

**HOUSING & PROPERTY SERVICES
HOUSING REVENUE ACCOUNT
ESTIMATES 2019/20**

HOUSING REVENUE ACCOUNT ESTIMATES 2019/20

Introduction

The Housing Revenue Account (HRA) has been prepared in accordance with the Local Government and Housing Act 1989, as amended by the Leasehold Reform, Housing and Urban Development Act 1993 and the Local Government Act 2003. Under this legislation the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) has the power to issue directives in respect of appropriate income and expenditure items.

The balance on the HRA fell to a little under £2.5 million as at 31 March 2018, after a deficit of £1,392,000 was made in 2017/18. A further deficit of £409,000 is expected in 2018/19 followed by a surplus of £29,000 in 2019/20. The deficit in 2018/19 is partly due to the reduction in rental income from dwellings as a result of the rent reductions introduced by Central Government as part of the Welfare Reform and Work Act; 2018/19 is the third year of four where a 1% rent reduction is required. However, rental income is now expected to be lower than originally estimated by approximately £154,000 due to higher than expected voids and slippage on the Council's housebuilding programme. In contrast 2019/20 is expected to see an increase of £409,000 on 2018/19 revised levels as most of the Phase 3 sites have recently been completed and the 51 new properties at Burton Road are planned for completion in the next 6 months. 2019/20 also benefits from having a 53 week rent year.

The revised 2018/19 estimates show a significant increase in the direct revenue contributions to capital investment to £3.6 million, which has been made possible by the reduced depreciation charges due to the move to the Decent Homes Standard from the enhanced standard previously operated in this District. The reduction in depreciation charges was further increased by officers agreeing a revised componentization calculation with the Council's external auditors. In 2019/20 revenue contributions are expected to be £800,000 higher at £4.4 million.

The HRA Self Financing system came into effect on 1st April 2012, under which councils now keep all rents in exchange for an allocation of housing debt. At the end of 2011/12 councils were required to pay to the Government their notional HRA surplus, as determined by the self-financing settlement. This Council borrowed £185 million in 6 tranches, 5 long term fixed rate loans maturing in 2038 and annually thereafter, and 1 shorter term variable loan maturing in March 2022. A decision was made by Cabinet to establish a self-financing reserve and a sum of £3.18 million has been set aside per annum for 4 years to pay back the £31.8 million variable debt. As this change was implemented in 2017/18, the direct revenue contributions to capital investment were also increased last year and this has meant that funds held within the Self-Financing Reserve were not drawn upon to fund the capital programme. The change in the depreciation calculation will also enable the HRA to top up the Self-Financing Reserve in 2019/20 by an estimated £500,000. Members will continue to monitor and review the financial position of the HRA regularly to ensure that the proposed levels of these contributions are affordable.

The Council has produced a thirty year HRA Financial Plan for a number of years. However, with the advent of self-financing, this has taken on more prominence. The Financial Plan is reviewed and updated quarterly to check actual progress against the plan and where necessary make amendments. The updated Financial Plan is reviewed by Members twice annually as part of the HRA Financial Options Review, which has identified the need to re-finance the variable loan or undertake additional HRA borrowing to fund the housebuilding programme.

Management and Maintenance

The probable outturn for 2018/19 shows that management and maintenance expenditure is expected to be £786,000 higher than the original estimates. This reflects three main changes. Firstly, the corporate and democratic service has been re-structured as the new Management Team is performing a more strategic role and the allocations have been re-assessed resulting in an increase in charges to the HRA, such that they now represent 25% of the total costs. Secondly, the current service cost of HRA employees has risen significantly as a result of a large increase in the value of pension assets. Although this shows as a notional increase on the management and maintenance budget, it is counteracted by the credit IAS19 Adjustment shown on the HRA summary. Thirdly, a review of the allocation of costs between the HRA and General Fund for all support services has resulted in an increase in the charges to the HRA for these services. In contrast the estimate for redundancy payment has been reduced due to the delay in implementing the final stages of the People Strategy.

