

**HOUSING REVENUE ACCOUNT (HRA) 2019/20**

	<b>2019/20 Full Year Budget £'000</b>	<b>2019/20 Full Year Actual £'000</b>	<b>2019/20 Full Year Variance £'000</b>	
<b>INCOME</b>				
Dwelling Rents	22,857	22,983	-126	rental income higher than anticipated
Non-Dwelling Rents	523	541	-18	
Tenants' Charges for Services & Facilities	649	559	90	issues at St David's Hse caused loss of personal care charge income and reduced FIT solar panel income
Contributions towards Expenditure	43	54	-11	St David's Hse core funding from WCC not reduced as initially proposed
<b>Total Income</b>	<b>24,072</b>	<b>24,137</b>	<b>-65</b>	
<b>EXPENDITURE</b>				
Repairs & Maintenance	5,293	5,659	366	fire alarm costs and reduced leasehold flats recharge income
Supervision & Management	8,660	8,322	-338	vacancies and lower internal overhead recharge
Rent, Rates, Taxes & Other Charges	144	173	29	insurance claim costs
Provision for Bad Debts	273	88	-185	reduced provision calculation
Depreciation & Impairment of Fixed Assets	5,729	5,869	140	increase in depreciation due to rise in property valuation on reduced property numbers
Interest Payable & Debt Management Costs	4,179	4,194	15	1-4-1 receipts repayment interest
<b>Total Expenditure</b>	<b>24,278</b>	<b>24,305</b>	<b>27</b>	
<b>Net cost of Services</b>	<b>206</b>	<b>168</b>	<b>-38</b>	
<b>Net Operating Expenditure</b>	<b>206</b>	<b>168</b>	<b>-38</b>	
Interest Receivable	-36	-143	-107	increase in internal interest rate of
Revenue Contribution to Capital Outlay	2,912	2,913	1	
Use of Balances	-170	-26	144	
Transfer to/(from) Earmarked Reserves	-2,912	-2,912	0	
<b>(Surplus)/Deficit on Services</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>HRA GENERAL RESERVE</b>				
Surplus as at 1 April 2019	770	770	0	
Surplus/(deficit) for 2019/20	-170	-26	144	
Surplus as at 31 March 2020	600	744	144	

**HRA CAPITAL 2019/20**

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	<b>2019/20 Full Year Budget £'000</b>	<b>2019/20 Full Year Actual £'000</b>	<b>2019/20 Full Year Variance £'000</b>
C1012 1-4-1 Housing Replacement	4,277	4,162	-115
C1201 Catch Up Rep-Bath Replacements	100	117	17
C1202 Catch Up Rep-Kitchen Upgrades	100	232	132
C1204 Asbestos General	1,000	359	-641
C1205 Structural Repairs	60	25	-35
C1206 General Roofing	50	0	-50
C1207 Electrical Upgrades	400	368	-32
C1209 Upgrade Of Central Heating Systems	400	262	-138
C1210 Window Replacements	100	12	-88
C1222 Equipment & Adaptations	696	510	-186
C1246 External Cladding & Wall Hanging	0	4	4
C1248 Drainage	0	5	5
C1249 Water Supply	50	1	-49
C1250 Environmental Enhancements	375	61	-314
C1254 Kitchen voids	0	2	2
C1255 FRA Works	500	807	307
C1256 Stock Condition Survey	150	344	194
C1257 Fencing Renewals	90	0	-90
C1258 Housing System	537	343	-194
C6300 Design & Supervision	350	0	-350
	<b><u>9,235</u></b>	<b><u>7,614</u></b>	<b><u>-1,621</u></b>