

## Appendix 1

**HOUSING REVENUE ACCOUNT (HRA)****REVENUE 2018/19 Quarter 3**

	2018/19 Full Year Budget £'000	2018/19 Budget to Date Apr - Dec £'000	2018/19 Actuals Apr - Dec £'000	2018/19 Variance Apr - Dec £'000	2018/19 Projected Outturn £'000	2018/19 Projected Variance £'000
<b>INCOME</b>						
Dwelling Rents	22,805	17,579	17,603	-24	22,810	-5
Non-Dwelling Rents	483	438	474	-36	501	-18
Tenants' Charges for Services & Facilities	648	473	491	-18	630	18
Contributions towards Expenditure	18	14	111	-97	124	-106
<b>Total Income</b>	<b>23,954</b>	<b>18,504</b>	<b>18,679</b>	<b>-175</b>	<b>24,065</b>	<b>-111</b>
<b>EXPENDITURE</b>						
Repairs & Maintenance	5,187	3,863	4,189	326	5,533	346
Supervision & Management	8,542	2,789	2,237	-552	8,292	-250
Rent, Rates, Taxes & Other Charges	149	112	253	141	333	184
Provision for Bad Debts	400	0	0	0	200	-200
Depreciation & Impairment of Fixed Assets	6,129	0	0	0	6,259	130
Interest Payable & Debt Management Costs	4,179	0	0	0	4,179	0
<b>Total Expenditure</b>	<b>24,586</b>	<b>6,764</b>	<b>6,679</b>	<b>-85</b>	<b>24,796</b>	<b>210</b>
<b>Net cost of Services</b>	<b>632</b>	<b>-11,740</b>	<b>-12,000</b>	<b>-260</b>	<b>731</b>	<b>99</b>
<b>Net Operating Expenditure</b>	<b>632</b>	<b>-11,740</b>	<b>-12,000</b>	<b>-260</b>	<b>731</b>	<b>99</b>
Interest Receivable	-36	0	0	0	-36	0
Revenue Contribution to Capital Outlay	280	0	0	0	181	-99
Use of Balances	-876	0	0	0	-876	0
Transfer to Earmarked Reserves	0	0	0	0	0	0
<b>(Surplus)/Deficit on Services</b>	<b>0</b>	<b>-11,740</b>	<b>-12,000</b>	<b>-260</b>	<b>0</b>	<b>0</b>

**Financial Commentary:**

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

The major variances are due to the following:

- Contributions towards Expenditure      Worcs County Council funding reduction delayed until April 19 together with insurance reimbursement claims for major damage to properties
- Repairs & Maintenance:                      voids repairs and ad hoc repairs costs have been significantly higher than expected
- Supervision & Management:                the variance is predominantly due to vacant posts pending the ongoing review of the Housing function
- Rents, Rates, Taxes & Other Charges      backdated Council Tax charges for void properties & insurance excess costs on major damage claims
- Provision for Bad Debts                        the level of debts written off to date is lower than anticipated
- Depreciation                                      the additional costs are related to purchased vehicles and new software costs (commenced during 2018)

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

**HRA CAPITAL 2018/19 Quarter 3****Strategic Purpose****Help Me to Find Somewhere to Live in my Locality**

		<b>2018/19 Full Year Budget £'000</b>	<b>2018/19 Budget to Date Apr - Dec £'000</b>	<b>2018/19 Actuals Apr - Dec £'000</b>	<b>2018/19 Variance YTD £'000</b>
C1012	1-4-1 Housing Replacement	1,902	951	1,183	232
C1201	Catch Up Rep-Bath Replacements	100	50	3	-47
C1202	Catch Up Rep-Kitchen Upgrades	100	50	5	-45
C1203	Catch Up Repairs	0	0	51	51
C1204	Asbestos General	1,000	500	126	-374
C1205	Structural Repairs	60	30	0	-30
C1206	General Roofing	50	25	0	-25
C1207	Electrical Upgrades	400	200	293	93
C1209	Upgrade Of Central Heating Systems	400	200	248	48
C1210	Window Replacements	100	50	0	-50
C1222	Equipment & Adaptations	696	348	392	44
C1241	Solid Wall Insulation	0	0	18	18
C1242	Repairs To Sheltered Housing Stock	0	0	0	0
C1243	Winslow Close Heating	0	0	0	0
C1246	Ext Cladding & Wall Hanging	0	0	0	0
C1247	Insulation	0	0	0	0
C1248	Drainage	0	0	5	5
C1249	Water Supply	50	25	0	-25
C1250	Environmental Enhancements	375	188	22	-166
C1251	Masonry Works	0	0	0	0
C1253	Bathroom Voids	0	0	0	0
C1254	Kitchen voids	0	0	0	0
C1255	FRA Works	500	250	36	-214
C1256	Stock Condition Survey	150	75	12	-63
C1257	Fencing Renewals	90	45	0	-45
C6300	Design & Supervision	350	175	0	-175
		<b>6,323</b>	<b>3,162</b>	<b>2,394</b>	<b>-768</b>

**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: properties built or purchased using 1-4-1 capital receipts generated from Right to Buy sales