The 2019/20 forecasts indicate that management and maintenance costs will reduce by approximately £593,000 compared to the probable outturn figures for 2018/19. This reduction is expected to be generated from the savings achieved by the first two stages of the People Strategy, as well as anticipated savings from the next two stages. The contribution to the Repairs Fund remains the same for 2018/19 as originally estimated at £6 million and will remain the same in 2019/20.

The change relating to support service allocations has resulted in a reduction in the total expenditure on individual budget heads, because support service recharges for services such as accountancy and legal are no longer allocated to each budget, but show as a single recharge on a new HRA support services budget head, shown within the supervision and management general category.

Depreciation

Under IFRS, introduced for the financial year 2010/11, there is a requirement to value and depreciate significant components of assets separately. The life cycles used before 2017/18 for each component had been based on the Council's Modern Homes Standard but a revised calculation was agreed with the Council's external auditors when the final accounts for 2017/18 were prepared, based on the decision to return to the national Decent Homes Standard. The new calculation is expected to result in a capital charges in the order of £8.531 million in 2018/19, £1.993 million lower than the original estimate, and £8.078 million in 2019/20.

Housing Repairs Fund

The Housing Repairs Fund balance as at 1 April 2018 was £1.255 million and is expected to reduce by £249,000 by the end of 2019/20 to an estimated balance of £1.162 million. The contribution has been set at £6 million for 2018/19 and £6 million for 2019/20 and the plan is to increase this sum to £6.1 million in 2020/21 and to £6.2 million for the following three years. The 5 year plan will be reviewed again next year and the contributions will be reset, if necessary, based on expected spend at that time.

Major Repairs Reserve

The Major Repairs Reserve balance as at 1 April 2018 was £11.7 million, and it is planned to use some of this balance to support the HRA capital programme over the next few years. By the end of 2018/19 the balance is expected to fall to £8.6 million and a further reduction of an estimated £3.1 million next year will reduce this balance to around £6.3 million by 31 March 2020.

Capital Expenditure

The HRA capital programme was agreed at Cabinet in December 2018 and the levels of direct revenue contributions to capital expenditure are based on the required level of funding after other sources of capital funding are taken into account and after affordability is assessed.

Housing Repairs Service

The Housing Repairs Service carries out a significant proportion of the repairs required to the Council's stock. The total cost of the service is recharged to the Housing Repairs Fund, the HRA Capital Programme or the General Fund as appropriate. The latter element being relatively small. The balance on this fund is expected to fall from £1.3 million as at 1 April 2018 to £1 million as at 31 March 2020.

Proposed Rent Increase

The Welfare Reform and Work Act introduced 1% rent reductions for 4 consecutive years starting in 2016/17. The proposed average rent decrease therefore for 2019/20 is 1% (58p week), which gives an average weekly rent for 2019/20 of around £94.61 per week. The Government has announced that rent increases can return to a maximum of CPI plus 1% from 1 April 2020.

Interest on Receipts and Balances

HRA interest income has increased slightly during 2018/19 as interest rates have risen slightly during the year and the Council is now lending out slightly longer term. The HRA revenue account has benefitted from interest income payable by the General Fund in recent years for the use of 1-4-1 capital receipts to finance its capital programme but this is likely to reduce as the housebuilding programme progresses. Interest receivable in 2019/20 is expected to increase as interest rates are anticipated to continue moving in an upward direction.

Interest Payable on Loans

This is for the servicing of loans the Council has taken to fund the self-financing debt settlement. Again, modest interest rate rises have been factored in, resulting in anticipated increases in the interest payable in 2018/19 and 2019/20.

