

HOUSING REVENUE ACCOUNT 2020/21
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2019/20 Actual £		2020/21 Original £	2020/21 Revised £	2020/21 Actual £
	INCOME			
(35,457,233)	Rent of Dwellings	(35,503,390)	(35,532,970)	(35,390,687)
(436,202)	Charges for Services & Facilities	(446,090)	(448,930)	(380,195)
(863,169)	Non-Dwelling Rents	(923,310)	(844,710)	(829,625)
(523,671)	Contributions towards Expenditure	(550,840)	(640,520)	(649,347)
(37,280,275)	Total Income	(37,423,630)	(37,467,130)	(37,249,854)
	EXPENDITURE			
5,986,038	Supervision and Management -General	6,816,810	6,561,170	6,473,749
2,067,276	Supervision and Management -Special	2,145,040	2,221,120	2,405,666
400,636	Rent, rates, taxes and other charges	238,880	283,680	267,934
8,397,053	Repairs and Maintenance	8,497,000	9,057,970	9,603,824
9,129,847	Depreciation, Impairment & Revaluation of Fixed Asset	9,204,030	9,134,780	9,261,938
37,466	Debt Management Expenses	42,540	36,930	37,006
226,656	Increase in Bad Debts Provision	1,092,000	1,697,000	316,603
26,244,972	Total Expenditure	28,036,300	28,992,650	28,366,720
(11,035,303)	NET COST OF SERVICES per Authority income & Expenditure Account	(9,387,330)	(8,474,480)	(8,883,134)
40,750	HRA share of Corporate & Democratic Core	45,570	41,850	43,200
(10,994,553)	NET COST OF HRA SERVICES	(9,341,760)	(8,432,630)	(8,839,934)
4,789,905	HRA share of interest payable, premiums & discounts	4,643,260	4,621,340	4,620,689
(145,234)	Interest and Investment Income	(101,250)	0	0
(6,349,882)	(SURPLUS)/DEFICIT IN YEAR on HRA Income & Expenditure	(4,799,750)	(3,811,290)	(4,219,245)
	STATEMENT of MOVEMENT on the HRA BALANCE			
	Increase/(decrease) in HRA balance comprising:			
(6,349,882)	Surplus or deficit on HRA Income & Expenditure Account	(4,799,750)	(3,811,290)	(4,219,245)
6,798,068	Capital Expenditure funded from HRA	10,962,300	15,009,160	4,150,860
(4,570)	Transfer to/(from) Reserves	0	0	0
1,955,371	Provision for Debt Repayment	1,926,040	1,926,040	1,926,040
2,104,347	Transfer to/(from) Major Repairs Reserve	2,255,000	2,324,000	2,340,752
4,503,334	(Increase)/decrease in HRA balance for the Year	10,343,590	15,447,910	4,198,407
(29,236,873)	HRA Balance Bfwd 1st April	(18,534,353)	(24,733,539)	(24,733,539)
(24,733,539)	HRA Balance Cfwd at 31st March	(8,190,763)	(9,285,629)	(20,535,132)

HOUSING REVENUE ACCOUNT 2020/21 CARRY FORWARD REQUESTS					
Programme Area/Service	Budget Head	Reason	Amount (£)		C-fwd Request (£)
Northgate Upgrade	Supplies & Services	Housing application interface & associated professional costs	Revised	97,000	12,575
			Actual Balance	16,701	
		TOTAL CARRY FORWARD REQUESTS FOR APPROVAL.		80,299	12,575

