

## Appendix 1

**HOUSING REVENUE ACCOUNT (HRA)****REVENUE 2020/21 Quarter 1**

	2020/21 Full Year Budget £'000	2020/21 Budget to Date Apr - Jun £'000	2020/21 Actuals Apr - Jun £'000	2020/21 Variance Apr - Jun £'000
<b><u>INCOME</u></b>				
Dwelling Rents	23,083	6,252	6,233	19
Non-Dwelling Rents	537	412	415	-3
Tenants' Charges for Services & Facilities	667	220	204	16
Contributions towards Expenditure	44	11	19	-8
<b>Total Income</b>	<b>24,331</b>	<b>6,895</b>	<b>6,871</b>	<b>24</b>
<b><u>EXPENDITURE</u></b>				
Repairs & Maintenance	6,038	1,495	867	-628
Supervision & Management	8,249	863	634	-229
Rent, Rates, Taxes & Other Charges	294	74	0	-74
Provision for Bad Debts	182	0	0	0
Depreciation & Impairment of Fixed Assets	5,715	0	0	0
Interest Payable & Debt Management Costs	4,179	0	0	0
<b>Total Expenditure</b>	<b>24,657</b>	<b>2,432</b>	<b>1,501</b>	<b>-931</b>
<b>Net cost of Services</b>	<b>326</b>	<b>-4,463</b>	<b>-5,370</b>	<b>-907</b>
<b>Net Operating Expenditure</b>	<b>326</b>	<b>-4,463</b>	<b>-5,370</b>	<b>-907</b>
Interest Receivable	-118	0	0	0
Revenue Contribution to Capital Outlay	0	0	0	0
Use of Balances	-208	0	0	0
Transfer to Earmarked Reserves	0	0	0	0
<b>(Surplus)/Deficit on Services</b>	<b>0</b>	<b>-4,463</b>	<b>-5,370</b>	<b>-907</b>

**Financial Commentary:**

Appendix 1 details the financial position for the Housing Revenue Account (HRA) for the period April - December 2020

The major variances are due to the following:

- Repairs & Maintenance: Due to covid restrictions the R&M teams have had limited access to properties. Consequently, expenditure is lower than normal.
- Supervision & Management: the variance is predominantly due to vacant posts pending the ongoing review of the Housing function and professional fees yet to be incurred/invoiced
- Rents, rates & taxes: Awaiting insurance premium costs

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 2020/21 Quarter 1

### Strategic Purpose

#### Help Me to Find Somewhere to Live in my Locality

	2020/21 Full Year Budget £'000	2020/21 Budget to Date Apr - Jun £'000	2020/21 Actuals Apr - Jun £'000	2020/21 Variance YTD £'000
1-4-1 Housing Replacement	3,200	636	469	-167
Bathroom Renewals	105	26	0	-26
Kitchen Renewals	180	45	1	-44
Catch Up Repairs	0	0	4	4
Asbestos Removal	400	100	39	-61
Structural	30	8	6	-2
Roofing	270	68	0	-68
Electrics	888	222	9	-213
Gas Central Heating	416	104	23	-81
Windows	100	25	5	-20
Balcony Replacements	150	38	0	-38
disabled adaptations	700	175	7	-168
Water Supply	50	13	0	-13
Excellent Estates	350	88	14	-74
FRA Works	0	0	21	21
Stock Condition Survey	0	0	21	21
Fencing Replacements	90	23	0	-23
New Housing System	469	117	80	-37
Door Access Systems	72	18	0	-18
Electric Heating	42	11	0	-11
Electrics - Catch up works	624	156	0	-156
Door Renewals	20	5	0	-5
Hard Wire Smoke Detector Installation	378	95	0	-95
Damp & Mould	38	10	0	-10
Fire Safety	82	20	0	-20
works on buy backs	270	68	0	-68
Compartmentation Works	1,800	450	0	-450
Bin Stores	200	50	0	-50
Design & Supervision	300	0	0	0
	<b>11,224</b>	<b>2,571</b>	<b>699</b>	<b>-1,872</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