

## Housing Revenue Account

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
General management	1,892,514	2,016,130	2,168,265	2,264,889
Special services management	585,304	872,138	792,708	927,538
Supporting people for Council tenants	129,482	145,100	176,700	181,800
Mobile home site (Net)	(189,395)	(83,350)	(139,900)	(169,050)
Housing repairs	5,159,167	6,605,830	9,079,625	15,201,080
Less funded from major repairs reserve	(2,359,955)	(2,976,000)	(4,750,000)	(11,955,000)
Sale of Council houses administration	0	0	0	0
Other HRA Expenditure	557,258	481,000	511,000	518,000
Debt charges	3,425,944	3,425,600	3,425,600	3,379,000
Depreciation charges	1,943,132	1,948,000	1,963,241	1,963,241
Additional Revenue contribution to Major Repairs reserve	0	0	0	6,972,054
<b>Total expenditure</b>	<b>11,143,451</b>	<b>12,434,448</b>	<b>13,227,239</b>	<b>19,283,552</b>
<b><u>Income</u></b>				
Rent from dwellings	16,398,955	16,574,300	16,602,000	17,390,800
Non-dwelling rents and income	200,943	179,900	194,200	187,200
Interest on balances	33,256	0	32,500	95,800
<b>Total income</b>	<b>16,633,154</b>	<b>16,754,200</b>	<b>16,828,700</b>	<b>17,673,800</b>
<b>Surplus (deficit) in the year</b>	<b>5,489,703</b>	<b>4,319,752</b>	<b>3,601,461</b>	<b>(1,609,752)</b>

### Housing revenue account working balance

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b>Balance brought forward</b>	<b>24,434,695</b>	<b>28,223,187</b>	<b>29,254,135</b>	<b>26,945,596</b>
Add surplus (less deficit) in the year	5,489,703	4,319,752	3,601,461	(1,609,752)
Capital expenditure - new purchases	(187,242)	(910,000)	(650,000)	(780,000)
Capital expenditure - new build programme	(346,135)	(843,300)	(5,260,000)	(1,430,000)
Capital expenditure - further potential schemes	(136,886)	(1,550,000)	0	(5,000,000)
<b>Balance carried forward</b>	<b>29,254,135</b>	<b>29,239,639</b>	<b>26,945,596</b>	<b>18,125,844</b>
<b>Major Repairs Reserve balance</b>	<b>5,806,464</b>	<b>4,423,287</b>	<b>3,019,705</b>	<b>0</b>
<b>Total balances</b>	<b>35,060,599</b>	<b>33,662,926</b>	<b>29,965,301</b>	<b>18,125,844</b>

## General management

### Service description

<b>Budget manager:</b>	Corporate Head of Housing - Mr A Vincent
<b>Service function:</b>	General management of the Council's housing stock including - Policy and management - Tenancy applications and selection of tenants - Rent collection and accounting
<b>Legal status:</b>	Sections 20 - 27 of the Housing Act 1985.
<b>Policy objectives:</b>	Set out in the HRA business plan and the strategic plan.

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
<b><u>Employees</u></b>				
Salaries	775,532	809,900	866,300	965,100
Training and recruitment	54,394	43,100	42,500	43,000
<b><u>Premises related expenses</u></b>				
Council tax - empty dwellings	73,160	31,000	30,960	16,400
<b><u>Transport related expenditure</u></b>				
Travelling and subsistence	10,038	16,500	15,800	14,700
<b><u>Supplies and services</u></b>				
General office expenses	41,950	40,470	48,030	42,370
Communications and computing	74,763	83,500	83,770	49,470
Payment of rent - collection fees	3,608	4,500	4,000	4,000
Legal and other expenses	36,338	57,100	56,800	56,900
Property development consultation (New)		0		
Insurance	200,283	214,200	270,235	303,954
Removal and disturbance expenses	5,101	75,000	75,000	75,000
DHP top-up	41,150	50,000	50,000	50,000
<b><u>Support services</u></b>	<b>630,220</b>	<b>641,360</b>	<b>661,180</b>	<b>661,780</b>
Capital Charges	4,754	10,000	22,190	39,915
<b>Gross expenditure</b>	<b>1,951,291</b>	<b>2,076,630</b>	<b>2,226,765</b>	<b>2,322,589</b>
<b><u>Income</u></b>				
Grants & contributions	4,467	3,800	3,800	3,800
Legal expenses recovered	0	2,000	2,000	2,000
Other Costs Recovered	65	0	0	0
Insurance premiums recharged	14,245	14,700	14,000	14,500
Recharge to General Fund	40,000	40,000	38,700	37,400
<b>Gross income</b>	<b>58,777</b>	<b>60,500</b>	<b>58,500</b>	<b>57,700</b>
<b>Net expenditure</b>	<b>1,892,514</b>	<b>2,016,130</b>	<b>2,168,265</b>	<b>2,264,889</b>

