

HOUSING REVENUE ACCOUNT BUDGETS 2019/20 TO 2024/25

STATUTORY HRA OPERATING ACCOUNT

SUMMARY

2018/19 Actual £		2019/20 Original £	2019/20 Probable £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £	2024/25 Original £
	INCOME							
(35,514,123)	Net Rent	(34,945,290)	(35,324,170)	(35,503,390)	(36,840,080)	(38,101,450)	(39,410,110)	(41,535,190)
(115,392)	Service Charges	(157,500)	(117,320)	(119,580)	(122,530)	(125,810)	(129,150)	(131,850)
(856,690)	Non-Dwelling Rents	(933,750)	(901,140)	(923,310)	(945,250)	(968,450)	(992,980)	(1,018,870)
(492,834)	Contributions towards Expenditure	(532,490)	(537,490)	(550,840)	(565,520)	(579,760)	(593,500)	(607,310)
(312,591)	Supporting People Grant	(223,000)	(319,270)	(326,510)	(116,670)	0	0	0
(37,291,630)	Total Income	(36,792,030)	(37,199,390)	(37,423,630)	(38,590,050)	(39,775,470)	(41,125,740)	(43,293,220)
	EXPENDITURE							
	Management and Maintenance ;							
5,524,938	Supervision and Management -General	6,474,220	6,343,120	6,816,810	6,979,980	7,017,980	7,151,950	7,290,640
2,197,114	Supervision and Management -Special	2,078,950	2,120,700	2,145,040	2,224,100	2,299,230	2,372,370	2,445,160
280,345	Rent, rates, taxes and other charges	290,180	379,570	238,880	221,680	224,590	227,570	230,620
8,321,824	Repairs and Maintenance	8,355,000	8,550,000	8,497,000	8,709,000	8,927,000	9,150,000	9,379,000
9,132,873	Depreciation, Impairment & Reval. of Fixed Assets	9,254,030	9,130,920	9,204,030	9,203,680	9,203,410	9,203,210	9,173,060
45,224	Debt Management Expenses	47,850	39,050	42,540	43,150	44,260	45,320	46,270
(1,874,275)	Increase Bad Debts Provision	2,236,070	1,089,000	1,092,000	1,129,000	1,169,000	1,211,000	1,277,000
23,628,043	Total Expenditure	28,736,300	27,652,360	28,036,300	28,510,590	28,885,470	29,361,420	29,841,750
(13,663,587)	NET COST OF SERVICES per Authority	(8,055,730)	(9,547,030)	(9,387,330)	(10,079,460)	(10,890,000)	(11,764,320)	(13,451,470)
	Income & Expenditure Account							
38,940	HRA share of Corporate & Democratic Core	40,610	42,170	45,570	47,210	48,830	49,990	51,080
(13,624,647)	NET COST OF HRA SERVICES	(8,015,120)	(9,504,860)	(9,341,760)	(10,032,250)	(10,841,170)	(11,714,330)	(13,400,390)
0	(Gain) or loss on sale of HRA fixed assets	0	0	0	0	0	0	0
4,860,452	HRA share of interest payable etc	4,742,540	4,751,470	4,643,260	4,557,870	4,454,200	4,307,520	4,179,340
(120,949)	Interest on Working Balance	(143,450)	(141,580)	(101,250)	(105,340)	(49,660)	(34,790)	(69,580)
0	Mortgage Interest	0	0	0	0	0	0	0
0	Share of DLO/DSO Surpluses	0	0	0	0	0	0	0
(8,885,144)	(SURPLUS)/DEFICIT in Year on HRA Services	(3,416,030)	(4,894,970)	(4,799,750)	(5,579,720)	(6,436,630)	(7,441,600)	(9,290,630)
	STATEMENT of MOVEMENT on the HRA BALANCE							
	Surplus or Deficit on the HRA Income & Expenditure Account							
(8,885,144)	Transfer to/(from) Reserves	(3,416,030)	(4,894,970)	(4,799,750)	(5,579,720)	(6,436,630)	(7,441,600)	(9,290,630)
(3,508)	Capital Expenditure Funded from HRA	0	0	0	0	0	0	0
3,323,762	Provision for Debt Repayment	12,774,600	11,642,120	10,962,300	5,101,940	2,275,800	2,245,800	1,956,800
1,985,148	Transfer to/(from) Major Repairs Reserve	1,955,370	1,955,370	1,926,040	1,897,150	1,868,690	1,840,660	1,813,050
1,760,211		1,871,000	2,000,000	2,255,000	2,600,000	2,600,000	2,600,000	2,600,000
(1,819,531)	(Increase)/decrease in HRA balance for the year	13,184,940	10,702,520	10,343,590	4,019,370	307,860	(755,140)	(2,920,780)
(27,417,342)	HRA Balance Bfwd 1st April	(22,824,233)	(29,236,873)	(18,534,353)	(8,190,763)	(4,171,393)	(3,863,533)	(4,618,673)
(29,236,873)	HRA Balance Cfwd at 31st March	(9,639,293)	(18,534,353)	(8,190,763)	(4,171,393)	(3,863,533)	(4,618,673)	(7,539,453)

