

**HOUSING REVENUE ACCOUNT (HRA)****REVENUE 2020/21 Quarter 2**

|  | 2020/21<br>Full Year<br>Budget<br>£'000 | 2020/21<br>Budget to Date<br>Apr - Sep<br>£'000 | 2020/21<br>Actuals<br>Apr - Sep<br>£'000 | 2020/21<br>Variance<br>Apr - Sep<br>£'000 | 2020/21<br>Projected<br>Outturn<br>£'000 | 2020/21<br>Projected<br>Variance<br>£'000 |
|--|---|---|--|---|--|---|
| <b>INCOME</b>                              |   |   |  |   |  |   |
| Dwelling Rents                             | -23,083                                 | -12,023   | -11,925                                  | 98  | -22,925                                  | 158                                       |
| Non-Dwelling Rents                         | -537                                    | -455  | -453                                     | 2   | -537                                     | 0   |
| Tenants' Charges for Services & Facilities | -667                                    | -357  | -312                                     | 45  | -598                                     | 69  |
| Contributions towards Expenditure          | -44                                     | -22   | -32                                      | -10                                       | -54                                      | -10                                       |
| <b>Total Income</b>                        | <b>-24,331</b>                          | <b>-12,857</b>                                  | <b>-12,722</b>                           | <b>135</b>                                | <b>-24,114</b>                           | <b>217</b>                                |
| <b>EXPENDITURE</b>                         |   |   |  |   |  |   |
| Repairs & Maintenance                      | 6,038                                   | 2,984   | 2,335                                    | -649                                      | 5,768                                    | -270                                      |
| Supervision & Management                   | 8,249                                   | 1,680   | 1,355                                    | -325                                      | 7,969                                    | -280                                      |
| Rent, Rates, Taxes & Other Charges         | 294                                     | 147   | 2  | -145                                      | 215                                      | -79                                       |
| Provision for Bad Debts                    | 182                                     | 0   | 0  | 0   | 182                                      | 0   |
| Depreciation & Impairment of Fixed Assets  | 5,715                                   | 0   | 0  | 0   | 5,715                                    | 0   |
| Interest Payable & Debt Management Costs   | 4,179                                   | 0   | 0  | 0   | 4,179                                    | 0   |
| <b>Total Expenditure</b>                   | <b>24,657</b>                           | <b>4,811</b>                                    | <b>3,692</b>                             | <b>-1,119</b>                             | <b>24,028</b>                            | <b>-629</b>                               |
| <b>Net cost of Services</b>                | <b>326</b>                              | <b>-8,046</b>                                   | <b>-9,030</b>                            | <b>-984</b>                               | <b>-86</b>                               | <b>-412</b>                               |
| <b>Net Operating Expenditure</b>           | <b>326</b>                              | <b>-8,046</b>                                   | <b>-9,030</b>                            | <b>-984</b>                               | <b>-86</b>                               | <b>-412</b>                               |
| Interest Receivable                        | -118                                    | -59   | -59                                      | 0   | -118                                     | 0   |
| Revenue Contribution to Capital Outlay     | 0                                       | 0   | 0  | 0   | 0  | 0   |
| Planned use of Balances                    | -208                                    | -104  | 0  | 104                                       | 0  | 208                                       |
| Transfer to Earmarked Reserves             | 0                                       | 0   | 0  | 0   | 0  | 0   |
| <b>(Surplus)/Deficit on Services</b>       | <b>0</b>                                | <b>-8,209</b>                                   | <b>-9,089</b>                            | <b>-880</b>                               | <b>-204</b>                              | <b>-204</b>                               |

**Financial Commentary:**

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

NB: 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 2

### Strategic Purpose

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

|                                       | 2020/21<br>Full Year<br>Budget<br>£'000 | 2020/21<br>Budget to Date<br>Apr - Sep<br>£'000 | 2020/21<br>Actuals<br>Apr - Sep<br>£'000 | 2020/21<br>Variance<br>YTD<br>£'000 | 2020/21<br>Projected<br>Outturn<br>£'000 | 2020/21<br>Projected<br>Variance<br>£'000 |
|---------------------------------------|---|---|--|-------------------------------------|--|---|
| 1-4-1 Housing Replacement             | 3,200                                   | 1,356   | 760                                      | -596                                |  |   |
| Bathroom Renewals                     | 105                                     | 53  | 0  | -53                                 |  |   |
| Kitchen Renewals                      | 180                                     | 90  | 1  | -89                                 |  |   |
| Catch Up Repairs                      | 0                                       | 0   | 4  | 4                                   |  |   |
| Asbestos Removal                      | 400                                     | 200   | 64                                       | -136                                |  |   |
| Structural                            | 30                                      | 15  | 20                                       | 5                                   |  |   |
| Roofing                               | 270                                     | 135   | 0  | -135                                |  |   |
| Electrics                             | 888                                     | 444   | 77                                       | -367                                |  |   |
| Gas Central Heating                   | 416                                     | 208   | 66                                       | -142                                |  |   |
| Windows                               | 100                                     | 50  | 5  | -45                                 |  |   |
| Balcony Replacements                  | 150                                     | 75  | 0  | -75                                 |  |   |
| disabled adaptations                  | 700                                     | 350   | 8  | -342                                |  |   |
| Water Supply                          | 50                                      | 25  | 0  | -25                                 |  |   |
| Excellent Estates                     | 350                                     | 175   | 14                                       | -161                                |  |   |
| FRA Works                             | 0                                       | 0   | 0  | 0                                   |  |   |
| Stock Condition Survey                | 0                                       | 0   | 42                                       | 42                                  |  |   |
| Fencing Replacements                  | 90                                      | 45  | 0  | -45                                 |  |   |
| New Housing System                    | 469                                     | 234   | 140                                      | -94                                 |  |   |
| Door Access Systems                   | 72                                      | 36  | 0  | -36                                 |  |   |
| Electric Heating                      | 42                                      | 21  | 0  | -21                                 |  |   |
| Electrics - Catch up works            | 624                                     | 312   | 0  | -312                                |  |   |
| Door Renewals                         | 20                                      | 10  | 0  | -10                                 |  |   |
| Hard Wire Smoke Detector Installation | 378                                     | 189   | 0  | -189                                |  |   |
| Damp & Mould                          | 38                                      | 19  | 0  | -19                                 |  |   |
| Fire Safety                           | 82                                      | 41  | 0  | -41                                 |  |   |
| HRA Property Purchase Capital Works   | 270                                     | 135   | 0  | -135                                |  |   |
| Compartmentation Works                | 1,800                                   | 900   | 108                                      | -792                                |  |   |
| Bin Stores                            | 200                                     | 100   | 0  | -100                                |  |   |
| Design & Supervision                  | 300                                     | 0   | 0  | 0                                   |  |   |
|                                       | <b>11,224</b>                           | <b>5,218</b>                                    | <b>1,309</b>                             | <b>-3,909</b>                       | <b>0</b>                                 | <b>0</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