

HOUSING REVENUE ACCOUNT BUDGETS 2018/19 TO 2023/24

STATUTORY HRA OPERATING ACCOUNT

SUMMARY

2017/18 Actual £		2018/19 Original £	2018/19 Probable £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £
	INCOME							
(36,262,389)	Net Rent	(35,412,780)	(35,338,450)	(34,945,290)	(35,843,700)	(37,038,680)	(38,088,350)	(39,324,960)
(125,671)	Service Charges	(177,900)	(149,000)	(157,500)	(158,390)	(162,340)	(166,410)	(170,570)
(847,578)	Non-Dwelling Rents	(828,020)	(913,420)	(933,750)	(959,300)	(985,970)	(1,013,860)	(1,043,070)
(505,288)	Contributions towards Expenditure	(538,040)	(510,620)	(532,490)	(545,400)	(559,760)	(574,770)	(588,170)
(295,853)	Supporting People Grant	(293,270)	(315,000)	(223,000)	(131,000)	0	0	0
(38,036,779)	Total Income	(37,250,010)	(37,226,490)	(36,792,030)	(37,637,790)	(38,746,750)	(39,843,390)	(41,126,770)
	EXPENDITURE							
	Management and Maintenance ;							
5,308,054	Supervision and Management -General	6,256,030	6,142,420	6,467,140	6,579,690	6,729,660	6,865,000	6,977,710
2,085,815	Supervision and Management -Special	1,865,510	2,034,090	2,078,950	2,145,170	2,223,090	2,304,320	2,377,980
605,614	Rent, rates, taxes and other charges	441,400	294,530	290,180	275,480	280,950	286,570	292,370
8,074,883	Repairs and Maintenance	8,473,000	8,088,000	8,355,000	8,564,000	8,778,000	8,997,000	9,222,000
9,196,240	Depreciation, Impairment & Reval. of Fixed Assets	8,034,760	9,180,920	9,254,030	9,253,680	9,253,410	9,253,210	9,223,060
47,153	Debt Management Expenses	47,790	45,340	47,850	48,610	50,040	51,360	52,480
2,173,000	Increase Bad Debts Provision	2,833,020	1,093,480	2,236,070	1,831,200	1,508,020	1,550,640	1,596,410
27,490,759	Total Expenditure	27,951,510	26,878,780	28,729,220	28,697,830	28,823,170	29,308,100	29,742,010
(10,546,020)	NET COST OF SERVICES per Authority Income & Expenditure Account	(9,298,500)	(10,347,710)	(8,062,810)	(8,939,960)	(9,923,580)	(10,535,290)	(11,384,760)
30,310	HRA share of Corporate & Democratic Core	32,700	39,100	40,610	42,030	43,410	44,850	45,910
(10,515,710)	NET COST OF HRA SERVICES	(9,265,800)	(10,308,610)	(8,022,200)	(8,897,930)	(9,880,170)	(10,490,440)	(11,338,850)
0	(Gain) or loss on sale of HRA fixed assets	0	0	0	0	0	0	0
4,960,732	HRA share of interest payable etc	4,853,920	4,853,130	4,742,540	4,638,770	4,551,720	4,445,780	4,295,190
(74,544)	Interest on Working Balance	(65,180)	(78,330)	(143,450)	(200,770)	(239,760)	(241,640)	(253,090)
0	Mortgage Interest	0	0	0	0	0	0	0
0	Share of DLO/DSO Surpluses	0	0	0	0	0	0	0
(5,629,522)	(SURPLUS)/DEFICIT in Year on HRA Services	(4,477,060)	(5,533,810)	(3,423,110)	(4,459,930)	(5,568,210)	(6,286,300)	(7,296,750)
	STATEMENT of MOVEMENT on the HRA BALANCE							
	Surplus or Deficit on the HRA Income & Expenditure Account	(4,477,060)	(5,533,810)	(3,423,110)	(4,459,930)	(5,568,210)	(6,286,300)	(7,296,750)
(1,468)	Transfer to/(from) Reserves	0	0	0	0	0	0	0
0	Capital Expenditure Funded from HRA	5,303,110	8,358,300	12,774,600	1,120,750	795,740	0	0
2,015,379	Provision for Debt Repayment	1,985,150	1,985,150	1,955,370	1,926,040	1,897,150	1,868,690	1,840,660
1,175,476	Transfer to/(from) Major Repairs Reserve	2,749,000	1,603,000	1,871,000	2,205,000	2,550,000	1,884,000	1,884,000
(2,440,135)	(Increase)/decrease in HRA balance for the year	5,560,200	6,412,640	13,177,860	791,860	(325,320)	(2,533,610)	(3,572,090)
(24,977,207)	HRA Balance Bfwd 1st April	(24,192,957)	(27,417,342)	(21,004,702)	(7,826,842)	(7,034,982)	(7,360,302)	(9,893,912)
(27,417,342)	HRA Balance Cfwd at 31st March	(18,632,757)	(21,004,702)	(7,826,842)	(7,034,982)	(7,360,302)	(9,893,912)	(13,466,002)

