

HOUSING REVENUE ACCOUNT 2019/20
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2018/19 Actual £		2019/20 Original £	2019/20 Revised £	2019/20 Actual £
	INCOME			
(35,514,123)	Rent of Dwellings	(34,945,290)	(35,324,170)	(35,457,233)
(427,983)	Charges for Services & Facilities	(380,500)	(436,590)	(436,202)
(856,690)	Non-Dwelling Rents	(933,750)	(901,140)	(863,169)
(492,834)	Contributions towards Expenditure	(532,490)	(537,490)	(523,671)
(37,291,630)	Total Income	(36,792,030)	(37,199,390)	(37,280,275)
	EXPENDITURE			
5,524,938	Supervision and Management -General	6,474,220	6,343,120	5,986,038
2,197,114	Supervision and Management -Special	2,078,950	2,120,700	2,067,276
280,345	Rent, rates, taxes and other charges	290,180	379,570	400,636
8,321,824	Repairs and Maintenance	8,355,000	8,550,000	8,397,053
9,132,873	Depreciation, Impairment & Revaluation of Fixed Assets	9,254,030	9,130,920	9,129,847
45,224	Debt Management Expenses	47,850	39,050	37,466
(1,874,275)	Increase in Bad Debts Provision	2,236,070	1,089,000	226,656
23,628,043	Total Expenditure	28,736,300	27,652,360	26,244,972
	NET COST OF SERVICES per Authority income & Expenditure Account			
(13,663,587)		(8,055,730)	(9,547,030)	(11,035,303)
38,940	HRA share of Corporate & Democratic Core	40,610	42,170	40,750
(13,624,647)	NET COST OF HRA SERVICES	(8,015,120)	(9,504,860)	(10,994,553)
4,860,452	HRA share of interest payable, premiums & discounts	4,742,540	4,751,470	4,789,905
(120,949)	Interest and Investment Income	(143,450)	(141,580)	(145,234)
	(SURPLUS)/DEFICIT IN YEAR on HRA Income & Expenditure			
(8,885,144)		(3,416,030)	(4,894,970)	(6,349,882)
	STATEMENT of MOVEMENT on the HRA BALANCE			
	Increase/(decrease) in HRA balance comprising:			
(8,885,144)	Surplus or deficit on HRA Income & Expenditure Account	(3,416,030)	(4,894,970)	(6,349,882)
3,323,762	Capital Expenditure funded from HRA	12,774,600	11,642,120	6,798,068
(3,508)	Transfer to/(from) Reserves	0	0	(4,570)
1,985,148	Provision for Debt Repayment	1,955,370	1,955,370	1,955,371
1,760,211	Transfer to/(from) Major Repairs Reserve	1,871,000	2,000,000	2,104,347
(1,819,531)	(Increase)/decrease in HRA balance for the Year	13,184,940	10,702,520	4,503,334
(27,417,342)	HRA Balance Bfwd 1st April	(22,824,233)	(29,236,873)	(29,236,873)
(29,236,873)	HRA Balance Cfwd at 31st March	(9,639,293)	(18,534,353)	(24,733,539)

HOUSING REVENUE ACCOUNT 2019/20
SUPERVISION AND MANAGEMENT EXPENSES

Annexe 1a

2018/19 Actual £		2019/20 Original £	2019/20 Revised £	2019/20 Actual £
<u>HOUSING SUPERVISION AND MANAGEMENT</u>				
<u>GENERAL EXPENSES</u>				
<u>Community Housing Department - Cost Centres 0600/1/2/4, 0608/9/10, 0614/5,0622 & 0960</u>				
2,776,143	Employee Expenses	3,057,350	2,921,050	2,815,186
502,998	Premises Related Expenses	521,430	514,580	481,954
32,656	Transport Related Expenses	39,260	35,750	33,994
442,982	Supplies and Services	754,180	922,940	670,338
96,689	Agency and Contracted Services	77,750	77,740	77,744
(210,070)	Controllable Income	(215,890)	(211,000)	(214,820)
3,641,398	Net Controllable	4,234,080	4,261,060	3,864,396
2,836,201	Central and Departmental Support	3,286,980	3,215,530	3,188,224
(952,661)	Recharge Income	(1,046,840)	(1,133,470)	(1,066,582)
5,524,938	NET	6,474,220	6,343,120	5,986,038
<u>Rent Collection - Cost Centre 0414</u>				
21,090	Employee Expenses	21,300	21,300	21,300
0	Transport Related Expenses	0	0	0
27,338	Supplies and Services	41,500	26,520	24,501
496,979	Agency and Contracted Services	506,680	506,670	506,774
(8,084)	Controllable Income	(11,670)	(11,670)	(11,130)
537,323	Net Controllable	557,810	542,820	541,445
255,351	Central and Departmental Support	261,290	255,420	252,392
(792,674)	Recharge Income	(819,100)	(798,240)	(793,837)
0	NET	0	0	0
5,524,938	TOTAL - GENERAL EXPENSES	6,474,220	6,343,120	5,986,038