## Special services management

Service description	
<b>Budget managers:</b>	Head of Housing Technical Services - Mr S. Allen Housing Services Manager - Mrs A Kendall
<b>Service function</b>	Services to HRA tenants including the running costs and management of, plant (e.g. lifts) lighting of staircases and courtyards; caretaking; cleaning and ground maintenance; sheltered accommodation managers; and other services (mainly shared) to HRA tenants.
<b>Legal status</b>	Sections 20 - 27 of the Housing Act 1985. Housing Act 1985 s27BA (consultation with tenants with respect to management)

Budget for the year ending 31 March 2022				
	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
<u>Employees</u>				
Managerial and administrative staff	77,575	93,900	93,900	98,400
Scheme managers	33,800	87,100	39,100	40,600
Caretaking and cleaning	91,851	143,200	139,550	146,750
<u>Premises related expenses</u>				
Building maintenance (tenants initiatives)	20,186	131,600	130,700	200,700
Energy and utility costs	111,909	135,800	133,020	147,470
Rent, rates and insurance	7,995	8,750	5,050	9,600
Cleaning and domestic supplies	23,315	28,020	14,160	15,850
Grounds maintenance	78,548	91,890	99,990	97,090
Furniture & Equipment	1,162	1,800	3,100	3,200
<u>Transport related expenditure</u>				
Use of vehicles	7,356	7,820	7,560	7,900
Car allowances	2,200	3,000	3,000	2,500
<u>Supplies and services</u>				
General expenses - TV Licences	1,365	1,720	1,720	1,720
General expenses (tenants participation)	7,157	13,100	15,100	33,100
Communications and computing	14,136	13,790	8,550	12,050
Community First Initiative	15,000	30,000	15,000	25,000
<u>Support services</u>	106,240	97,540	97,300	100,400
<u>Capital Charges</u>	1,408	1,408	1,408	1,408
<b>Gross expenditure</b>	<b>601,203</b>	<b>890,438</b>	<b>808,208</b>	<b>943,738</b>
<b><u>Income</u></b>				
Grants & Contributions	1,320	1,800	1,800	1,800
Sales, fees and charges	14,081	15,000	13,200	13,900
Rents and leases	498	1,500	500	500
<b>Net expenditure</b>	<b>585,304</b>	<b>872,138</b>	<b>792,708</b>	<b>927,538</b>

## Supporting people (for Council tenants)

### Service description

Budget manager: Housing Services Manager - Mrs A Kendall

Service function: To provide support for housing tenants, primarily in our sheltered stock and those using the community alarm scheme.

Legal status:  
 Housing Act 1985 s11A (provision of welfare services)  
 Section 128 of the Leasehold Reform, Housing and Urban Development Act 1993.  
 Section 2 of the Local Government Act 2000.

Policy objective: To provide support for vulnerable clients and collect appropriate Support charges.