HOUSING REVENUE ACCOUNT BUDGETS 2019/20 TO 2024/25
SUPERVISION AND MANAGEMENT EXPENSES

2018/19 Actual £		2019/20 Original £	2019/20 Probable £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £	2024/25 Original £
HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES								
Community Housing Services - Cost Centres 0600/0601/0602/0604/0608/0609/0610/0614/0615/0622/0960								
2,776,143	Employee Expenses	3,057,350	2,921,050	3,310,570	3,319,070	3,365,820	3,457,170	3,543,390
502,998	Premises Related Expenses	521,430	514,580	554,630	566,300	578,280	590,590	603,230
32,656	Transport Related Expenses	39,260	35,750	36,560	37,390	38,250	39,120	40,010
442,982	Supplies and Services	754,180	922,940	789,070	798,540	711,100	720,760	730,520
96,689	Agency and Contracted Services	77,750	77,740	73,780	68,400	70,030	71,680	73,320
(210,070)	Controllable Income	(215,890)	(211,000)	(217,790)	(222,930)	(222,930)	(228,200)	(233,600)
3,641,398	Net Controllable	4,234,080	4,261,060	4,546,820	4,566,770	4,540,550	4,651,120	4,756,870
2,836,201	Central and Departmental Support	3,286,980	3,215,530	3,378,000	3,463,530	3,512,010	3,560,780	3,619,470
(952,661)	Recharge Income	(1,046,840)	(1,133,470)	(1,107,810)	(1,050,320)	(1,034,580)	(1,059,950)	(1,085,700)
5,524,938	NET	6,474,220	6,343,120	6,817,010	6,979,980	7,017,980	7,151,950	7,290,640
Rent Collection - Cost Centre 0414								
21,090	Employee Expenses	21,300	21,300	21,300	21,300	21,300	21,300	21,300
0	Transport Related Expenses	0	0	0	0	0	0	0
27,338	Supplies and Services	41,500	26,520	20,330	20,840	21,360	21,890	22,440
496,979	Agency and Contracted Services	506,680	506,670	517,430	528,590	538,760	550,930	562,090
(8,084)	Controllable Income	(11,670)	(11,670)	(11,940)	(12,220)	(12,510)	(12,800)	(13,100)
537,323	Net Controllable	557,810	542,820	547,120	558,510	568,910	581,320	592,730
255,351	Central and Departmental Support	261,290	255,420	261,340	269,300	278,870	285,700	291,280
(792,674)	Recharge Income	(819,100)	(798,240)	(808,660)	(827,810)	(847,780)	(867,020)	(884,010)
0	NET	0	0	(200)	0	0	0	0
5,524,938	TOTAL - GENERAL EXPENSES	6,474,220	6,343,120	6,816,810	6,979,980	7,017,980	7,151,950	7,290,640

