

## HOUSING REVENUE ACCOUNT SUMMARY - BUDGET MONITOR (APRIL 2020- NOV 2020)

APPENDIX 3

2018-19 Actual £	2019-20 Actual £	Analysis	2020-21 Estimate £	2020-21 Projection £
		<b>Borough Housing Services</b>		
738,104	793,019	Income Collection	689,140	613,357
1,036,217	1,164,320	Tenants Services	888,840	1,097,234
81,030	122,998	Tenant Participation	148,880	95,400
69,865	107,717	Garage Management	101,690	93,622
59,064	41,744	Elderly Persons Dwellings	75,280	40,123
584,036	575,851	Flats Communal Services	513,510	639,638
423,867	414,254	Environmental Works to Estates	444,460	441,900
5,676,678	6,265,983	Responsive & Planned Maintenance	5,857,920	5,476,285
121,665	137,128	SOCH & Equity Share Administration	139,780	136,422
<b>8,790,527</b>	<b>9,623,015</b>		<b>8,859,500</b>	<b>8,633,980</b>
		<b>Strategic Housing Services</b>		
419,543	485,497	Advice, Registers & Tenant Selection	715,830	680,826
217,026	201,203	Void Property Management & Lettings	212,220	198,048
9,700	5,120	Homelessness Hostels	5,120	5,120
155,194	175,717	Supported Housing Management	159,700	144,515
426,311	527,717	Strategic Support to the HRA	382,340	550,688
<b>1,227,774</b>	<b>1,395,255</b>		<b>1,475,210</b>	<b>1,579,197</b>
		<b>Community Services</b>		
938,878	883,927	Sheltered Housing	904,640	679,487
		<b>Other Items</b>		
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	150,000
343,578	36,359	Other Items	402,380	404,950
<b>17,057,407</b>	<b>22,799,267</b>	<b>Total Expenditure</b>	<b>17,316,730</b>	<b>16,976,344</b>
(31,991,396)	(32,532,978)	Income	(33,136,660)	(32,490,686)
<b>(14,933,989)</b>	<b>(9,733,711)</b>	<b>Net Cost of Services(per inc &amp; exp a/c)</b>	<b>(15,819,930)</b>	<b>(15,514,342)</b>
<b>258,720</b>	<b>251,530</b>	HRA share of CDC	<b>256,800</b>	<b>251,530</b>
<b>(14,675,269)</b>	<b>(9,482,181)</b>	<b>Net Cost of HRA Services</b>	<b>(15,563,130)</b>	<b>(15,262,812)</b>
(456,206)	(598,260)	Investment Income	(598,260)	(598,260)
5,159,240	5,131,995	Interest Payable	5,142,230	5,675,260
<b>(9,972,235)</b>	<b>(4,948,446)</b>	<b>Deficit for Year on HRA Services</b>	<b>(11,019,160)</b>	<b>(10,185,812)</b>
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	7,610,812
(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
<b>0</b>	<b>6,150,360</b>	<b>HRA Balance</b>	<b>(10,656)</b>	<b>0</b>
(2,500,000)	(2,500,000)	Balance Brought Forward	(2,500,000)	(2,500,000)
<b>(2,500,000)</b>	<b>3,650,360</b>	<b>Balance Carried Forward</b>	<b>(2,510,656)</b>	<b>(2,500,000)</b>

<b>2018-19 Actual £</b>	<b>2019-20 Projection £</b>	<b>Analysis</b>	<b>2019-20 Estimate £</b>	<b>2019-20 Projection £</b>
		<b>Borough Housing Services</b>		
(29,236,342)	(29,570,473)	Rent Income - Dwellings	(29,977,450)	(29,984,664)
(208,349)	(208,349)	Rent Income - Rosebery Hsg Assoc	(208,350)	(79,502)
(206,530)	(225,551)	Rents - Shops, Buildings etc	(316,830)	(453,930)
(718,083)	(753,058)	Rents - Garages	(759,740)	(622,916)
<b>(30,369,304)</b>	<b>(30,757,431)</b>	<b>Total Rent Income</b>	<b>(31,262,370)</b>	<b>(31,141,012)</b>
(140,122)	(113,577)	Supporting People Grant	(144,180)	(159,609)
(1,023,033)	(1,098,353)	Service Charges	(1,116,020)	(1,105,888)
(9,144)	(15,339)	Legal Fees Recovered	(28,840)	0
(51,614)	(53,277)	Service Charges Recovered	(57,730)	(14,986)
(398,179)	(495,001)	Miscellaneous Income	(527,520)	(69,191)
<b>(31,991,396)</b>	<b>(32,532,978)</b>	<b>Total Income</b>	<b>(33,136,660)</b>	<b>(32,490,686)</b>