HOUSING REVENUE ACCOUNT BUDGETS 2018/19 TO 2023/24
SUPERVISION AND MANAGEMENT EXPENSES

2017/18 Actual £		2018/19 Original £	2018/19 Probable £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £
HOUSING SUPERVISION AND MANAGEMENT								
GENERAL EXPENSES								
Community Housing Services - Cost Centres 0600/0601/0602/0604/0608/0609/0614/0615/0618/0622/0960								
2,660,894	Employee Expenses	2,947,760	2,740,870	3,057,350	3,095,480	3,173,850	3,252,290	3,332,700
486,331	Premises Related Expenses	584,520	571,770	521,430	533,590	546,090	558,940	572,160
34,906	Transport Related Expenses	41,300	38,510	39,260	40,200	41,160	42,140	43,140
397,884	Supplies and Services	561,060	793,060	747,100	765,680	766,480	785,510	786,700
109,668	Agency and Contracted Services	112,300	96,680	77,750	73,220	68,380	69,980	71,580
(204,512)	Controllable Income	(215,890)	(210,250)	(215,890)	(220,960)	(226,160)	(231,490)	(236,950)
3,485,171	Net Controllable	4,031,050	4,030,640	4,227,000	4,287,210	4,369,800	4,477,370	4,569,330
2,469,054	Central and Departmental Support	2,952,490	3,039,200	3,286,980	3,375,070	3,461,490	3,527,650	3,567,710
(646,171)	Recharge Income	(727,510)	(927,420)	(1,046,840)	(1,082,590)	(1,101,630)	(1,140,020)	(1,159,330)
5,308,054	NET	6,256,030	6,142,420	6,467,140	6,579,690	6,729,660	6,865,000	6,977,710
Rent Collection - Cost Centre 0414								
20,880	Employee Expenses	21,090	21,090	21,300	21,300	21,300	21,300	21,300
0	Transport Related Expenses	0	0	0	0	0	0	0
40,177	Supplies and Services	39,270	40,500	41,500	42,500	43,500	44,500	45,500
480,701	Agency and Contracted Services	491,540	496,990	506,680	517,540	528,400	539,250	550,110
(120,786)	Controllable Income	(11,410)	(9,790)	(11,670)	(11,940)	(12,220)	(12,510)	(12,800)
420,972	Net Controllable	540,490	548,790	557,810	569,400	580,980	592,540	604,110
235,807	Central and Departmental Support	241,010	257,030	261,290	266,280	274,590	285,290	291,700
(656,779)	Recharge Income	(781,500)	(805,820)	(819,100)	(835,680)	(855,570)	(877,830)	(895,810)
0	NET	0	0	0	0	0	0	0
5,308,054	TOTAL - GENERAL EXPENSES	6,256,030	6,142,420	6,467,140	6,579,690	6,729,660	6,865,000	6,977,710

