

Appendix 3

Housing Revenue Account (HRA)	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Original Budget 2015/16 £
Expenditure				
Revenue Repairs and Maintenance	4,965,095	4,732,000	4,882,900	5,327,300
Housing Repairs Supervision	561,794	440,200	642,700	682,300
Electricity	255	300	300	300
NNDR	1,744	-	(2,000)	1,400
Council Tax	18,229	19,000	19,000	19,500
Water Charges-Metered	33,973	32,600	32,600	32,600
Premises	5,581,090	5,224,100	5,575,500	6,063,400
Debt Recovery Agency Costs	2,229	3,900	3,900	3,900
Contribution to Insurance Provision	48,698	15,000	100,200	15,000
Bad Debts Provision	99,064	331,400	331,400	437,000
Supplies and Services	149,991	350,300	435,500	455,900
Supervision & Management - General	2,487,970	2,522,700	2,578,500	2,453,100
Supervision & Management - Special	2,106,309	2,256,900	2,251,200	2,233,600
Support Services	4,594,279	4,779,600	4,829,700	4,686,700
Revaluation of Fixed Assets	(16,499,554)	-	-	-
REFCUS	55,627	100,000	100,000	100,000
Depreciation on Council Dwellings	2,159,720	2,306,300	2,443,700	2,489,700
Depreciation on Other HRA Properties	403,712	403,800	396,800	396,800
Depreciation on Equipment	27,850	27,800	24,200	24,600
Capital Charges	(13,852,645)	2,837,900	2,964,700	3,011,100
Total Expenditure	(3,527,285)	13,191,900	13,805,400	14,217,100
Income				
Other Income	(1,657)	-	-	-
Other Licences	(4,023)	(4,100)	(4,100)	(4,100)
Heating Charges	(103,099)	(102,900)	(102,900)	(102,900)
Service Charges	(152,845)	(131,200)	(143,000)	(144,400)
Service Charges Supporting People	(132,278)	(133,300)	(134,300)	(134,300)
Water Charges	(31,391)	(31,100)	(31,100)	(31,100)
Rents - Housing	(24,473,818)	(25,162,100)	(25,200,900)	(25,725,000)
Rents - Garages	(475,006)	(486,000)	(490,700)	(495,500)
Rents - Other	(307,099)	(320,000)	(320,000)	(320,000)
General Fund Share of Open Spaces	(37,900)	(37,900)	(37,900)	(37,900)
Other Grants and Contributions	(464,504)	(461,800)	(463,700)	(463,700)
Total Income	(26,183,620)	(26,870,400)	(26,928,600)	(27,458,900)
Net Income From HRA Services	(29,710,905)	(13,678,500)	(13,123,200)	(13,241,800)
Debt Charges - Premiums & Discounts	11,374	-	-	-
Interest Payable	4,765,564	4,765,600	4,765,600	4,765,600
Interest Receivable - Balances	(131,700)	(117,900)	(167,000)	(172,500)
Interest Receivable - Advances (RTB)	(78)	(100)	-	-
Reverse REFUS	(55,627)	(100,000)	(100,000)	(100,000)
Reverse Depreciation Other HRA Property & Equip.	-	(431,600)	-	-
Net Operational Income	(25,121,372)	(9,562,500)	(8,624,600)	(8,748,700)

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Housing Revenue Account (HRA) Continued	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Original Budget 2015/16 £
Net Operational Income	(25,121,372)	(9,562,500)	(8,624,600)	(8,748,700)
Appropriations:				
Appropriation: Adjust Depreciation to MRA	3,348,175	3,020,700	3,106,000	3,137,800
Revenue Contribution to Capital Outlay (RCCO)	153,813	100,000	187,100	286,500
Reverse Revaluation of Fixed Assets	16,499,554	-	-	-
Employee Benefits Accruals	13,128	-	-	-
Net IAS19 Charges for Retirement Benefits	(390,808)	(494,800)	(477,700)	(491,400)
Employers Contribs payable to Pension Fd	201,225	229,900	201,500	214,100
Pensions Interest+Rate of Return Assets	134,900	184,600	191,900	192,700
Contribution to HRA Early Retirement Reserve	80,000	8,000	317,000	8,000
Contribution from HRA Early Retirement Reserve	(107,998)	-	(252,200)	-
Contribution to HRA Capital Investment Reserve	5,148,397	6,474,600	5,321,100	5,368,500
Taken To HRA Balance	(40,986)	(39,500)	(29,900)	(32,500)
HRA Balance Brought Forward	(1,282,500)	(1,323,500)	(1,323,500)	(1,353,400)
HRA Balance Carried Forward	(1,323,486)	(1,363,000)	(1,353,400)	(1,385,900)

