL**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - 1% reduction offset by properties moving to target rent	466,890	
Service Charges - original budget overstated	8,290	
Non-Dwelling Rents - increased income from rechargeable building works		(57,880)
Supporting People - grant reduced less than anticipated	25,290	
GF Contributions - reduction in homelessness contribution	19,860	
- reduction in mtce. of grassed areas	1,410	
- increase in private sector initiatives		(3,260)
- increase in Careline		(260)
Interest on Balances - Lower than anticipated	96,210	
	617,950	(61,400)
Net Decrease in Income	556,550	
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		
- employee costs increased due to pay award/increments	115,150	
- employee costs increased due to 1 year contract to provide floating visiting support in Amber Valley	280,750	
- increased transport costs as a result of Amber Valley contract	16,130	
- increased supplies & services as a result of Amber Valley contract	14,500	
- increased fees and charges as a result of Amber Valley contract		(297,990)
- increased income mainly due to fees and charges increase and new sources of income on Careline		(264,810)
- loss of Severn Trent commission	108,010	
- reduced Estate Improvement spend		(40,000)
- reduced spend on District/Group Heating schemes		(27,100)
- HRA contribution to GP:GS ended in 2017/18		(26,780)
- one-off growth approved for 2017/18 (Replace Allocations System)		(80,000)

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Rent, Rates, Taxes & Other Charges - mainly increase in rates on vacant properties	23,860	
Repairs & Maintenance - reduction per recommendation of Repairs Review - increased costs of electrical testing	282,000	(500,000)
Bad debts - increased provision due to introduction of Universal Credit	680,240	
Central & Department Support - revised allocations	118,110	
Agency & Contracted - mainly cost of additional welfare reform rent recovery staffing	66,510	
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in a reduced requirement for DRF support		(243,750)
Capital Financing Costs - increased major repairs reserve contribution - increase in depreciation charges - increase in debt management charges - reduction in interest payable	99,000 312,600 1,740	(106,100)
Provision for Debt Repayment		(30,230)
Other Minor Variations (Net)	4,710	
	2,123,310	(1,616,760)
Net Increase in Expenditure	506,550	
TOTAL DECREASE IN HRA BALANCE OVER THE PERIOD	1,063,100	