HOUSING REVENUE ACCOUNT 2019/20
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2018/19 Actual £		2019/20 Original £	2019/20 Revised £	2019/20 Actual £
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	1,343,909
41,977	Premises Related Expenses	53,150	43,590	37,355
40,792	Transport Related Expenses	43,070	42,090	39,544
234,721	Supplies and Services	242,840	265,020	176,659
35,500	Agency and Contracted Services	39,510	37,520	37,637
(903,322)	Controllable Income	(1,231,360)	(1,037,240)	(956,704)
852,542	Net Controllable	621,330	699,040	678,400
73,236	Central & Departmental Support	78,780	75,290	76,061
0	Recharge Income	0	0	0
925,778	NET	700,110	774,330	754,461
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669				
73,284	Premises Related Expenses	77,540	80,170	87,011
1,069	Supplies and Services	1,320	1,100	968
0	Controllable Income	0	0	0
74,353	Net Controllable	78,860	81,270	87,979
2,790	Central & Departmental Support	2,850	2,100	2,090
(2,790)	Recharge Income	(2,850)	(2,100)	(2,090)
74,353	NET	78,860	81,270	87,979
Maintenance of Grass Areas - Cost Centres 0605 & 0646				
487,304	Premises Related Expenses	500,310	521,580	497,906
46,620	Agency and Contracted Services	47,810	47,860	47,860
21,964	Central & Departmental Support	23,560	22,460	22,485
(1,949)	Controllable Income	(3,200)	(3,000)	(598)
553,939	NET	568,480	588,900	567,653
Common Rooms and Areas - Cost Centre 0650				
32,028	Premises Related Expenses	37,500	36,890	41,606
0	Supplies and Services	0	100	50
6,084	Agency and Contracted Services	6,260	6,260	6,358
(2,440)	Controllable Income	(5,000)	(2,500)	(1,824)
35,672	NET	38,760	40,750	46,190
Homelessness - Cost Centre 0660				
139,596	Employee Expenses	140,830	139,640	139,396
0	Premises Related Expenses	0	0	0
1,636	Transport Related Expenses	1,990	1,200	873
64,786	Supplies and Services	102,380	102,280	108,968
11,844	Agency and Contracted Services	10,940	11,900	(8,103)
0	Transfer Payments	0	0	0
(34,132)	Controllable Income	(34,230)	(34,190)	(31,515)
183,730	Net Controllable	221,910	220,830	209,619
65,474	Central & Departmental Support	67,120	69,640	69,712
249,204	NET	289,030	290,470	279,331
Other Community Services - Cost Centres 0670/0671/0675				
202,826	Employee Expenses	208,030	183,830	182,733
124,027	Premises Related Expenses	163,200	131,670	119,196
27,306	Transport Related Expenses	24,810	24,220	25,791
1,289	Supplies and Services	4,560	4,970	4,023
(4,220)	Controllable Income	(5,790)	(6,930)	(7,541)
351,228	Net Controllable	394,810	337,760	324,202
6,940	Central & Departmental Support	8,900	7,220	7,460
358,168	NET	403,710	344,980	331,662
2,197,114	TOTAL - SPECIAL EXPENSES	2,078,950	2,120,700	2,067,276

HOUSING REVENUE ACCOUNT 2019/20

GENERAL FUND CONTRIBUTIONS
Cost Centres Detail 0371/0374/0376/Summary 0695

2018/19 Actual £		2019/20 Original £	2019/20 Revised £	2019/20 Actual £
(249,204)	Homelessness	(289,030)	(290,470)	(279,331)
(172,100)	Maintenance of Grassed Areas	(172,410)	(175,750)	(173,100)
(8,000)	Social Services - Communal Area Use	(8,000)	(8,000)	(8,000)
(10,000)	Community Rooms-General Fund Use	(8,000)	(8,000)	(8,000)
(53,530)	Private Sector Initiatives	(55,050)	(55,270)	(55,240)
(492,834)	NET	(532,490)	(537,490)	(523,671)