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
<u>Employees</u>				
Salaries	171,400	186,400	186,400	192,800
<u>Transport related expenditure</u>				
Staff travelling and subsistence	2,300	3,100	3,100	2,700
<u>Supplies and services</u>				
Furnishing - renewals	7,573	16,500	16,500	16,500
Community alarm system recharge	113,300	118,200	118,200	120,500
<u>Support services</u>				
	23,000	23,000	23,000	19,800
<b>Gross expenditure</b>	<b>317,573</b>	<b>347,200</b>	<b>347,200</b>	<b>352,300</b>
<b><u>Income</u></b>				
Supporting people grant	8,309	0	0	0
Costs recovered	6,051	0	0	0
Sheltered dwellings tenants charges	170,364	170,500	170,500	170,500
Charges to clients - Community Alarms	3,367	31,600	0	0
<b>Gross income</b>	<b>188,091</b>	<b>202,100</b>	<b>170,500</b>	<b>170,500</b>
<b>Net expenditure</b>	<b>129,482</b>	<b>145,100</b>	<b>176,700</b>	<b>181,800</b>

## Mobile home site

### Service description

<b>Budget manager:</b>	Housing Services Manager - Mrs A Kendall
<b>Service function</b>	Supervision, management and maintenance of the Councils mobile home site at Heathervale, providing both private pitches and accommodation for homeless families.
<b>Legal status</b>	Section 24 of the Caravan Sites and Control of Development Act 1960
<b>Note: The budget for this service does not include the capital charge for the Heathervale Site.</b>	

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
<u>Employees</u>				
Salaries	7,200	8,200	8,200	8,900
Wages	0	700	700	700
<u>Premises related expenses</u>				
Maintenance of vans and site	2,584	35,600	33,000	3,100
Fuel, light, cleaning and water	22,319	20,000	25,200	25,700
Rates, insurance and telephone	1,653	1,300	450	1,500
<u>Transport related expenditure</u>				
Car Allowances	100	100	100	100
<u>Support services</u>				
	7,600	7,800	7,800	8,100
<u>Other items</u>				
Capital (caravan renewal)	0	45,000	0	0
<b>Gross expenditure</b>	<b>41,456</b>	<b>118,700</b>	<b>75,450</b>	<b>48,100</b>
<b><u>Income</u></b>				
<u>Fees and charges</u>				
Sale of mobile homes - commission	40,695	15,000	25,000	20,000
Site rents (net of voids)	123,964	123,700	124,100	129,000
Rent of mobile homes (net)	49,021	46,400	46,400	48,300
Water charges	16,721	16,500	19,400	19,400
Miscellaneous	450	450	450	450
<b>Gross income</b>	<b>230,851</b>	<b>202,050</b>	<b>215,350</b>	<b>217,150</b>
<b>Net expenditure</b>	<b>(189,395)</b>	<b>(83,350)</b>	<b>(139,900)</b>	<b>(169,050)</b>

## Housing repairs - maintenance

### Service description

<b>Budget manager:</b>	Head of Housing Technical Services - Mr S. Allen
<b>Service function:</b>	To maintain and enhance the condition of the Council's Housing stock.
<b>Legal status:</b>	Section 11 of the Landlord and Tenants Act 1985
<b>Policy objectives:</b>	To provide a customer focussed repairs service which maintains and improves the condition of our stock.