HOUSING REVENUE ACCOUNT BUDGETS 2019/20 TO 2024/25

2018/19 Actual £	2019/20 Original £	2019/20 Probable £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £	2024/25 Original £
HOUSING SUPERVISION AND MANAGEMENT							
SPECIAL EXPENSES							
Careline & Response - Cost Centres 0619/0620/0621/0631/0633/0634/0635							
1,402,874	Employee Expenses	1,474,120	1,348,060	1,410,870	1,456,010	1,496,040	1,576,850
41,977	Premises Related Expenses	53,150	43,590	44,730	46,550	47,810	50,370
40,792	Transport Related Expenses	43,070	42,090	42,480	43,420	44,370	46,350
234,721	Supplies and Services	242,840	265,020	231,710	236,700	241,580	251,710
35,500	Agency and Contracted Services	39,510	37,520	38,650	39,710	40,810	43,080
(903,322)	Controllable Income	(1,231,360)	(1,037,240)	(1,112,000)	(1,127,760)	(1,143,920)	(1,177,440)
852,542	Net Controllable	621,330	699,040	656,440	694,630	726,690	758,870
73,236	Central & Departmental Support	78,780	75,290	78,820	81,390	85,270	88,500
0	Recharge Income	0	0	0	0	0	0
925,753	NET	700,110	774,330	735,260	776,020	811,960	879,420
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669							
73,284	Premises Related Expenses	77,540	80,170	82,210	85,000	87,940	94,100
1,069	Supplies and Services	1,320	1,100	1,130	1,160	1,190	1,250
0	Controllable Income	0	0	0	0	0	0
74,353	Net Controllable	78,860	81,270	83,340	86,160	89,130	95,350
2,790	Central & Departmental Support	2,850	2,100	2,170	2,240	2,320	2,430
(2,790)	Recharge Income	(2,850)	(2,100)	(2,170)	(2,240)	(2,320)	(2,430)
74,353	NET	78,860	81,270	83,340	86,160	89,130	95,350
Maintenance of Grassed Areas - Cost Centres 0605 & 0646							
487,304	Premises Related Expenses	500,310	521,580	537,940	551,390	565,170	593,780
46,620	Agency and Contracted Services	47,810	47,860	49,170	50,400	51,660	54,270
21,964	Central & Departmental Support	23,560	22,460	22,960	23,660	24,300	25,230
(1,949)	Controllable Income	(3,200)	(3,000)	(3,090)	(3,170)	(3,250)	(3,330)
553,939	NET	568,480	588,900	606,980	622,280	637,880	669,870
Common Rooms and Areas - Cost Centre 0650							
32,028	Premises Related Expenses	37,500	36,890	37,920	39,020	40,150	42,510
0	Supplies and Services	0	100	100	100	100	100
6,084	Agency and Contracted Services	6,260	6,260	6,450	6,620	6,810	7,180
(2,440)	Controllable Income	(5,000)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
35,672	NET	38,760	40,750	41,970	43,240	44,560	47,290
Homelessness - Cost Centre 0660							
139,596	Employee Expenses	140,830	139,640	143,830	147,420	151,090	158,730
1,636	Transport Related Expenses	1,990	1,200	1,700	1,740	1,780	1,860
64,786	Supplies and Services	102,380	102,280	112,310	114,720	117,190	122,320
11,844	Agency and Contracted Services	10,940	11,900	1,950	2,010	2,060	2,180
(34,132)	Controllable Income	(34,230)	(34,190)	(34,920)	(35,650)	(36,370)	(37,940)
183,730	Net Controllable	221,910	220,830	224,870	230,240	235,750	247,150
65,474	Central & Departmental Support	67,120	69,640	72,800	75,980	78,420	82,040
249,204	NET	289,030	290,470	297,670	306,220	314,170	329,190
Other Community Services - Cost Centres 0670/0671/0672/0675							
202,826	Employee Expenses	208,030	183,830	215,020	220,900	226,970	238,460
124,027	Premises Related Expenses	163,200	131,670	135,620	140,360	145,280	155,620
27,306	Transport Related Expenses	24,810	24,220	24,350	24,520	24,690	25,040
1,289	Supplies and Services	4,560	4,970	4,990	5,010	5,030	5,070
(4,220)	Controllable Income	(5,790)	(6,930)	(6,930)	(6,930)	(6,930)	(6,930)
351,228	Net Controllable	394,810	337,760	373,050	383,860	395,040	417,260
6,940	Central & Departmental Support	8,900	7,220	6,770	6,320	6,490	6,780
358,168	NET	403,710	344,980	379,820	390,180	401,530	424,040
2,197,114	TOTAL - SPECIAL EXPENSES	2,078,950	2,120,700	2,145,040	2,224,100	2,299,230	2,445,160

