

HOUSING REVENUE ACCOUNT SUMMARY

2019-20 Actual £	2020-21 Actual £	Analysis	2021-22 Estimate £	2021-22 Actual £	2021-22 Variance £
		Borough Housing Services			
793,019	727,467	Income Collection	684,649	574,282	37,533
1,164,320	1,158,150	Tenants Services	1,259,070	1,440,296	(301,332)
122,998	125,133	Tenant Participation	117,245	92,308	12,424
107,717	98,978	Garage Management	95,099	82,931	12,168
41,744	20,474	Elderly Persons Dwellings	43,779	18,987	24,792
575,851	354,387	Flats Communal Services	612,026	208,355	401,343
414,254	452,607	Environmental Works to Estates	430,894	405,736	25,158
6,265,983	6,000,709	Responsive & Planned Maintenance	5,857,920	5,673,874	96,155
137,128	107,084	SOCH & Equity Share Administration	150,489	145,593	3,528
9,623,015	9,044,988		9,251,171	8,642,362	311,769
		Strategic Housing Services			
485,497	459,797	Advice, Registers & Tenant Selection	681,991	676,747	(82,714)
201,203	187,927	Void Property Management & Lettings	184,820	164,444	(4,375)
5,120	(61,131)	Homelessness Hostels	5,248	5,120	128
175,717	167,083	Supported Housing Management	157,954	186,518	(53,025)
527,717	484,040	Strategic Support to the HRA	476,346	353,576	122,770
1,395,255	1,237,716		1,506,359	1,386,405	(17,215)
		Community Services			
883,927	828,759	Sheltered Housing	872,642	873,238	(77,213)
		Other Items			
5,640,147	5,686,291	Depreciation	5,528,730	5,864,693	(335,963)
5,059,974	(174,584)	Revaluation and other capital items	0	(1,174,479)	1,174,479
	95,804	Other Items Capital Items	0	163,085	
160,590	217,061	Debt Management	150,000	227,460	(77,460)
36,359	5,985	Other Items	402,380	1,016,671	(614,291)
22,799,267	16,942,018	Total Expenditure	17,711,282	16,999,435	364,105
(32,532,978)	(32,295,620)	Income	(33,732,537)	(32,907,980)	(824,557)
(9,733,711)	(15,353,601)	Net Cost of Services(per inc & exp a/c)	(16,021,256)	(15,908,544)	(460,452)
251,530	284,690	HRA share of CDC	256,800	297,990	(41,190)
(9,482,181)	(15,068,911)	Net Cost of HRA Services	(15,764,456)	(15,610,554)	(501,642)
(598,260)	(11,546)	Investment Income	(598,260)	(105,900)	(492,360)
5,131,995	4,902,208	Interest Payable	5,142,230	4,879,544	262,686
(4,948,446)	(10,178,248)	(Surplus)/Deficit for Year on HRA Services	(11,220,486)	(10,836,911)	(731,315)
67,919	0	REFCUS - Revenue funded from capital	75,000	0	75,000
2,500,000	2,500,000	Contrib to/(Use of) RFFC	2,500,000	2,500,000	0
2,380,528	8,088,687	Contrib to/(Use of) New Build Reserve	8,133,194	7,839,606	293,588
0	(473,168)	Tfr (fr) to Pensions Reserve	0	(510,826)	510,826
0	0	Tfr (from)/to CAA re: Voluntary Revenue Provision	200,000	0	200,000
0	143,347	Tfr (from)/to CAA re: Revaluation	0	1,147,655	(1,147,655)
0	(64,567)	Tfr (from)/to CAA re: REFCUS	0	(136,260)	136,260
0	0	Tfr (from)/to CAA re: Intangible assets	0	0	0
0	(16,050)	Tfr (from)/to CAA re: rev. inc. from sale of asset	312,292	(3,263)	315,555
0	0	HRA Balance	0	0	(347,741)
(2,500,000)	(2,500,000)	Balance Brought Forward	(2,500,000)	(2,500,000)	0
(2,500,000)	(2,500,000)	Balance Carried Forward	(2,500,000)	(2,500,000)	(347,741)
2019-20 Actual £	2020-21 Actual £	Analysis	2021-22 Estimate £	2021-22 Actual £	2021-22 Variance £
		Borough Housing Services			
(29,570,473)	(28,993,277)	Rent Income - Dwellings	(30,507,420)	(29,177,122)	(1,330,298)
(208,349)	0	Rent Income - Rosebery Hsg Assoc	(212,100)	(270,185)	58,085
(225,551)	(456,414)	Rents - Shops, Buildings etc	(322,533)	(462,651)	140,118
(753,058)	(731,091)	Rents - Garages	(785,572)	(711,642)	(73,930)
(30,757,431)	(30,180,782)	Total Rent Income	(31,827,625)	(30,621,600)	(1,206,025)
(113,577)	(202,608)	Supporting People Grant	(144,180)	(105,050)	(39,130)
(1,098,353)	(1,089,288)	Service Charges	(1,136,108)	(403,915)	(732,193)
(15,339)	45	Legal Fees Recovered	(28,840)	(2,596)	(26,244)
(53,277)	0	Service Charges Recovered	(58,769)	0	(58,769)
(495,001)	(822,987)	Miscellaneous Income	(537,015)	(1,775,004)	1,237,989
(32,532,978)	(32,295,620)	Total Income	(33,732,537)	(32,908,165)	(824,372)