

Appendix 1

HOUSING REVENUE ACCOUNT (HRA)**REVENUE 2018/19 Quarter 2**

	2018/19 Full Year Budget £'000	2018/19 Budget to Date Apr - Sept £'000	2018/19 Actuals Apr - Sept £'000	2018/19 Variance Apr - Sept £'000	2018/19 Projected Outturn £'000	2018/19 Projected Variance £'000
INCOME						
Dwelling Rents	22,805	11,878	11,886	-8	22,805	0
Non-Dwelling Rents	483	392	429	-37	483	0
Tenants' Charges for Services & Facilities	648	337	318	19	630	18
Contributions towards Expenditure	18	9	27	-18	54	-36
Total Income	23,954	12,616	12,660	-44	23,972	-18
EXPENDITURE						
Repairs & Maintenance	5,187	2,582	2,670	88	5,370	183
Supervision & Management	8,542	1,859	1,463	-396	8,386	-156
Rent, Rates, Taxes & Other Charges	149	75	61	-14	169	20
Provision for Bad Debts	400	0	0	0	200	-200
Depreciation & Impairment of Fixed Assets	6,129	0	0	0	6,129	0
Interest Payable & Debt Management Costs	4,179	0	0	0	4,179	0
Total Expenditure	24,586	4,516	4,194	-322	24,433	-153
Net cost of Services	632	-8,100	-8,466	-366	461	-171
Net Operating Expenditure	632	-8,100	-8,466	-366	461	-171
Interest Receivable	-36	0	0	0	0	36
Revenue Contribution to Capital Outlay	280	0	0	0	0	-280
Use of Balances	-876	0	0	0	-461	415
Transfer to Earmarked Reserves	0	0	0	0	0	0
(Surplus)/Deficit on Services	0	-8,100	-8,466	-366	0	0

Financial Commentary:

Appendix 1 details the financial position for the Housing Revenue Account (HRA) for the period April - September 2018

The three major variances are due to the following:

- Non-dwellings rents: the timing of annual advance bills being raised
- Repairs & Maintenance: voids repairs costs have been higher than expected along with ad hoc repairs
- Supervision & Management: the variance is predominantly due to vacant posts pending the ongoing review of the Housing function

For items where budgets to date show as zero this is due to these costs being allocated as part of the year end processes

HRA CAPITAL 2018/19 Quarter 2

Strategic Purpose

Help Me to Find Somewhere to Live in my Locality

		2018/19 Full Year Budget £'000	2018/19 Budget to Date Apr - Sep £'000	2018/19 Actuals Apr - Sep £'000	2018/19 Variance YTD £'000
C1012	1-4-1 Housing Replacement	1,902	951	389	-562
C1201	Catch Up Rep-Bath Replacements	100	50	0	-50
C1202	Catch Up Rep-Kitchen Upgrades	100	50	3	-47
C1203	Catch Up Repairs	0	0	51	51
C1204	Asbestos General	1,000	500	36	-464
C1205	Structural Repairs	60	30	0	-30
C1206	General Roofing	50	25	0	-25
C1207	Electrical Upgrades	400	200	291	91
C1209	Upgrade Of Central Heating Systems	400	200	139	-61
C1210	Window Replacements	100	50	0	-50
C1222	Equipment & Adaptations	696	348	265	-83
C1241	Solid Wall Insulation	0	0	18	18
C1248	Drainage	0	0	3	3
C1249	Water Supply	50	25	0	-25
C1250	Environmental Enhancements	375	188	22	-166
C1255	FRA Works	500	250	12	-238
C1256	Stock Condition Survey	150	75	10	-65
C1257	Fencing Renewals	90	45	0	-45
C6300	Design & Supervision	350	175	0	-175
		6,323	3,162	1,239	-1,923

Financial Commentary:

The projects form the basis of an interim capital improvement plan pending the outcome of a comprehensive stock condition survey. The survey will be used to inform the budgets required for the 30 year business plan.

Works are also currently being undertaken on a needs only basis pending the survey outcome

1-4-1 Housing Replacement: 4 properties out of a proposed new development of 11 properties completed in September 2018