

Housing Revenue Account Summary - Draft Estimates 2020-21

APPENDIX 1

2017-18 Actual £	2018-19 Actual £	Analysis	2019-20 Estimate £	2019-20 Probable £	2020-21 Estimate £
		<b>Borough Housing Services</b>			
613,565	738,104	Income Collection	682,940	688,897	689,870
948,978	1,036,217	Tenants Services	938,680	936,632	889,510
64,128	81,030	Tenant Participation	148,270	112,418	148,900
68,808	69,865	Garage Management	101,340	97,182	101,700
64,083	59,064	Elderly Persons Dwellings	66,740	67,763	75,280
524,075	584,036	Flats Communal Services	432,530	518,947	513,530
432,181	423,867	Environmental Works to Estates	482,000	424,826	444,460
5,523,575	5,676,678	Responsive & Planned Maintenance	5,357,668	5,654,986	5,869,130
120,028	121,665	Sale of Council Houses & Equity Share	141,950	131,809	139,820
<b>8,359,422</b>	<b>8,790,527</b>		<b>8,352,118</b>	<b>8,633,462</b>	<b>8,872,200</b>
		<b>Strategic Housing Services</b>			
360,623	419,543	Advice, Registers & Tenant Selection	360,450	340,978	366,800
210,368	217,026	Void Property Management & Lettings	210,010	186,837	212,290
9,142	9,700	Homelessness Hostels Management	5,120	5,120	5,120
142,418	155,194	Supported Housing Management	163,210	162,185	160,740
392,915	426,311	Strategic Support	380,990	357,476	382,440
<b>1,115,468</b>	<b>1,227,774</b>		<b>1,119,780</b>	<b>1,052,597</b>	<b>1,127,390</b>
		<b>Community Services</b>			
911,190	938,878	Sheltered Housing	842,400	871,867	915,270
		<b>Other Items</b>			
5,528,728	5,638,889	Depreciation	5,528,730	5,528,730	5,525,000
(44,323)	(45,515)	Impairment	0	0	0
165,468	163,276	Debt Management	160,590	160,590	150,000
0	0	Rent Rebates	0	0	0
280,328	343,578	Other Items	632,390	382,312	402,387
<b>16,316,281</b>	<b>17,057,407</b>	<b>Total Expenditure</b>	<b>16,636,008</b>	<b>16,629,557</b>	<b>16,992,247</b>
(32,623,860)	(31,991,396)	Income	(32,445,282)	(32,419,245)	(32,792,257)
<b>(16,307,579)</b>	<b>(14,933,989)</b>	<b>Net Cost of Services(per inc &amp; exp a/c)</b>	<b>(15,809,274)</b>	<b>(15,789,688)</b>	<b>(15,800,010)</b>
<b>264,207</b>	<b>258,720</b>	HRA share of CDC	<b>256,800</b>	<b>251,530</b>	<b>256,800</b>
<b>(16,043,372)</b>	<b>(14,675,269)</b>	<b>Net Cost of HRA Services</b>	<b>(15,552,474)</b>	<b>(15,538,158)</b>	<b>(15,543,210)</b>
(384,996)	(456,206)	Investment Income	(598,260)	(598,260)	(531,540)
5,004,072	5,159,240	Interest Payable	5,142,230	5,131,995	5,058,423
<b>(11,424,296)</b>	<b>(9,972,235)</b>	<b>Deficit for Year on HRA Services</b>	<b>(11,008,504)</b>	<b>(11,004,423)</b>	<b>(11,016,327)</b>
627,309	0	REFCUS - Revenue expenditure funded from capital	75,000	75,000	75,000
2,500,000	2,500,000	Contrib to/(Use of) RFFC	2,500,000	2,500,000	2,500,000
7,563,162	7,849,699	Contrib to/(Use of) New Build Reserve	8,433,504	8,429,423	8,441,237
0	(421,229)	CERA - Capital Expenditure from Revenue	0	0	0
309,017	0	Tfr (fr) to Pensions Reserve	0	0	0
640,110	0	Tfr (from)/to CAA re: Voluntary Revenue Provision	0	0	0
71,504	76,058	Tfr (from)/to CAA re: Impairment/Revaluation	0	0	0
(627,309)	0	Tfr (from)/to CAA re: REFCUS	0	0	0
(27,181)	(30,543)	Tfr (from)/to CAA re: Intangible assets	0	0	0
(9,000)	(1,750)	Tfr (from)/to CAA re: rev. inc. from sale of asset	0	0	0
<b>(376,685)</b>	<b>(0)</b>	<b>HRA Balance</b>	<b>(0)</b>	<b>0</b>	<b>(90)</b>
(2,500,000)	(2,500,000)	Balance Brought Forward	(2,500,000)	(2,500,000)	(2,500,000)
<b>(2,876,685)</b>	<b>(2,500,000)</b>	<b>Balance Carried Forward</b>	<b>(2,500,000)</b>	<b>(2,500,000)</b>	<b>(2,500,090)</b>

2016-17 Actual £	2017-18 Actual £	Analysis	2019-20 Estimate £	2018-19 Probable £	2019-20 Estimate £
		<b>Income</b>			
(29,850,855)	(29,236,342)	Rent Income - Dwellings	(29,736,103)	(29,662,305)	(29,977,447)
(213,964)	(208,349)	Rent Income - Rosebery Hsg Assoc	(209,980)	(209,980)	(208,350)
(194,263)	(206,530)	Rents - Shops, Buildings etc	(194,300)	(221,172)	(224,650)
(677,827)	(718,083)	Rents - Garages	(739,774)	(756,971)	(759,740)
<b>(30,936,909)</b>	<b>(30,369,304)</b>	<b>Total Rent Income</b>	<b>(30,880,157)</b>	<b>(30,850,428)</b>	<b>(31,170,187)</b>
(345,764)	(140,122)	Supporting People Funding	(105,000)	(123,100)	(107,870)
(961,529)	(1,023,033)	Service Charges	(1,007,580)	(1,028,935)	(1,102,640)
(5,155)	(9,144)	Legal Fees Recovered	(28,840)	(28,840)	(28,840)
(40,025)	(51,614)	Service Charges Recovered	(40,000)	(50,000)	(55,000)
(334,477)	(398,179)	Miscellaneous Income	(383,705)	(337,941)	(327,720)
<b>(32,623,860)</b>	<b>(31,991,396)</b>	<b>Total Income</b>	<b>(32,445,282)</b>	<b>(32,419,245)</b>	<b>(32,792,257)</b>