

Housing Revenue Account Forecast Outturn Position for 2023/24

The HRA is currently forecast to have a deficit of £0.327 million which would reduce the forecast transfer to reserves.

The table below shows the Housing Revenue Account Summary monitoring report. Officers have prepared the projected outturn on the latest available information.

Monitoring takes place against the revised budget for the year.

	2023/24	2023/24	2023/24
HRA Services	Revised Budget	Forecast	Variance
	£	£	£
Expenditure			
Strategic and Community Housing Service	13,122,812	13,477,750	354,938
Sheltered Housing	852,211	1,189,122	336,912
Depreciation	5,864,700	5,864,700	0
Other	2,016,238	1,862,527	-153,711
Total Expenditure	21,855,961	22,394,099	538,139
Income			
Council House Rents	-34,428,974	-34,989,601	-560,627
Fee's, Charges and Misc. Income	-2,225,342	-1,875,304	350,038
Total Income	-36,654,316	-36,864,905	-210,589
Transfer to Reserves			
Interest Received	-1,593,180	-1,593,180	0
REFCUS	75,000	75,000	0
RFFC	2,500,000	2,500,000	0
Interest Payable	4,751,225	4,751,225	0
New Build Reserves	9,065,310	8,737,761	-327,549
Total Income	14,798,355	14,470,806	-327,549
(SURPLUS)/DEFICIT	0	0	0

Main Variances

- Strategic and Community Housing** – Overspend is within HRA Responsive and Planned Maintenance, cost of repairs to housing stock.
- Sheltered Housing** – Overspend is due to increased utility costs.
- Other** – Underspend over a number of corporate budgets.
- Council House Rents** – Overachievement of rents in particular equity share rent

Aged Debt

The debt for the Service is £106,288 with £106,239 due now as the rest is within payment terms.

Team	Not due yet	Overdue by less than 30 days	Overdue between 31 & 60 days	Overdue between 61 & 90 days	Overdue between 3 to 6 months	Overdue by more than 6 months	Total Debt
Tenant Services	0	0	0	1,700	0	0	1,700
Sheltered Housing	0	0	0	0	80	98	178
Flats Communal Services	(260)	(258)	(15)	8,681	(4,627)	68,557	72,077
HRA Income	309	4,038	7,183	4,938	100	15,765	32,332
Grand Total	49	3,779	7,168	15,318	(4,447)	84,420	106,288