

HOUSING REVENUE ACCOUNT SUMMARY - BUDGET MONITOR (APRIL 2019 - SEPTEMBER 2019)

2017-18 £ Actual	2018-19 £ Actual	Analysis Borough Housing Services	2019-20 £ Estimate	2019-20 £ Projection
613,565	738,104	Income Collection	682,940	688,897
948,978	1,036,217	Tenants Services	938,680	936,632
64,128	81,030	Tenant Participation	148,270	112,418
68,808	69,865	Garage Management	101,340	97,182
64,083	59,064	Elderly Persons Dwellings	66,740	67,763
524,075	584,036	Flats Communal Services	432,530	518,947
432,181	423,867	Environmental Works to Estates	482,000	424,826
5,523,575	5,676,678	Responsive & Planned Maintenance	5,357,668	5,654,986
120,028	121,665	SOCH & Equity Share Administration	141,950	131,809
<b>8,359,422</b>	<b>8,790,527</b>		<b>8,352,118</b>	<b>8,633,462</b>
		<b>Strategic Housing Services</b>		
360,623	419,543	Advice, Registers & Tenant Selection	360,450	340,978
210,368	217,026	Void Property Management & Lettings	210,010	186,837
9,142	9,700	Homelessness Hostels	5,120	5,120
142,418	155,194	Supported Housing Management	163,210	162,185
392,915	426,311	Strategic Support to the HRA	380,990	357,476
<b>1,115,468</b>	<b>1,227,774</b>		<b>1,119,780</b>	<b>1,052,597</b>
		<b>Community Services</b>		
911,190	938,878	Sheltered Housing	842,400	871,867
		<b>Other Items</b>		
5,528,728	5,638,889	Depreciation	5,528,730	5,528,730
(44,323)	(45,515)	Revaluation and other Capital items	0	0
165,468	163,276	Debt Management	160,590	160,590
280,328	343,578	Other Items	632,390	382,312
<b>16,316,281</b>	<b>17,057,407</b>	<b>Total Expenditure</b>	<b>16,636,008</b>	<b>16,629,557</b>
(32,247,174)	(31,991,396)	Income	(32,445,282)	(32,419,245)
<b>(15,930,894)</b>	<b>(14,933,989)</b>	<b>Net Cost of Services(per inc &amp; exp a/c)</b>	<b>(15,809,274)</b>	<b>(15,789,688)</b>
<b>264,207</b>	<b>258,720</b>	HRA share of CDC	<b>256,800</b>	<b>251,530</b>
<b>(15,666,687)</b>	<b>(14,675,269)</b>	<b>Net Cost of HRA Services</b>	<b>(15,552,474)</b>	<b>(15,538,158)</b>
(384,996)	(456,206)	Investment Income	(598,260)	(598,260)
5,004,072	5,159,240	Interest Payable	5,142,230	5,131,995
<b>(11,047,611)</b>	<b>(9,972,235)</b>	<b>Deficit for Year on HRA Services</b>	<b>(11,008,504)</b>	<b>(11,004,423)</b>
627,309	0	REFCUS - Revenue funded from capital	75,000	75,000
2,500,000	2,500,000	Contrib to/(Use of) RFFC	2,500,000	2,500,000
7,563,162	7,849,699	Contrib to/(Use of) New Build Reserve	8,433,504	8,429,423
309,017	(421,229)	Tfr (fr) to Pensions Reserve	0	0
640,110	0	Tfr (from)/to CAA re: Voluntary Revenue Provision	0	0
71,504	76,058	Tfr (from)/to CAA re: Revaluation	0	0
(627,309)	0	Tfr (from)/to CAA re: REFCUS	0	0
(27,181)	(30,543)	Tfr (from)/to CAA re: Intangible assets	0	0
(9,000)	(1,750)	Tfr (from)/to CAA re: rev. inc. from sale of asset	0	0
<b>0</b>	<b>0</b>	<b>HRA Balance</b>	<b>0</b>	<b>0</b>
(2,500,000)	(2,500,000)	Balance Brought Forward	(2,500,000)	(2,500,000)
<b>(2,500,000)</b>	<b>(2,500,000)</b>	<b>Balance Carried Forward</b>	<b>(2,500,000)</b>	<b>(2,500,000)</b>

2017-18 £ Actual	2018-19 £ Actual	Analysis Borough Housing Services	2019-20 £ Estimate	2019-20 £ Projection
(29,579,133)	(29,236,342)	Rent Income - Dwellings	(29,736,103)	(29,662,305)
(207,228)	(208,349)	Rent Income - Rosebery Hsg Assoc	(209,980)	(209,980)
(199,874)	(206,530)	Rents - Shops, Buildings etc	(194,300)	(221,172)
(699,962)	(718,083)	Rents - Garages	(739,774)	(756,971)
<b>(30,686,197)</b>	<b>(30,369,304)</b>	<b>Total Rent Income</b>	<b>(30,880,157)</b>	<b>(30,850,428)</b>
(316,404)	(140,122)	Supporting People Grant	(105,000)	(123,100)
(937,611)	(1,023,033)	Service Charges	(1,007,580)	(1,028,935)
(21,432)	(9,144)	Legal Fees Recovered	(28,840)	(28,840)
(44,698)	(51,614)	Service Charges Recovered	(40,000)	(50,000)
(240,832)	(398,179)	Miscellaneous Income	(383,705)	(337,941)
<b>(32,247,174)</b>	<b>(31,991,396)</b>	<b>Total Income</b>	<b>(32,445,282)</b>	<b>(32,419,245)</b>