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<u>Planned maintenance</u>				
Cyclic works - external decorations	195,983	240,000	319,700	0
Cyclic works - communal decorations	8,495	27,000	27,000	0
Cyclic works - OAP decorations	0	20,000	0	0
Annual maintenance and inspection (net)	504,049	616,500	616,500	616,500
Rolling repairs programme	4,514	45,000	0	0
<b>Total planned maintenance</b>	<b>713,041</b>	<b>948,500</b>	<b>963,200</b>	<b>616,500</b>
<u>Special works</u>				
Major works	1,833,888	1,810,000	2,300,000	9,055,000
Sheltered scheme works	14,249	0	0	0
<b>Total special works</b>	<b>1,848,137</b>	<b>1,810,000</b>	<b>2,300,000</b>	<b>9,055,000</b>
<u>Demand maintenance</u>				
Houses, flats and communal areas	471,193	680,000	680,000	703,000
Temporary Accomodation units	15,755	25,000	25,000	26,000
Sheltered housing	51,268	60,000	60,000	62,000
<b>Total demand maintenance</b>	<b>538,216</b>	<b>765,000</b>	<b>765,000</b>	<b>791,000</b>
<u>Major improvement schemes</u>				
Central heating	103,720	530,000	850,000	1,250,000
Kitchen and bathroom upgrades	408,098	636,000	1,600,000	1,650,000
<b>Total major improvement schemes</b>	<b>511,818</b>	<b>1,166,000</b>	<b>2,450,000</b>	<b>2,900,000</b>
<u>Other maintenance</u>				
Void repairs and decoration allowances	514,293	527,000	1,150,000	551,500
Disabled conversions (net)	69,444	200,000	200,000	0
<b>Total other maintenance</b>	<b>583,737</b>	<b>727,000</b>	<b>1,350,000</b>	<b>551,500</b>
<u>Insurance claims (excl. rent loss)</u>				
Insured costs	51,471	103,000	103,000	103,000
- Less policy excess	(2,000)	(3,000)	(3,000)	(3,000)
<b>Gross cost of insurance claims</b>	<b>49,471</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Gross Expenditure</b>	<b>4,244,420</b>	<b>5,516,500</b>	<b>7,928,200</b>	<b>14,014,000</b>
<u>Income</u>				
Insurance company settlement of claims	49,471	100,000	100,000	100,000
<b>Gross Income</b>	<b>49,471</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Total maintenance budget</b>	<b>4,194,949</b>	<b>5,416,500</b>	<b>7,828,200</b>	<b>13,914,000</b>

See next page for supervision costs

## Housing repairs - supervision

### Service description

<b>Budget manager:</b>	Head of Housing Technical Services - Mr S. Allen
<b>Service function:</b>	The cost of supervising the maintenance of the Council's Housing Stock
<b>Legal status:</b>	Section 11 of the Landlord and Tenants Act 1985
<b>Policy objectives:</b>	To improve maintenance of the housing stock. To maintain high levels of tenant satisfaction. To achieve and maintain the decent homes standard.

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
Salaries	542,798	765,300	767,475	812,200
Training costs	657	2,000	2,000	2,000
Car allowances	16,000	23,500	23,500	15,000
Supplies and services	40,683	19,050	60,070	52,200
<b><u>Support services</u></b>	367,980	383,380	402,280	409,580
Recharges	(3,900)	(3,900)	(3,900)	(3,900)
<b>Total supervision costs</b>	<b>964,218</b>	<b>1,189,330</b>	<b>1,251,425</b>	<b>1,287,080</b>
Total maintenance costs (previous page)	4,194,949	5,416,500	7,828,200	13,914,000
<b>Gross housing repairs expenditure</b>	<b>5,159,167</b>	<b>6,605,830</b>	<b>9,079,625</b>	<b>15,201,080</b>

### **Improvement works counting as capital expenditure**

(For information only)

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
Special major works	1,833,888	1,810,000	2,300,000	9,055,000
Sheltered scheme works	14,249	0	0	0
Central heating programme	103,720	530,000	850,000	1,250,000
Kitchen and bathroom upgrade works (incl ext)	408,098	636,000	1,600,000	1,650,000
Total capital repairs	2,359,955	2,976,000	4,750,000	11,955,000
<b>Major repairs to be met from new repairs reserve</b>	<b>2,359,955</b>	<b>2,976,000</b>	<b>4,750,000</b>	<b>11,955,000</b>

## Sale of Council houses

### Service description

<b>Budget managers:</b>	Housing Services Manager - Mrs A Kendall
<b>Service function</b>	To administer the Right to Buy scheme.
<b>Legal status</b>	Part V of the Housing Act 1985, as amended by Part II of the Leasehold Reform, Housing and Urban Development Act 1993.
<b>Policy objectives:</b>	Process Right To Buy applications quickly and efficiently.