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	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Original Budget 2015/16 £
HRA Repairs & Maintenance				
Cyclical & Major Repairs & Maintenance				
Painting & Decorations	501,490	473,500	541,300	980,000
Concrete Repairs	18,141	65,000	65,000	40,000
Communal Flooring / Carpets	-	-	18,300	-
Electrical Repairs & Maintenance	458,899	601,400	601,400	601,400
Gas/Heating Maintenance	581,008	631,400	594,100	594,100
Lift & Stairlift Maintenance	80,978	114,800	114,800	114,800
Door Entry & Security Maintenance	38,893	60,000	60,000	60,000
Shop Maintenance	3,659	10,700	10,700	10,700
Legionella Testing	4,093	34,600	34,600	34,600
Fire Prevention Work	-	-	101,000	150,000
HRA Paths and Surfacing	99,813	100,000	100,000	100,000
HRA Asbestos Works	173,589	637,600	637,600	637,600
Expenditure To Repairs Summary	1,960,563	2,729,000	2,878,800	3,323,200
Void & Responsive Repairs & Maintenance				
Void Repair Contract	1,073,971	867,000	867,000	867,000
Garages: Void Repairs	-	11,900	11,900	11,900
Out of Hours Contract	1,592	48,300	48,300	48,300
Day to Day Repairs Contract	1,849,403	1,034,100	1,035,200	1,035,200
Garages: Routine Repairs	79,566	41,700	41,700	41,700
Expenditure To Repairs Summary	3,004,532	2,003,000	2,004,100	2,004,100
Capital Maintenance & Improvements (summary from Housing Investment Programme 'HIP')				
Improvement / Renewal Works	5,343,076	4,736,200	4,808,800	5,058,700
Expenditure To Repairs Summary	5,343,076	4,736,200	4,808,800	5,058,700
Summary of Housing Repairs, Maintenance & Improvements				
Cyclical & Major Repairs & Maintenance	1,960,563	2,729,000	2,878,800	3,323,200
Void, Routine & Responsive Repairs & Maintenance	3,004,532	2,003,000	2,004,100	2,004,100
Total Revenue Repairs & Maintenance (within HRA)	4,965,095	4,732,000	4,882,900	5,327,300
Capital Maintenance & Improvements (HIP)	5,343,076	4,736,200	4,808,800	5,058,700
Total Housing Repairs & Maintenance (including Capital)	10,308,171	9,468,200	9,691,700	10,386,000
Other HRA Related Capital Expenditure (Summary from 'HIP')				
Construction / Acquisition of Housing	331,076	4,051,300	6,614,800	10,686,800
Lettings Incentive Scheme	55,627	100,000	100,000	100,000
Total Other Capital Expenditure	386,703	4,151,300	6,714,800	10,786,800

The detailed Housing Investment Programme (HIP) is presented as part of a separate report to Executive and Council February 2015, 'Budget 2015/16 and Council Tax – Revenue and Capital'.

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HRA Reserves and Balances	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Original Budget 2015/16 £
Housing Revenue Account (HRA) Balances				
Balance brought forward	(1,282,500)	(1,323,500)	(1,323,500)	(1,353,400)
contribution to/(from) HRA	(40,986)	(39,500)	(29,900)	(32,500)
Balance carried forward	(1,323,486)	(1,363,000)	(1,353,400)	(1,385,900)
HRA Early Retirement Reserve				
Balance brought forward	(77,730)	(73,530)	(49,732)	(114,532)
contribution from HRA	(80,000)	(8,000)	(317,000)	(8,000)
contribution to HRA	107,998	-	252,200	-
Net change in year	27,998	(8,000)	(64,800)	(8,000)
Balance carried forward	(49,732)	(81,530)	(114,532)	(122,532)
Major Repairs Reserve				
Balance brought forward	-	(232,000)	(764,119)	(2,017,119)
contribution from HRA	(5,939,457)	(5,327,000)	(5,970,700)	(6,048,900)
used to fund Capital Maintenance & Improvements	5,175,338	4,736,200	4,717,700	4,872,200
Net change in year	(764,119)	(590,800)	(1,253,000)	(1,176,700)
Balance carried forward	(764,119)	(822,800)	(2,017,119)	(3,193,819)
HRA Capital Investment Reserve				
Balance brought forward	(12,913,394)	(17,404,595)	(17,730,716)	(17,528,916)
transfer from HRA	(5,148,397)	(6,474,600)	(5,321,100)	(5,368,500)
used to fund Redevelopment / New Build	331,076	3,241,100	5,522,900	10,101,600
Net change in year	(4,817,321)	(3,233,500)	201,800	4,733,100
Balance carried forward	(17,730,716)	(20,638,095)	(17,528,916)	(12,795,816)
'One-for-One' Right-to-Buy Receipts (RTB) retained for Replacement of sold housing				
Balance brought forward	(70,013)	(858,600)	(907,060)	#VALUE!
RTB Receipts retained for replacement of housing	(837,047)	(200,000)	(57,300)	-
used to fund Redevelopment / New Build	-	810,200	379,100	585,260
Net change in year	(837,047)	610,200	321,800	585,260
Balance carried forward	(907,060)	(248,400)	(585,260)	-