

HOUSING REVENUE ACCOUNT SUMMARY - BUDGET MONITOR (APRIL 2020- SEPT 2020) APPENDIX 3

2018-19 Actual £	2019-20 Actual £	Analysis	2020-21 Estimate £	2020-21 Projection £
		Borough Housing Services		
738,104	793,019	Income Collection	689,870	714,428
1,036,217	1,164,320	Tenants Services	889,510	910,166
81,030	122,998	Tenant Participation	148,900	109,224
69,865	107,717	Garage Management	101,710	103,500
59,064	41,744	Elderly Persons Dwellings	75,280	45,690
584,036	575,851	Flats Communal Services	513,530	525,500
423,867	414,254	Environmental Works to Estates	444,460	406,489
5,676,678	6,265,983	Responsive & Planned Maintenance	5,869,138	5,432,437
121,665	137,128	SOCH & Equity Share Administration	139,820	137,680
8,790,527	9,623,015		8,872,218	8,385,113
		Strategic Housing Services		
419,543	485,497	Advice, Registers & Tenant Selection	366,800	350,607
217,026	201,203	Void Property Management & Lettings	212,290	193,426
9,700	5,120	Homelessness Hostels	5,120	5,070
155,194	175,717	Supported Housing Management	160,730	157,169
426,311	527,717	Strategic Support to the HRA	382,440	393,804
1,227,774	1,395,255		1,127,380	1,100,075
		Community Services		
938,878	883,927	Sheltered Housing	915,270	894,754
		Other Items		
5,638,889	5,640,147	Depreciation	5,525,000	5,528,730
(45,515)	5,059,974	Revaluation and other Capital items	0	0
163,276	160,590	Debt Management	150,000	148,125
343,578	36,359	Other Items	402,380	328,565
17,057,407	22,799,267	Total Expenditure	16,992,248	16,385,362
(31,991,396)	(32,532,978)	Income	(32,792,262)	(32,907,117)
(14,933,989)	(9,733,711)	Net Cost of Services(per inc & exp a/c)	(15,800,014)	(16,521,754)
258,720	251,530	HRA share of CDC	256,800	251,530
(14,675,269)	(9,482,181)	Net Cost of HRA Services	(15,543,214)	(16,270,224)
(456,206)	(598,260)	Investment Income	(598,260)	(598,260)
5,159,240	5,131,995	Interest Payable	5,142,230	5,675,260
(9,972,235)	(4,948,446)	Deficit for Year on HRA Services	(10,999,244)	(11,193,224)
0	67,919	REFCUS - Revenue funded from capital	75,000	75,000
2,500,000	2,500,000	Contrib to/(Use of) RFFC	2,500,000	2,500,000
7,849,699	8,530,888	Contrib to/(Use of) New Build Reserve	8,433,504	8,530,888
(421,229)	0	Tfr (fr) to Pensions Reserve	0	0
0	0	Tfr (from)/to CAA re: Voluntary Revenue Provision	0	0
76,058	0	Tfr (from)/to CAA re: Revaluation	0	0
0	0	Tfr (from)/to CAA re: REFCUS	0	0
(30,543)	0	Tfr (from)/to CAA re: Intangible assets	0	0
(1,750)	0	Tfr (from)/to CAA re: rev. inc. from sale of asset	0	0
0	6,150,360	HRA Balance	9,260	(87,336)
(2,500,000)	(2,500,000)	Balance Brought Forward	(2,500,000)	(2,500,000)
(2,500,000)	3,650,360	Balance Carried Forward	(2,490,740)	(2,587,336)

2018-19 Actual £	2019-20 Projection £	Analysis	2019-20 Estimate £	2019-20 Projection £
		Borough Housing Services		
(29,236,342)	(29,570,473)	Rent Income - Dwellings	(29,977,443)	(29,979,995)
(208,349)	(208,349)	Rent Income - Rosebery Hsg Assoc	(208,350)	(286,024)
(206,530)	(225,551)	Rents - Shops, Buildings etc	(224,650)	(224,660)
(718,083)	(753,058)	Rents - Garages	(759,744)	(759,740)
(30,369,304)	(30,757,431)	Total Rent Income	(31,170,187)	(31,250,419)
(140,122)	(113,577)	Supporting People Grant	(107,870)	(107,870)
(1,023,033)	(1,098,353)	Service Charges	(1,102,650)	(1,112,730)
(9,144)	(15,339)	Legal Fees Recovered	(28,840)	0
(51,614)	(53,277)	Service Charges Recovered	(55,000)	(250,827)
(398,179)	(495,001)	Miscellaneous Income	(327,715)	(185,270)
(31,991,396)	(32,532,978)	Total Income	(32,792,262)	(32,907,117)