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Expenditure</u></b>				
<u>Employees</u>				
Salaries	8,600	10,000	10,000	10,700
<u>Transport related expenditure</u>				
Car allowances	100	200	200	200
<u>Supplies and services</u>				
Valuation and other fees	16,740	10,700	15,200	12,200
<u>Support services</u>	17,700	18,000	18,000	19,100
<b>Gross expenditure</b>	<b>43,140</b>	<b>38,900</b>	<b>43,400</b>	<b>42,200</b>
<b>Charged to capital receipts</b>	<b>(43,140)</b>	<b>(38,900)</b>	<b>(43,400)</b>	<b>(42,200)</b>
<b>Met by the Housing Revenue Account</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## HRA debt charges and depreciation

### Service description

**Budget managers:** Senior Accountant (Housing) - Mr C. Mitchell

**Service function** This page details the major changes relating to the HRA revenue budgets as a consequence of the "Housing Reform" in April 2012.

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Debt charges</u></b>				
Interest on borrowings	3,425,944	3,425,600	3,425,600	3,379,000
Dealing charges				
<b>Net expenditure</b>	<b>3,425,944</b>	<b>3,425,600</b>	<b>3,425,600</b>	<b>3,379,000</b>
 <b><u>Depreciation transferred to major repairs reserve</u></b>				
Depreciation	1,943,132	1,948,000	1,963,241	1,963,241
Additional Revenue contribution to reserve	0	0	0	6,972,054
<b>Net expenditure</b>	<b>1,943,132</b>	<b>1,948,000</b>	<b>1,963,241</b>	<b>8,935,295</b>

See table below for accumulated balances and movements on account.

### **Major Repairs Reserve summary**

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
Opening balance at start of year	6,223,287	5,451,287	5,806,464	3,019,705
Contributions to reserve	1,943,132	1,948,000	1,963,241	8,935,295
Capital expenditure funded from reserve	(2,359,955)	(2,976,000)	(4,750,000)	(11,955,000)
Reprovision of Farm Close (Capital Exp)				0
<b>Net movement in year</b>	<b>(416,823)</b>	<b>(1,028,000)</b>	<b>(2,786,759)</b>	<b>(3,019,705)</b>
<b>Balance at year end</b>	<b>5,806,464</b>	<b>4,423,287</b>	<b>3,019,705</b>	<b>0</b>

## Other HRA expenditure

### Service description

**Budget managers:** Head of Housing - Ms M. Ward  
Senior Accountant (Housing) - Mr C. Mitchell

**Service function** Miscellaneous accounting entries and corporate recharges

### Budget for the year ending 31 March 2022

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>HRA pension backfunding</u></b>	100,000	100,000	100,000	103,000
<b><u>HRA staff - accrued leave</u></b>	37,500	0	0	0
<b><u>HRA Leased Properties</u></b>	(587)	0	0	0
<b><u>Cost of capital charge</u></b>				
Civic Centre Notional charge	43,000	43,000	43,000	43,000
Interest payments (to MHCLG)	89,920	0	0	0
<b><u>Provision for uncollectable rents</u></b>	44,425	90,000	90,000	90,000
<b><u>Contribution to corporate expenses</u></b>	243,000	248,000	278,000	282,000
<b>Gross expenditure</b>	<b>557,258</b>	<b>481,000</b>	<b>511,000</b>	<b>518,000</b>

## Dwelling rents and service charges income

Service description	
<b>Budget manager:</b>	Head of Housing - Ms M. Ward
<b>Service function</b>	The collection of rent and heating charges on dwellings due on Council properties let to residents.
<b>Legal status</b>	The primary legislation relating to housing management and the collection of rents are included in sections 20 - 27 of the Housing Act 1985.
<b>Policy objective:</b>	To maximise rental collection thereby minimising the level of arrears. Implement rent increases in line with the DCLG's rent restructuring guidelines. Manage voids to minimise vacancies and loss of Income.