Description	Out-turn 2020/21	Revised 2020/21 Budget	Underspend Against 2020/21 Bud	Overspend Against 2020/21 Budget	Carry Over to 2021/22	Comments/Reasons for Major Over/Underspends
Kitchens & Bathroom WC Fits	691,820.94	885,000.00	(193,179.06)		193,179.00	Underspend due to Covid-19
Central Heating	149,103.32	290,400.00	(141,296.68)		141,297.00	Underspend due to Covid-19
Rewiring, Smoke Detectors & CO detectors	55,168.20	162,500.00	(107,331.80)		107,332.00	Underspend due to Covid-19
Blocks Refurbishment Scheme	15,657.05	1,662,020.00	(1,646,362.95)		1,446,363.00	Existing work delayed due to Covid-19.
Communal Lighting Replacement To Blocks	9,096.69	25,000.00	(15,903.31)			
Internal Soil Stacks	-	100,000.00	(100,000.00)			Budget carry forward to be allocated towards roof renewals
Stairlift Replacement	5,805.00	10,000.00	(4,195.00)			
Door Entry Cameras/systems	10,092.99	25,000.00	(14,907.01)			
Sheltered refurbishments (Mallard, Leander & Pullman Close) (Lowgates)	3,284,174.56	5,121,880.00	(1,837,705.44)		1,837,705.00	Work delayed due to Covid-19
Sheltered Scheme Decants	56,985.00			56,985.00	50,000.00	New Budget required for Tennant oncosts 21/22 utilised from underspend elsewhere
Signs to Blocks	4,548.16			4,548.16		
Roof renewals, Loft insulation, S & F's Hanging Tiles and Metal Ro	1,577,444.12	1,059,000.00		518,444.12	(301,678.00)	Overspend due to extra costs due to Covid-19
Loft Insulation Top ups	624.40	49,000.00	(48,375.60)			
DPC Damp Works and Pointing	262,477.15	400,000.00	(137,522.85)		137,523.00	Underspend due to Covid-19
Fences & Gates, Footpaths & Drives inc new off street parking	627,457.23	750,000.00	(122,542.77)		22,543.00	Underspend due to Covid-19
Soffits & Facias	296.52	50,000.00	(49,703.48)			
Windows & Doors	41,901.36	250,000.00	(208,098.64)			
Asbestos Removal	3,249.46	25,000.00	(21,750.54)			
Fire Risk Works/Bin Stores	1,870,231.17	1,100,000.00		770,231.17	39,183.00	
Fire Doors - Blocks	-	250,000.00	(250,000.00)		250,000.00	Budget carry forward to be allocated towards Fire risk works
Fire Risk Assessments	27,805.09	20,000.00		7,805.09		
Asbestos Management/ R & D surveys	67,645.00	100,000.00	(32,355.00)			
Footpath Proactive Maintenance	78,545.54	100,000.00	(21,454.46)		21,454.00	
Structural Works	245,271.40	150,000.00		95,271.40		
Grangewood Estate Improvements	1,096,018.69	790,360.00		305,658.69		
Newlandale Estate Improvement	527,361.61	1,600,000.00	(1,072,638.39)			
Estate Environmental	60,365.05	-		60,365.05		
External wall Insulation & Unity works	534,385.14	500,000.00		34,385.14	50,000.00	Budget required for 21/22 - utilised from underspend elsewhere
Disabled Adaptions	229,157.26	500,000.00	(270,842.74)		270,843.00	Underspend due to Covid-19
Neighbourhood Action plan Barrow Hill	1,736,211.74	3,666,130.00	(1,929,918.26)		1,929,918.00	Underspend due to Covid-19
Common Room Refurbishments	407.37	50,000.00	(49,592.63)		50,000.00	Underspend due to Covid-19
Manor Drive	635,106.96	424,460.00		210,646.96		
Heaton Court	197,254.47	75,810.00		121,444.47		
Brockwell Court	3,417,485.13	4,636,940.00	(1,219,454.87)		1,219,455.00	Underspend due to Covid-19
Middlecroft Schemes	135,084.09	680,000.00	(544,915.91)		544,916.00	Underspend due to Covid-19
Feasibility Fees	61,331.33	50,000.00		11,331.33		
Property Acquisitions	1,392,898.49	3,000,000.00	(1,607,101.51)		1,440,000.00	Underspend due to Covid-19
Stock Condition survey	14,085.00	100,000.00	(85,915.00)		85,915.00	Underspend due to Covid-19
Northgate Upgrade	12,750.00	128,500.00	(115,750.00)		115,749.00	Underspend due to Covid-19
Total	19,135,302.68	28,787,000.00	- 11,848,813.90	2,197,116.58	9,651,697.00	

Total to carry forward to 2021/22 **9,651,697.00**