**HOUSING REVENUE ACCOUNT BUDGETS 2018/19 TO 2023/24
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)**

2017/18 Actual £		2018/19 Original £	2018/19 Probable	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £
HOUSING SUPERVISION AND MANAGEMENT SPECIAL EXPENSES								
<u>Careline & Response - Cost Centres 0619/0620/0621/0631/0633/0634/0635</u>								
1,072,155	Employee Expenses	1,257,170	1,318,760	1,474,120	1,524,750	1,571,530	1,613,430	1,655,610
40,560	Premises Related Expenses	43,570	53,090	53,150	54,520	55,960	57,440	58,950
23,470	Transport Related Expenses	43,420	42,420	43,070	43,960	44,880	45,800	46,760
163,499	Supplies and Services	193,880	215,090	242,840	249,570	253,790	258,110	262,510
38,223	Agency and Contracted Services	35,120	35,120	39,510	42,270	43,540	44,850	46,190
(578,366)	Controllable Income	(1,091,380)	(1,019,560)	(1,231,360)	(1,263,610)	(1,280,740)	(1,298,300)	(1,316,320)
759,541	Net Controllable	481,780	644,920	621,330	651,460	688,960	721,330	753,700
59,998	Central & Departmental Support	66,090	75,160	78,780	78,440	80,440	88,880	91,000
0	Recharge Income	0	0	0	0	0	0	0
819,539	NET	547,870	720,080	700,110	729,900	769,400	810,210	844,700
<u>District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669</u>								
56,769	Premises Related Expenses	83,000	71,760	77,540	80,260	82,980	85,970	88,940
1,232	Supplies and Services	2,300	1,280	1,320	1,350	1,390	1,420	1,460
0	Controllable Income	0	0	0	0	0	0	0
58,001	Net Controllable	85,300	73,040	78,860	81,610	84,370	87,390	90,400
5,070	Central & Departmental Support	5,260	2,790	2,850	2,930	3,030	3,130	3,210
(5,070)	Recharge Income	(5,260)	(2,790)	(2,850)	(2,930)	(3,030)	(3,130)	(3,210)
58,001	NET	85,300	73,040	78,860	81,610	84,370	87,390	90,400
<u>Maintenance of Grassed Areas - Cost Centres 0605 & 0646</u>								
463,002	Premises Related Expenses	470,860	486,960	500,310	513,750	526,590	539,750	553,230
45,980	Agency and Contracted Services	46,550	46,550	47,810	49,100	50,330	51,590	52,880
21,897	Central & Departmental Support	23,630	21,750	23,560	24,180	24,860	25,780	26,380
(29,234)	Controllable Income	(17,500)	(3,100)	(3,200)	(3,280)	(3,360)	(3,440)	(3,530)
501,645	NET	523,540	552,160	568,480	583,750	598,420	613,680	628,960
<u>Common Rooms and Areas - Cost Centre 0650</u>								
35,630	Premises Related Expenses	39,070	36,440	37,500	38,610	39,780	40,970	42,200
0	Supplies and Services	0	0	0	0	0	0	0
5,876	Agency and Contracted Services	6,080	6,080	6,260	6,450	6,640	6,840	7,050
(10,443)	Controllable Income	(8,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
31,063	NET	37,150	37,520	38,760	40,060	41,420	42,810	44,250
<u>Homelessness - Cost Centre 0660</u>								
214,052	Employee Expenses	196,790	142,220	140,830	144,330	147,920	151,600	155,370
0	Premises Related Expenses	0	0	0	0	0	0	0
1,631	Transport Related Expenses	1,600	1,950	1,990	2,030	2,080	2,130	2,180
39,966	Supplies and Services	100,480	100,420	102,380	104,540	106,760	109,030	111,360
11,781	Agency and Contracted Services	11,820	10,910	10,940	10,970	11,000	11,030	11,060
0	Transfer Payments	0	0	0	0	0	0	0
(74,229)	Controllable Income	(91,570)	(48,490)	(34,230)	(34,940)	(35,660)	(36,400)	(37,170)
193,201	Net Controllable	219,120	207,010	221,910	226,930	232,100	237,390	242,800
63,917	Central & Departmental Support	65,950	66,290	67,120	68,800	71,990	75,600	77,480
257,118	NET	285,070	273,300	289,030	295,730	304,090	312,990	320,280
<u>Other Community Services - Cost Centres 0670/0671/0672/0675</u>								
206,019	Employee Expenses	201,620	194,390	208,030	213,310	219,170	224,650	230,270
183,371	Premises Related Expenses	152,640	152,850	163,200	168,870	174,730	180,790	187,060
26,503	Transport Related Expenses	24,570	24,420	24,810	24,990	25,180	25,380	25,580
1,607	Supplies and Services	3,250	4,500	4,560	4,620	4,680	4,740	4,800
(5,551)	Controllable Income	(1,900)	(5,650)	(5,790)	(5,930)	(6,080)	(6,240)	(6,400)
411,949	Net Controllable	380,180	370,510	394,810	405,860	417,680	429,320	441,310
6,500	Central & Departmental Support	6,400	7,480	8,900	8,260	7,710	7,920	8,080
418,449	NET	386,580	377,990	403,710	414,120	425,390	437,240	449,390
2,085,815	TOTAL - SPECIAL EXPENSES	1,865,510	2,034,090	2,078,950	2,145,170	2,223,090	2,304,320	2,377,980