HOUSING REVENUE ACCOUNT ACTUALS 2019/20
STATUTORY HRA OPERATING ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	Original £	2019/20 Revised £	Actual £
<u>EXPENDITURE</u>			
Employee Expenses	4,901,630	4,613,880	4,502,525
Premises Expenses	9,998,310	10,258,050	10,062,718
Transport Expenses	109,130	103,260	100,202
Supplies and Services	1,146,780	1,322,930	985,507
Agency Services	688,950	687,950	668,270
Bad Debts Provision	2,236,070	1,089,000	226,656
Central and Departmental Support	3,770,090	3,689,830	3,659,174
Capital Financing Costs	17,870,790	17,876,810	18,016,936
Direct Revenue Financing	12,774,600	11,642,120	6,798,068
	53,496,350	51,283,830	45,020,056
<u>INCOME</u>			
Supporting People Grant	(223,000)	(319,270)	(316,995)
Rent	(34,945,290)	(35,324,170)	(35,457,233)
Fees and Charges etc.	(2,598,390)	(2,324,990)	(2,206,509)
Recharges	(1,868,790)	(1,933,810)	(1,862,510)
Interest	(143,450)	(141,580)	(145,234)
Contribution to/from Reserves	0	0	(4,570)
General Fund Contribution	(532,490)	(537,490)	(523,671)
	(40,311,410)	(40,581,310)	(40,516,722)
	13,184,940	10,702,520	4,503,334

Programme Area / Service	Reason	Over/(Under) Spent £'000	Carry Fwd Requests £'000
Rent of Dwellings	Rent Income more than estimated	(133)	
Non-dwelling rents etc	Mainly Income from solar panels lower than than forecast	38	
Supporting People Grant	Lower than estimated	2	
General Fund Contributions	Mainly due to reduction in Homelessness agency costs	14	
INCOME		(79)	0
	Vacant posts	(111)	
	Neighbourhood's Court Costs/Legal Fees lower than forecast	(16)	
	Changes to central and departmental support allocations	(31)	
	HRA Contribution to site surveys at Linacre	(30)	30
	Reduction in Homelessness agency spend offset by increased bed and breakfast costs	(11)	
	Underspend on Transport	(3)	
	Underspend on Environmental Improvement Schemes	(30)	
	Refunds on Demolished Boiler House	(20)	
	Underspends on IT Related Budgets	(22)	
	Underspend on Transfer Incentive Scheme	(67)	
	Underspend on Consultants, Professional & Survey Fees	(95)	
	Careline & Response - Savings on supplies and services offset by reduced income	(8)	
Rent, Rates, Taxes	NNDR costs higher than anticipated	21	
Repairs and Maintenance	Repair costs lower than anticipated	(153)	
Bad Debts Provision	Reduced Provision as bad debts lower than estimated	(862)	
Direct Revenue Financing	Reduced financing resulting from an under-spend of the capital programme due to delayed starts on new build works and the impact of coronavirus.	(4,844)	
Capital Financing Costs	Change in depreciation and interest payable	140	
Interest Received	More income than anticipated due to higher balance.	(4)	
Other Minor Variances	Net of all other variances	26	
EXPENDITURE		(6,120)	30
GRAND TOTAL		(6,199)	30

ANNEXE 4

HOUSING REVENUE ACCOUNT 2019/20 CARRY FORWARD REQUESTS					
Programme Area/Service	Budget Head	Reason	Amount (£)		C-fwd Request (£)
Community Housing	Supplies & Services	HRA Contribution to site surveys etc at Linacre	Revised	34,350	29,760
			Actual	4,590	
			Balance	29,760	
		TOTAL CARRY FORWARD REQUESTS FOR APPROVAL.			29,760