HOUSING REVENUE ACCOUNT BUDGETS 2019/20 TO 2024/25

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

2018/19 Actual £		2019/20 Original £	2019/20 Probable £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £	2024/25 Original £
(249,204)	Homelessness	(289,030)	(290,470)	(297,670)	(306,220)	(314,170)	(321,710)	(329,190)
(172,100)	Maintenance of Grassed Areas	(172,410)	(175,750)	(180,460)	(185,130)	(189,900)	(194,650)	(199,510)
(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	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
(53,530)	Private Sector Initiatives	(55,050)	(55,270)	(56,710)	(58,170)	(59,690)	(61,140)	(62,610)
(492,834)	NET	(532,490)	(537,490)	(550,840)	(565,520)	(579,760)	(593,500)	(607,310)

HOUSING REVENUE ACCOUNT BUDGETS 2019/20 TO 2024/25
STATUTORY HOUSING REVENUE ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	2019/20 Original £	2019/20 Probable £	2020/21 Original £	2021/22 Original £	2022/23 Original £	2023/24 Original £	2024/25 Original £
<u>EXPENDITURE</u>							
Employee Expenses	4,901,630	4,613,880	5,101,590	5,164,700	5,261,220	5,402,410	5,538,730
Premises Expenses	9,998,310	10,258,050	10,128,930	10,359,300	10,616,220	10,879,180	11,149,230
Transport Expenses	109,130	103,260	105,090	107,070	109,090	111,150	113,260
Supplies and Services	1,146,780	1,322,930	1,159,640	1,177,070	1,097,550	1,115,320	1,133,410
Agency Services	688,950	687,950	687,430	695,730	710,130	726,590	742,120
Transfer Payments	0	0	0	0	0	0	0
Bad Debts Provision	2,236,070	1,089,000	1,092,000	1,129,000	1,169,000	1,211,000	1,277,000
Central and Departmental Support	3,770,090	3,689,830	3,868,430	3,969,630	4,036,510	4,097,970	4,166,810
Capital Financing Costs	17,870,790	17,876,810	18,070,870	18,301,850	18,170,560	17,996,710	17,811,720
Direct Revenue Financing	12,774,600	11,642,120	10,962,300	5,101,940	2,275,800	2,245,800	1,956,800
	53,496,350	51,283,830	51,176,280	46,006,290	43,446,080	43,786,130	43,889,080
<u>INCOME</u>							
Government Grants	0	0	0	0	0	0	0
Supporting People Grant	(223,000)	(319,270)	(326,510)	(116,670)	0	0	0
Rent	(34,945,290)	(35,324,170)	(35,503,390)	(36,840,080)	(38,101,450)	(39,410,110)	(41,535,190)
Fees and Charges etc.	(2,598,390)	(2,324,990)	(2,432,060)	(2,478,940)	(2,522,670)	(2,573,520)	(2,625,640)
Recharges	(1,868,790)	(1,933,810)	(1,918,640)	(1,880,370)	(1,884,680)	(1,929,350)	(1,972,140)
Interest	(143,450)	(141,580)	(101,250)	(105,340)	(49,660)	(34,790)	(69,580)
Contribution from Pension Reserve	0	0	0	0	0	0	0
General Fund Contribution	(532,490)	(537,490)	(550,840)	(565,520)	(579,760)	(593,500)	(607,310)
Transfer from OSD	0	0	0	0	0	0	0
	(40,311,410)	(40,581,310)	(40,832,690)	(41,986,920)	(43,138,220)	(44,541,270)	(46,809,860)
Decrease/(Increase) in HRA Balance for the Year	13,184,940	10,702,520	10,343,590	4,019,370	307,860	(755,140)	(2,920,780)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2019/20 ORIGINAL TO 2019/20 PROBABLE**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - income higher than anticipated		(378,880)
Service Charges - Income less than forecast	40,180	
Non - Dwelling Rents - mainly reduced income from solar panels	32,610	
Supporting People Grant - Higher than anticipated		(96,270)
GF Contributions - increase in homelessness contribution		(1,440)
- increase in mtce. of grassed areas		(3,340)
- increased private sector initiatives contribution		(220)
Reduced salary recharges to capital (due to vacant posts)	93,790	
Interest - lower interest rate than anticipated	1,870	
	168,450	(480,150)
Net Increase in Income		(311,700)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		(373,750)
- savings due to vacant posts		
- approved carry forward for Replacement Allocations System	74,890	
- approved carry forward for mobile IT - Asset Management Officers	10,000	
- approved carry forward of previously approved growth for IT	15,230	
- approved carry forward for IT - Northgate Leaseholder Module	2,250	
- approved carry forward for site surveys at Linacre	34,350	
- Reduced Careline income mainly due to the planned Ashfield Careline contract not taking place.	193,360	
- Additional net revenue costs of Northgate Upgrade	52,540	
- Lighting costs for flats lower than forecast		(31,530)