HOUSING REVENUE ACCOUNT BUDGETS 2018/19 TO 2023/24

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

2017/18 Actual £		2018/19 Original £	2018/19 Probable £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £
(257,118)	Homelessness	(285,070)	(273,300)	(289,030)	(295,730)	(304,090)	(312,990)	(320,280)
(165,660)	Maintenance of Grassed Areas	(168,100)	(167,760)	(172,410)	(177,220)	(181,770)	(186,290)	(190,920)
(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)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
(51,430)	Private Sector Initiatives	(53,530)	(53,560)	(55,050)	(56,450)	(57,900)	(59,490)	(60,970)
(13,080)	Careline charge	(13,340)	0	0	0	0	0	0
(505,288)	NET	(538,040)	(510,620)	(532,490)	(545,400)	(559,760)	(574,770)	(588,170)

HOUSING REVENUE ACCOUNT BUDGETS 2018/19 TO 2023/24
STATUTORY HOUSING REVENUE ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	2018/19 Original £	2018/19 Probable £	2019/20 Original £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £
EXPENDITURE							
Employee Expenses	4,624,430	4,417,330	4,901,630	4,999,170	5,133,770	5,263,270	5,395,250
Premises Expenses	10,288,060	9,755,400	9,998,310	10,229,080	10,485,080	10,747,430	11,016,910
Transport Expenses	110,890	107,300	109,130	111,180	113,300	115,450	117,660
Supplies and Services	900,240	1,154,850	1,139,700	1,168,260	1,176,600	1,203,310	1,212,330
Agency Services	703,410	692,330	688,950	699,550	708,290	723,540	738,870
Transfer Payments	0	0	0	0	0	0	0
Bad Debts Provision	2,833,020	1,093,480	2,236,070	1,831,200	1,508,020	1,550,640	1,596,410
Central and Departmental Support	3,393,530	3,508,800	3,770,090	3,865,990	3,967,520	4,059,100	4,111,470
Capital Financing Costs	17,670,620	17,667,540	17,870,790	18,072,100	18,302,320	17,503,040	17,295,390
Direct Revenue Financing	5,303,110	8,358,300	12,774,600	1,120,750	795,740	0	0
	45,827,310	46,755,330	53,489,270	42,097,280	42,190,640	41,165,780	41,484,290
INCOME							
Government Grants	0	0	0	0	0	0	0
Supporting People Grant	(293,270)	(315,000)	(223,000)	(131,000)	0	0	0
Rent	(35,412,780)	(35,338,450)	(34,945,290)	(35,843,700)	(37,038,680)	(38,088,350)	(39,324,960)
Fees and Charges etc.	(2,443,570)	(2,364,260)	(2,598,390)	(2,663,350)	(2,717,530)	(2,773,650)	(2,831,810)
Recharges	(1,514,270)	(1,736,030)	(1,868,790)	(1,921,200)	(1,960,230)	(2,020,980)	(2,058,350)
Interest	(65,180)	(78,330)	(143,450)	(200,770)	(239,760)	(241,640)	(253,090)
Contribution from Pension Reserve	0	0	0	0	0	0	0
General Fund Contribution	(538,040)	(510,620)	(532,490)	(545,400)	(559,760)	(574,770)	(588,170)
Transfer from OSD	0	0	0	0	0	0	0
	(40,267,110)	(40,342,690)	(40,311,410)	(41,305,420)	(42,515,960)	(43,699,390)	(45,056,380)
Decrease/(Increase) in HRA Balance for the Year	5,560,200	6,412,640	13,177,860	791,860	(325,320)	(2,533,610)	(3,572,090)