Budget for the year ending 31 March 2022				
Rents from dwellings				
	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b>Income</b>				
<u>Rent debit</u>				
General stock dwellings	16,357,281	16,595,000	16,624,600	17,308,000
Tenants service charges	188,307	188,500	188,500	195,800
Rents of shared ownership properties	220,900	212,500	215,000	213,600
Heating charges	34,042	32,400	32,400	32,400
<b>Gross rent for dwellings</b>	<b>16,800,530</b>	<b>17,028,400</b>	<b>17,060,500</b>	<b>17,749,800</b>
<u>Less voids (rent loss on empty dwellings)</u>				
General stock dwellings	389,180	446,000	452,000	354,000
Tenant service charges	11,261	6,500	5,500	4,000
Heating charges	1,134	1,600	1,000	1,000
<b>Total voids on dwellings</b>	<b>401,575</b>	<b>454,100</b>	<b>458,500</b>	<b>359,000</b>
<b>Net rent for dwellings</b>	<b>16,398,955</b>	<b>16,574,300</b>	<b>16,602,000</b>	<b>17,390,800</b>

Service statistics				
	<u>2020/21</u> Actual	<u>2021/22</u> Estimate	<u>2021/22</u> Probable	<u>2022/23</u> Estimate
Average number of houses & flats	2,847	2,847	2,849	2,836
Average number of void houses & flats	68	74	75	55
Average number of DIYSO properties	66	63	63	61

## Non-dwelling rents and income

Service description	
<b>Budget managers:</b>	Head of Housing - Ms M. Ward Senior Accountant (Housing) - Mr C. Mitchell
<b>Service function</b>	The collection of other HRA. rents and income
<b>Legal status</b>	The primary legislation relating to the collection of HRA income are contained in The Housing Act 1985, and the Local Government and Housing Act 1989.

Budget for the year ending 31 March 2022				
	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b><u>Non-dwelling rents and income</u></b>				
Rents of other properties	62,665	62,400	62,200	62,200
Leasehold service charges	97,635	95,000	107,500	100,000
Mead Court service charges	40,048	18,000	20,000	20,500
Miscellaneous receipts (e.g. small land sales)	595	4,500	4,500	4,500
<b>Sub total - other rents and income</b>	<b>200,943</b>	<b>179,900</b>	<b>194,200</b>	<b>187,200</b>
<b><u>Investment and mortgage income</u></b>				
Interest on balances	33,256	0	32,500	95,800
<b>Sub total - interest</b>	<b>33,256</b>	<b>0</b>	<b>32,500</b>	<b>95,800</b>
<b>Total non-dwelling rents and income</b>	<b>234,199</b>	<b>179,900</b>	<b>226,700</b>	<b>283,000</b>

## Housing revenue account

### Subjective analysis

	<u>2020/21</u> Actual £	<u>2021/22</u> Estimate £	<u>2021/22</u> Probable £	<u>2022/23</u> Estimate £
<b>Expenditure</b>				
Employees	1,901,307	2,249,800	2,256,125	2,424,150
Premises related (incl. repairs)	2,225,547	3,069,460	3,650,730	2,576,410
Transport related	38,094	54,220	53,260	43,100
Supplies and services	620,309	749,630	841,275	858,164
Support services	1,395,740	1,419,080	1,487,560	1,500,760
Capital charges	5,508,158	5,428,008	5,455,439	12,398,618
<b>Gross expenditure</b>	<b>11,689,155</b>	<b>12,970,198</b>	<b>13,744,389</b>	<b>19,801,202</b>
<b>Income</b>				
Net rents	16,557,272	16,686,000	16,713,300	17,508,900
Grants and Contributions	83,928	120,300	119,600	120,100
Fees and charges	466,618	439,750	437,850	425,350
Interest	33,256	0	32,500	95,800
Recharges to General Fund	43,900	43,900	42,600	41,300
<b>Gross income</b>	<b>17,184,974</b>	<b>17,289,950</b>	<b>17,345,850</b>	<b>18,191,450</b>
<b>Net expenditure</b>	<b>(5,495,819)</b>	<b>(4,319,752)</b>	<b>(3,601,461)</b>	<b>1,609,752</b>

### Expenditure Analysis 2022/23

