

Housing Portfolio - Housing Revenue Account Revenue Budgets

	2020/21 Budget	2020/21 Actuals	2021/22 Budget	2022/23 Budget
	£	£	£	£
INCOME				
Dwelling Rents	-26,354,220	-26,359,612	-27,276,450	-28,414,470
Non Dwelling Rents	-785,810	-723,942	-713,300	-672,240
Charges for Services and Facilities	-659,930	-660,728	-729,780	-732,210
Contributions towards Expenditure	-63,770	-130,070	-63,770	-59,770
Interest Receivable	-78,470	-16,760	-14,970	-58,110
Sales Administration Recharge	-32,500	-16,900	-32,500	-32,500
Shared Amenities Contribution	-225,000	-218,000	-242,000	-256,000
Total Income	-28,199,700	-28,126,012	-29,072,770	-30,225,300
EXPENDITURE				
Repairs & Maintenance				
- Cyclical Maintenance	1,337,000	1,311,723	1,346,000	1,195,740
- Reactive Maintenance	3,356,000	3,711,248	3,418,000	3,648,470
Supervision and Management				
- General Management	5,095,180	4,934,380	5,545,980	6,209,180
- Special Services	1,222,340	1,167,627	1,289,290	1,375,990
- Homeless Assistance	64,750	67,914	76,450	91,630
Rents, Rates, Taxes and Other Charges	53,960	90,022	76,660	80,760
Provision for Bad Debt	150,000	107,807	150,000	150,000
Capital Financing Costs	8,447,620	8,398,793	8,400,390	8,553,530
Contribution to Capital supporting Housing Strategy (RCCO)	8,472,850	9,679,073	9,120,000	9,120,000
Total Expenditure	28,199,700	29,468,587	29,422,770	30,425,300
HRA Operating Surplus(-) / Deficit	0	1,342,575	350,000	200,000
Transfer to/from(-) HRA ICT Reserve	0	-59,060	-200,000	-50,000
Transfer to/from(-) Other Earmarked Reserves	0	-12,480	0	0
Transfer to/from(-) Acquisitions / Development Reserve	0	-1,271,035	-150,000	-150,000
Net Effect to HRA Reserve Balance	0	0	0	0

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INCOME

DWELLING RENTS

Rents charged are based on Government guidance using a structure introduced in 2002. The rent for each property follows a formula that takes account of property size, relative value and relative local earnings. Eligible tenants are entitled to have their rents rebated on a scale dependant upon income and circumstances.

NON DWELLING RENTS AND SERVICE CHARGES

Non-dwelling rents primarily comprise garage rents, whilst service charges cover the costs for those living in Older Persons' or block accommodation. Service charges are determined by the need to ensure that income received fully offsets the costs incurred.

SHARED AMENITIES CONTRIBUTION

A General Fund contribution is made towards the cost of amenities maintained by the HRA, but which are shared by the whole community.

EXPENDITURE

REPAIRS AND MAINTENANCE

The Council is responsible for all repairs and maintenance to its properties, but not those items owned by the tenant, including their fixtures. Works are undertaken on a planned or reactive basis.

SUPERVISION AND MANAGEMENT

General management includes the costs from the collection and accounting of rent income, estate management and resident involvement. Special services relate primarily to the maintenance and administration of the Older Persons' Accommodation. Homeless Assistance provides various units of short term hostel accommodation for homeless families.

CAPITAL FINANCING

Capital financing costs cover principal and interest on outstanding internal and external debt and debt management costs.

CONTRIBUTION TO CAPITAL SUPPORTING HOUSING STRATEGY (RCCO)

Under self-financing the HRA has additional funds available and these have been set aside for capital projects which include the expansion of housing stock through purchase and/or development of new homes and for the major repairs programme.

TRANSFER TO/FROM(-) ACQUISITIONS / DEVELOPMENT RESERVE

In accordance with the policy introduced in 2014 to retain the HRA working balance at £1m any surpluses or deficits are transferred to/from the Acquisitions / Development Reserve.