HRA Capital Expenditure 2019-20

Annexe 5

Description	Out - turn 2019/20	Revised 2019/20 Budget	Overspend Against 2019/20 Bud	Underspend Against 2019/20 Bud	Carry Over to 2020/21	Comments/Reasons for Major Over/Underspends
Communal Lighting Replacement	7,307.57	25,000.00		17,692.43	0.00	
Fire Risk Works/Bin Stores	208,087.57	220,000.00		11,912.43	0.00	
Fire Risk Assessments	48,860.00	50,000.00		1,140.00	0.00	
External Wall Insulation/PRC	496,285.86	919,000.00		422,714.14	422,710.00	Initial work complete, VFM saving on contract works. Further work identified for 20/21.
Blocks - Communal Areas	0.00	400,000.00		400,000.00	400,000.00	Works to be allocated under new blocks contract 20/21
Structural Works	149,831.57	330,000.00		180,168.43	180,170.00	Further work identified and existing work delayed due to Covid-19.
Adaptations	457,614.43	500,000.00		42,385.57	42,390.00	Budget carry forward required to fund works delayed by Covid-19.
Central Heating Replacement	652,675.15	655,800.00		3,124.85	0.00	
Windows & Doors	390,333.67	443,200.00		52,866.33	0.00	
Common Room Refurbishment	411.01	50,000.00		49,588.99	49,590.00	Works not started due to capacity issues.
Door Entry Cameras/Systems	29,600.98	25,000.00	4,600.98		0.00	
Kitchens & Bathrooms	1,614,334.92	1,970,000.00		355,665.08	0.00	2019/20 programme was slow to start.
Sheltered Refurbishment	2,398,121.11	2,820,000.00		421,878.89	421,880.00	Work delayed due to structural issues at Markham Court. Remaining budget required for Mallard Ct in 20/21.
Rewiring,CO Retro Prog & Smoke Detector Repl	274,986.82	373,400.00		98,413.18	0.00	
Roof Renewals incl Hanging Tiles	2,358,855.43	2,228,800.00	130,055.43		0.00	Overspend due to extra contractor claims.
Loft Insulation Top Ups	51,231.66	100,000.00		48,768.34	0.00	Access issues - to be included under Reroofing budget in 20/21.
DPC/Damp Works/Pointing	704,642.38	700,000.00	4,642.38		0.00	
Neighbourhood Action Plan - Barrow Hill	784,869.01	1,510,000.00		725,130.99	725,130.00	Phase 2 delayed.
Stairlift Replacement	1,424.80	30,000.00		28,575.20	0.00	
Footpath - Proactive Maintenance	206,631.62	150,000.00	56,631.62		0.00	
Asbestos Removal Works	11,550.00	25,000.00		13,450.00	0.00	
Asbestos Management/R&D Surveys	103,928.31	150,000.00		46,071.69	0.00	
Installation of Solar PV Panel	(41,066.20)	0.00		41,066.20	0.00	
Estate Environmental	362,731.65	430,000.00		67,268.35	67,270.00	VFM saving on contract works. Balance of budget required to fund additional work at Grangewood in 20/21.
Grangewood Estate Improvements	4,135,109.09	4,358,200.00		223,090.91	223,090.00	Works ongoing with a planned completion of June/July.
Unallocated	0.00	100,000.00		100,000.00	0.00	Budget not required.
Fences, Gates, Footpaths & Drives	771,735.36	1,000,000.00		228,264.64	228,260.00	Work not completed.
Garage Site Improvements	71,274.45	95,000.00		23,725.55	0.00	
Block Signage	42,193.28	50,000.00		7,806.72	0.00	
Internal Soil Stacks	140,425.00	130,000.00	10,425.00		0.00	
HRA Property Acquisitions	1,523,936.00	1,250,000.00	273,936.00		0.00	
Drives/Off Street Parking	0.00	200,000.00		200,000.00	200,000.00	New budget identified late in 19/20. Work to commence in 20/21.
Foxton Close Parking	57,519.76	70,000.00		12,480.24	0.00	
Edinburgh Road Environmental	5,000.00	5,000.00	0.00		0.00	
Soffits/Fascias	219,544.92	214,000.00	5,544.92		0.00	
Duwell Court Demolition	3,233.75	3,200.00	33.75		0.00	
Manor Drive New Build	75,543.57	500,000.00		424,456.43	424,460.00	Delayed start due to Covid-19.
Brockwell Court New Build	163,057.16	1,000,000.00		836,942.84	836,940.00	Delayed start due to Covid-19.
Heaton Court New Build	1,274,191.71	1,350,000.00		75,808.29	75,810.00	Works on hold due to Covid-19.
New Build Feasibility	44,154.99	50,000.00		5,845.01	0.00	
Northgate Upgrade	165,432.67	206,000.00		40,567.33	0.00	
Sheltered Scheme Decants	72,060.03	50,000.00	22,060.03		0.00	
Total All Schemes	20,037,661.06	24,736,600.00	507,930.11	5,206,869.05	4,297,700.00	

Net Position - (UNDER)/OVER-SPEND (4,698,938.94)