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

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - income lower than anticipated	74,330	
Service Charges - Income less than forecast	28,900	
Non - Dwelling Rents - increased income from rechargeable building works and other fees and charges		(85,400)
Supporting People Grant - Higher than anticipated		(21,730)
GF Contributions - reduction in homelessness contribution	11,770	
- reduction in mtce. of grassed areas	340	
- reduction in community room use by GF	2,000	
- reduction in Careline recharge	13,340	
- increased private sector initiatives contribution		(30)
Recharges - increased salary costs recharged to capital schemes		(198,180)
Interest - higher interest rate than anticipated		(13,150)
	130,680	(318,490)
Net Increase in Income		(187,810)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		(207,100)
- savings due to vacant posts		
- approved carry forward for Replacement Allocations System	80,000	
- approved carry forward for mobile IT - Asset Management Officers	10,000	
- approved carry forward of previously approved growth for IT	29,740	
- approved carry forward of training for Contract Management Team	10,100	
- approved carry forward for IT - Northgate Leaseholder Module	2,850	
- approved carry forward for Tenant Handbook	35,000	
Programme Area & Detail	Increase in Net Expenditure	Decrease in Net Net Expenditure

	£	£
Housing Supervision & Management (continued)		
- HRA contribution to Linacre site development cost	66,670	
- HRA contribution to Voluntary grants	80,000	
- Increased Court and legal costs on Neighbourhoods team	35,750	
Rent, Rates, Taxes & Other Charges		
- reduction in rates charges on vacant properties		(146,870)
Repairs and Maintenance		
- reduced repairs expenditure on Council dwellings offset by indexation on contract.		(385,000)
Bad debts - reduced provision		(1,739,540)
Agency & Contracted		
- mainly reduction in Arvato recharges		(11,080)
Central & Department Support		
- revised allocations	115,270	
Direct Revenue Contribution to Capital		
- revised capital programme and financing resulting in an increased requirement for DRF support	3,055,190	
Capital Financing Costs		
- reduced MRA reserve contribution		(1,146,000)
- reduction in debt management expenses		(2,450)
- increase in depreciation charges	1,146,160	
- reduction in interest payable		(790)
Other Minor Variations (Net)	12,350	
	4,679,080	(3,638,830)
Net Increase in Expenditure	1,040,250	
TOTAL DECREASE IN HRA BALANCE OVER THE PERIOD	852,440	

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2018/19 ORIGINAL TO 2019/20 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	467,490	
Service Charges - original budget overstated	20,400	
Non - Dwelling Rents - increased income from rechargeable building works and other fees and charges		(105,730)
Supporting People - grant reduced less than anticipated	70,270	
GF Contributions - increase in homelessness contribution		(3,960)
- increase in mtce. of grassed areas		(4,310)
- reduction in community room use by GF	2,000	
- increase in private sector initiatives		(1,520)
- reduction in Careline	13,340	
Recharges - increased salary costs recharged to capital schemes		(308,500)
Interest on Balances - Higher than anticipated		(78,270)
	573,500	(502,290)
Net Decrease in Income	71,210	
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		
- employee costs increased due to pay award/increments	139,230	
- employee costs increased due contract to provide monitoring service for Ashfield District Council	137,970	
- increased costs of Sheltered Schemes following refurbishment due to improved facilities.	13,440	
- net increase in Careline fees and charges - mainly due to impact of Ashfield DC contract.		(139,980)
- increase in publicity & marketing costs	10,000	
- HRA contribution to Housing Delivery Manager	25,000	
- HRA contribution to Voluntary grants	80,000	
- Increased Court and legal costs on Neighbourhoods team	39,000	

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Rent, Rates, Taxes & Other Charges - reduction in rates charges on vacant properties		(151,220)
Repairs and Maintenance - reduced repairs expenditure on Council dwellings		(118,000)
Bad debts - reduced provision		(596,950)
Central & Department Support - revised allocations	376,560	
Agency & Contracted - mainly reduction in Arvato recharges		(14,460)
Direct Revenue Contribution to Capital - increased capital programme and financing resulting in an increased requirement for DRF support	7,471,490	
Capital Financing Costs - reduced major repairs reserve contribution - increase in depreciation charges - increase in debt management charges - reduction in interest payable - provision for Debt Repayment	1,219,270 60	(878,000) (111,380) (29,780)
Other Minor Variations (Net)	74,200	
	9,586,220	(2,039,770)
Net Increase in Expenditure	7,546,450	
TOTAL DECREASE IN HRA BALANCE OVER THE PERIOD	7,617,660	