

**HOUSING REVENUE ACCOUNT SUMMARY**

	Revised Estimate 2019/20 £	Actual 2019/20 £	Variation £	%
<b><u>HOUSING REVENUE ACCOUNT</u></b>				
<u>Expenditure</u>				
Employees	3,971,650	3,792,877	(178,773)	(4.5)
Premises	830,060	701,580	(128,480)	(15.5)
Transport	125,685	151,860	26,175	20.8
Supplies and Services	2,154,832	1,865,589	(289,243)	(13.4)
Other Expenditure	527,853	446,392	(81,461)	(15.4)
Central Support Services	825,241	903,707	78,466	9.5
Capital	7,936,325	7,712,331	(223,994)	(2.8)
	16,371,646	15,574,336	(797,310)	(4.9)
<u>Income</u>				
Income	(16,095,450)	(16,196,897)	(101,447)	0.6
	(16,095,450)	(16,196,897)	(101,447)	0.6
<b>Total Housing Revenue Account</b>	<b>276,196</b>	<b>(622,561)</b>	<b>(898,757)</b>	<b>(325.4)</b>

**VARIATIONS BETWEEN ACTUAL AND ESTIMATED INCOME  
AND EXPENDITURE 2019/20**

**HOUSING REVENUE ACCOUNT**

Comments	Revised Estimate 2019/20 £	Actual 2019/20 £	Variation £	%
<p><b>Employees</b></p> <p>There were a number of significant underspends in specific areas due to vacant posts including Housing Repairs Administration (£66,000), Independent Living (£51,000) and Housing Strategy and Performance (£44,000) and Tenancy Services (£32,000). These were partly offset by some overspends including on the interim Head of Housing with the post filled on a permanent basis from November 2019 rather than April 2019 as budgeted.</p>	3,971,650	3,792,877	(178,773)	(5)
<p><b>Premises</b></p> <p>There was an underspend of £113,000 on works that are now regarded as capital expenditure and will be charged to the Capital Programme and financed accordingly. There was also an underspend of £23,000 on an internal decoration scheme that did not proceed as planned as well as other smaller underspends totalling £21,000.</p> <p>These were partly offset by an overspend of £19,000 on lift maintenance at Independent Living sites and £10,000 on utilities costs.</p>	830,060	701,580	(128,480)	(15)
<p><b>Transport</b></p> <p>The cost of travel expenses exceeded the budget by £11,000 with employees spending an increasing amount of time off-site whilst transport recharges were £15,000 greater than anticipated.</p>	125,685	151,860	26,175	21

Comments	Revised Estimate 2019/20 £	Actual 2019/20 £	Variation £	%
<p><b>Supplies and Services</b></p> <p>A sum of £110,000 within the bad debt provision for unpaid void works was deemed to be no longer required and there was an underspend of £102,000 on waste disposal costs. Sub contractor costs and materials purchases (direct or from Stores) were also underspent by £20,000. There were also minor underspends totalling £63,000 whilst the £30,000 contingency was not utilised.</p> <p>No allowance was made in the 2019/20 budget for the CCTV management charge of £34,000. Provision for this will be made in future years.</p> <p>The budget for council tax charges due on empty council houses was exceeded by £25,000.</p>	2,154,832	1,865,589	(289,243)	(13)
<p><b>Other Expenditure</b></p> <p>A review of the work carried out by Grounds Maintenance employees to establish a more appropriate charge to the Housing Revenue Account for this activity resulted in the charge for this being £96,000 less than anticipated. This was partly offset by additional cleaning charges of £16,000.</p>	527,853	446,392	(81,461)	(15)
<p><b>Central Support Services</b></p> <p>Central support recharges into the Housing Revenue Account were more than had been anticipated. This is also reflected in a increased amount charged out of the Housing Revenue Account as shown under Income below.</p>	825,241	903,707	78,466	10

Comments	Revised Estimate 2019/20 £	Actual 2019/20 £	Variation £	%
<p><b>Capital</b></p> <p>Lower than expected expenditure on the HRA capital programme in 2019/20 meant that a reduced revenue contribution was required to finance the 2019/20 HRA capital expenditure. The Finance and Resources Committee will be asked on 9 July 2020 to carry forward £592,300 into 2020/21 to meet the cost of work in the 2019/20 capital programme that will now be undertaken in 2020/21.</p> <p>The depreciation charges exceeded the budget by £286,000 due to an error in budget preparation. This is a non cash heading and offset by an equivalent adjustment to the Major Repairs Reserve.</p> <p>The recharge of external interest costs to the Housing Revenue Account was £83,000 larger than anticipated due to it having a greater share of the Council's external loans in 2019/20 than had been anticipated.</p>	7,936,325	7,712,331	(223,994)	(3)
<p><b>Income</b></p> <p>Council house dwelling rental income was £120,000 greater than the budget due to 49 weeks of rent charged to 2019/20. The budget was based upon 48.3 weeks of rental income on the assumption that only part of the extra week would be charged to 2019/20.</p> <p>Income from garage rents was £38,000 below the budget due lower occupancy of garages than had been anticipated. In addition, rent was not charged whilst major repairs were undertaken.</p> <p>Income received from leaseholder charges was £18,000 greater than had been anticipated.</p>	(16,095,450)	(16,196,897)	(101,447)	1

Comments	Revised Estimate 2019/20 £	Actual 2019/20 £	Variation £	%
Income received from charges to former tenants for damage incurred during their occupancy was £39,000 less than the budget due a reduction in the number of accounts raised whilst income generated from the users of the Choice Based Lettings system was £12,000 less than anticipated.				