

Housing Revenue Account			
Actual for the year ending 31 March 2023			
	<u>2022/23</u> Estimate £	<u>2022/23</u> Probable £	<u>2022/23</u> Actual £
<u>Expenditure</u>			
General management	2,264,889	3,355,539	2,259,127
Special services management	927,538	927,768	747,099
Supporting people for Council tenants	181,800	181,800	130,102
Mobile home site (Net)	(169,050)	(179,050)	(142,726)
Housing repairs	15,201,080	12,157,430	9,688,510
Less funded from major repairs reserve	(11,720,000)	(8,020,000)	(5,329,913)
Sale of Council houses administration	0	0	100
Other HRA Expenditure	518,000	532,300	551,260
Debt charges	3,379,000	3,379,000	3,379,000
Depreciation charges	1,963,241	1,963,241	2,228,015
<u>Transfers to Reserves</u>			
Additional Revenue contribution to Major Repairs reserve	6,737,054	6,737,054	0
Total expenditure	19,283,552	21,035,082	13,510,573
<u>Income</u>			
Rent from dwellings	17,390,800	17,390,800	17,357,839
Non-dwelling rents and income	187,200	202,700	219,079
Interest on balances	95,800	849,000	661,221
Total income	17,673,800	18,442,500	18,238,139
Surplus (deficit) in the year	(1,609,752)	(2,592,582)	4,727,566

Housing revenue account working balance			
	<u>2022/23</u> Estimate £	<u>2022/23</u> Probable £	<u>2022/23</u> Actual £
Balance brought forward	26,945,596	32,632,179	32,632,179
Add surplus (less deficit) in the year	(1,609,752)	(2,592,582)	4,727,566
Less transfer to Planned Underspends reserve	0	0	(19,200)
Capital expenditure - new purchases	(780,000)	0	0
Capital expenditure - new build programme	(1,430,000)	(48,000)	(45,315)
Capital expenditure - further potential schemes	(5,000,000)	0	0
Capital expenditure - IT Schemes	0	(188,797)	(160,461)
Capital expenditure - Green Homes	0	(370,667)	(370,849)
Balance carried forward	18,125,844	29,432,133	36,763,920
Major Repairs Reserve balance	0	4,683,719	901,526
Planned Underspend earmarked reserve	0	0	19,200
Total balances	18,125,844	34,115,852	37,684,645

Variance analysis for Actual v Probable 2022/2023 - HRA

	Increase in Cost or reduced income £000	Reduction in costs or increased income £000
Planned underspends - Money unspent in the year to be spent in 2023/24		19
Salaries/staffing - net savings - controlled centrally		91
Utilities - costs higher than estimated	84	
Management General - Supplies & Services (misc)		22
Management General - increased void property costs	63	
Management General - Pre-development costs - delayed		1,016
Management Special - Premises costs		70
Management Special - External grants		39
Management Special - Premises costs		
Supporting People - additional income		25
Mobile home site - Reduced premises costs		
Housing Repairs - Planned Maintenance		
Housing Repairs - Major Works funded from revenue	159	
Housing Repairs - Voids / Disabled adaptations		
Housing Repairs - Demand and other minor items		
Other - Bad Debt Provision		
Other - Reduction in contribution to MRR due to reduction in repairs spend		6,737
Other - Increase in Depreciation charge	256	
Net Rental income - increased cost of voids	76	
Non rental income - lower than expected interest on balances	188	
	826	8,019
Other variances		127
Net reduction in HRA costs		7,320

SCHEDULE OF PLANNED REVENUE UNDERSPENDS 2022/23 - HRA		
Service / Activity Area	Amount £	Reason for carry forward
Housing Management	14,200	Due to the recent government announcement that Housing Professionals need to be suitably trained, it is requested that the Housing training budget underspend in 2022/23 is carried over into 2023/24. Three staff members have recently been signed up to undertake Chartered Institute of Housing courses
Tenants Participation	5,000	A full industry-standard satisfaction survey of tenants was planned for 2022/23. Following a successful corporate bid for government "PropTech" funding for a number of Council projects, a digital survey of tenants was completed in line with the requirements of the grant funding. This provided the necessary base line findings but a full, regulatory compliant survey needs to be undertaken in 2023/24. A carry forward of £5,000 will be used for this purpose.
Total Housing Revenue Acc	19,200	