<ul style="list-style-type: none"> - Reduced spend on environmental improvement works - Reduced utility bills for sheltered schemes due to refurbishment - Reduced Allpay charges on Rents 		(30,000) (9,560) (14,980)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Rent, Rates, Taxes & Other Charges - mainly due to an increase in rates charges on vacant properties	89,390	
Repairs and Maintenance - increased repairs expenditure on Council dwellings due to late charges from 2018/19	195,000	
Bad debts - reduced provision		(1,147,070)
Central & Department Support - revised allocations		(80,260)
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in a reduced requirement for direct revenue funding		(1,132,480)
Capital Financing Costs - increased major repairs reserve contribution	129,000	(8,800)
- reduction in debt management expenses		(123,110)
- reduction in depreciation charges		
- increase in interest payable	8,930	
Other Minor Variations (Net)		(24,120)
	804,940	(2,975,660)
Net Decrease in Expenditure		(2,170,720)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(2,482,420)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2019/20 ORIGINAL TO 2020/21 ORIGINAL**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - mainly due to 2.7% increase		(558,100)
Service Charges - original budget overstated	37,920	
Non - Dwelling Rents - mainly reduced income from solar panels	10,440	
Supporting People - grant higher than anticipated		(103,510)
GF Contributions - increase in homelessness contribution		(8,640)
- increase in mtce. of grassed areas		(8,050)
- increase in private sector initiatives		(1,660)
Recharges - reduced salary costs recharged to capital schemes	27,160	
Interest on Balances - Lower than anticipated	42,200	
	117,720	(679,960)
Net Increase in Income		(562,240)
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	71,460	
- employee costs increased due contract to provide monitoring		
- Reduced Careline income mainly as a result of the Ashfield contract not going ahead.	121,590	
- Additional net revenue costs of Northgate Upgrade	109,340	
- Reduced Allpay charges on Rents		(21,170)
Rent, Rates, Taxes & Other Charges		
- reduction in rates charges on vacant properties		(51,300)

Repairs and Maintenance - impact of annual inflation increase	142,000	
Bad debts - reduced provision		(1,144,070)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Central & Department Support - revised allocations	98,340	
Direct Revenue Contribution to Capital - reduced capital programme and financing resulting in a reduced requirement for direct revenue funding		(1,812,300)
Capital Financing Costs - increased major repairs reserve contribution - reduction in depreciation charges - reduction in debt management charges - reduction in interest payable	384,000	(50,000) (5,310) (99,280)
Other Minor Variations (Net)		(22,410)
	926,730	(3,205,840)
Net Decrease in Expenditure		(2,279,110)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(2,841,350)