

**HOUSING REVENUE ACCOUNT SUMMARY**

	Revised Estimate 2020/21 £	Actual 2020/21 £	Variation £	%
<b><u>HOUSING REVENUE ACCOUNT</u></b>				
<u>Expenditure</u>				
Employees	3,941,126	3,627,469	(313,657)	(8.0)
Premises	804,200	510,382	(293,818)	(36.5)
Transport	144,080	129,210	(14,870)	(10.3)
Supplies and Services	2,227,065	2,004,353	(222,712)	(10.0)
Other Expenditure	661,990	603,601	(58,389)	(8.8)
Central Support Services	1,324,910	1,332,990	8,080	0.6
Capital	8,570,790	6,850,876	(1,719,914)	(20.1)
	17,674,161	15,058,881	(2,615,280)	(14.8)
<u>Income</u>				
Income	(16,625,240)	(16,359,154)	266,086	(1.6)
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<b>Total Housing Revenue Account</b>	<b>1,048,921</b>	<b>(1,300,273)</b>	<b>(2,349,194)</b>	<b>(224.0)</b>

**VARIATIONS BETWEEN ACTUAL AND ESTIMATED INCOME  
AND EXPENDITURE 2020/21**

**HOUSING REVENUE ACCOUNT**

Comments	Revised Estimate 2020/21 £	Actual 2020/21 £	Variation £	%
<p><b>Employees</b></p> <p>There were a number of significant underspends in all areas due to vacant posts. The increased use of agency staffing has allowed services to be continued. An underspend on training and development has also occurred as a result of vacancies</p>	3,941,126	3,627,469	(313,657)	(8)
<p><b>Premises</b></p> <p>Planned works and maintenance of Independent Living schemes has not been carried out during the year due to the pandemic.</p>	804,200	510,382	(293,818)	(37)
<p><b>Transport</b></p> <p>The cost of travel expenses was under budget with employees spending a decreased amount of time off-site and transport recharges being less than anticipated.</p>	144,080	129,210	(14,870)	(10)
<p><b>Supplies and Services</b></p> <p>The use of sub contractors to support housing repairs work on void properties was greatly reduced in the year giving an underspend of £149,000</p> <p>An allowance is made for default on housing repairs which are recharged to the tenant. During the year the allowance has been underspent against budget by £49,000</p> <p>A contingency amount is included in the budget to cover any unexpected in year costs. It has not been necessary to utilise this contingency in 2020/21 saving £30,000</p>	2,227,065	2,004,353	(222,712)	(10)

Comments	Revised Estimate 2020/21 £	Actual 2020/21 £	Variation £	%
<p><b>Other Expenditure</b></p> <p>A reduction in the level of ad-hoc grounds maintenance work being undertaken in the year of HRA properties has reduced the charge from the Grounds Maintenance team.</p>	661,990	603,601	(58,389)	(9)
<p><b>Central Support Services</b></p> <p>Central support recharges into the Housing Revenue Account were greater than had been anticipated.</p>	1,324,910	1,332,990	8,080	1
<p><b>Capital</b></p> <p>Lower than expected expenditure on the HRA capital programme in 2020/21 meant that a reduced, by £1,722,000, revenue contribution was required to finance the 2020/21 HRA capital expenditure.</p> <p>The depreciation charges exceeded the budget by £61,000 due to changes in the vehicle fleet and additional charges for information technology assets</p> <p>The Council's interest payable on external borrowing was less than anticipated and a reduction of £59,000 has been passed on to the Housing Revenue Account</p>	8,570,790	6,850,876	(1,719,914)	(20)
<p><b>Income</b></p> <p>When 2020/21 budgets were set void figures were understated by £225,000. The budget was, therefore, overstated resulting in the under recovery of income shown. This has been partially offset by a reduction in the number of RTB sales which has maintained property levels and the associated rent received giving a net overspend of £194,000</p> <p>Income from garage rents was below the budget by £34,000 due lower occupancy of garages than had been anticipated.</p>	(16,625,240)	(16,359,154)	266,086	(2)

**APPENDIX 2A**

Comments	Revised Estimate 2020/21 £	Actual 2020/21 £	Variation £	%
<p>There is an expectation that a minor proportion of housing relet work will be recharged to the former tenants. No such recharges have been made during 2020/21 resulting in the budget being over by £25,000</p> <p>The recharge to the General Fund for the work undertaken by Housing staff throughout the year was less than anticipated by £10,000</p>				