

HOUSING REVENUE ACCOUNT OUTTURN 2021/22

For Consideration by Cabinet 13 September 2022

	Original Budget £	Working Budget £	Actual £	Variance £	Adjusted Variance £
INCOME				(Adverse) / Favourable	(Adverse) / Favourable
Rental Income - Council Housing	(13,949,900)	(13,949,900)	(13,795,684)	(154,216)	(154,216)
Rental Income - Other (Shops and Garages etc.)	(265,700)	(265,700)	(267,871)	2,171	2,171
Charges for Services & Facilities	(1,593,600)	(1,593,600)	(1,592,966)	(634)	(634)
Grant Income	(7,700)	(7,700)	(7,736)	36	36
Contributions from General Fund	(93,300)	(93,300)	(90,567)	(2,733)	(2,733)
Total Income	(15,910,200)	(15,910,200)	(15,754,824)	(155,376)	(155,376)
EXPENDITURE					
Repairs & Maintenance	5,598,700	5,673,500	5,683,696	(10,196)	(10,196)
Supervision & Management	3,949,700	4,249,700	4,559,928	(310,228)	417,266
Rents, Rates & Insurance	288,100	288,100	381,094	(92,994)	(92,994)
Contribution to Provision for Bad and Doubtful Debts	157,400	157,400	71,644	85,756	85,756
Depreciation & Impairment of Fixed Assets	2,772,300	2,772,300	6,733,267	(3,960,967)	(1,639,111)
Debt Management Costs	0	0	0	0	0
Total Expenditure	12,766,200	13,141,000	17,429,629	(4,288,629)	(1,239,279)
NET COST OF HRA SERVICES	(3,144,000)	(2,769,200)	1,674,805	(4,444,005)	(1,394,655)
(Gain)/Loss on disposal of non-current assets	0	0	(647,804)	647,804	647,804
Interest Payable & Similar Charges	1,718,300	1,718,300	1,753,098	(34,798)	(34,798)
Interest & Investment Income	(33,100)	(33,100)	(10,874)	(22,226)	(22,226)
Pensions Interest Costs & Expected Return on Pensions Assets	0	0	271,614	(271,614)	0
Capital Grants and Contributions Receivable	0	0	(24,076)	24,076	24,076
Premiums & Discounts from Earlier Debt Rescheduling	0	0	0	0	0
(SURPLUS) OR DEFICIT FOR THE YEAR	(1,458,800)	(1,084,000)	3,016,763	(4,100,763)	(779,799)
Self Financing Debt Repayment	1,041,400	1,041,400	1,041,366	34	34
Net Charges made for Retirement Benefits	0	0	(999,108)	999,108	0
Adjustments to reverse out Notional Charges included above	0	0	(2,321,856)	2,321,856	0
Transfer to/(from) Earmarked Reserves - for Revenue Purposes	64,700	(310,100)	(339,595)	29,495	29,495
Capital Expenditure funded from Major Repairs Reserve	1,375,200	1,206,600	337,935	868,665	868,665
Transfer from Earmarked Reserves - for Capital Purposes	(430,000)	(608,000)	(278,567)	(329,433)	(329,433)
Financing of Capital Expenditure from Earmarked Reserves	430,000	608,000	278,567	329,433	329,433
TOTAL (SURPLUS) / DEFICIT FOR THE YEAR	1,022,500	853,900	735,505	118,395	118,395
Housing Revenue Account Balance brought forward	(3,287,169)	(3,287,169)	(3,287,169)	0	0
HRA BALANCE CARRIED FORWARD	(2,264,669)	(2,433,269)	(2,551,664)	118,395	118,395

Note: The shaded items relate directly to financing the capital programme, and comprise depreciation on Council Dwellings, grants and contributions, use of the Major Repairs Reserve and specific Earmarked Reserves.