Self-Financing Reserve

As part of the debt portfolio taken out toward the end of 2011/12 a variable loan of £31.8 million for 10 years was included. The thirty year HRA Financial Plan had demonstrated that HRA balances would have increased sufficiently for this to be repaid in 2021/22 and this reserve was set up so that a sum equivalent to an average of 10% per annum would be set aside for this purpose. However, it has not been possible to make transfers into this fund in recent years and the balance remains at £12.7 million. As the funds within the HRA are expected to improve in 2019/20, it is anticipated that a transfer of £500,000 will be possible next year. This will increase the balance to £13.2 million.

Minimum HRA Balance

The Council's previously agreed minimum level of balance to be achieved is £2 million; this is expected to be achieved in 2018/19 and 2019/20.

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
HOUSING REVENUE ACCOUNT SUMMARY**

2017/18	2018/19			2019/20
Actual	Original	Probable		Original
£000's	Estimate	Outturn		Estimate
	£000's	£000's		£000's
			EXPENDITURE	
6,082	5,976	7,133	Supervision & Management General	6,400
3,832	3,753	3,382	Supervision & Management Special	3,522
490	486	495	Rents, Rates Taxes & Insurances	505
6,000	6,000	6,000	Contribution to Repairs Fund	6,000
-	50	8	Improvements / Service Enhancements	43
16,404	16,265	17,018	MANAGEMENT & MAINTENANCE	16,470
8,338	10,524	8,531	Capital Charges	8,078
515	300	76	Major Repairs on Leasehold Properties	300
61	64	58	Treasury Management Expenses	57
33	100	55	Provision for Bad/Doubtful Debts	68
25,351	27,253	25,738		24,973
			INCOME	
(31,512)	(31,324)	(31,170)	Gross Rent of Dwellings	(31,579)
(857)	(876)	(858)	Non Dwellings Rent	(898)
(2,082)	(1,954)	(1,556)	Charges for Services & Facilities	(1,827)
(357)	(374)	(349)	Contribution from General Fund	(343)
(34,808)	(34,528)	(33,933)		(34,647)
(9,457)	(7,275)	(8,195)	NET COST OF SERVICES	(9,674)

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
HOUSING REVENUE ACCOUNT SUMMARY (2)**

2017/18	2018/19			2019/20
Actual	Original	Probable		Original
£000's	Estimate	Outturn		Estimate
	£000's	£000's		£000's
(9,457)	(7,275)	(8,195)	NET COST OF SERVICES	(9,674)
(218)	(168)	(230)	Interest on Receipts and Balances	(378)
5,510	5,555	5,601	Interest Payable on Loans	5,668
(31)	(76)	(69)	Reversal of Repairs Service depreciation	(65)
682	672	612	Pensions Interest Payable/Return on Assets	627
<u>(3,514)</u>	<u>(1,292)</u>	<u>(2,281)</u>	NET OPERATING INCOME	<u>(3,822)</u>
			APPROPRIATIONS	
6,171	2,130	3,800	Direct Revenue Contributions to Capital Expenditure	4,430
(1,272)	(570)	(1,110)	IAS 19 Adjustment	(1,137)
0	0	0	Transfer to Self Financing Reserve	500
7	0	0	Leave Accruals	0
<u>4,906</u>	<u>1,560</u>	<u>2,690</u>		<u>3,793</u>
<u>1,392</u>	<u>268</u>	<u>409</u>	(SURPLUS)/DEFICIT FOR YEAR	<u>(29)</u>
3,853	2,289	2,461	BALANCE BROUGHT FORWARD	2,051
1,392	268	409	(SURPLUS)/DEFICIT FOR YEAR	(29)
<u>2,461</u>	<u>2,021</u>	<u>2,051</u>	BALANCE CARRIED FORWARD	<u>2,081</u>

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
HOUSING REPAIR FUND SUMMARY**

<i>2017/18</i>	<i>2018/19</i>			<i>2019/20</i>
<i>Actual</i>	<i>Original</i>	<i>Probable</i>		<i>Original</i>
<i>£000's</i>	<i>Estimate</i>	<i>Outturn</i>		<i>Estimate</i>
	<i>£000's</i>	<i>£000's</i>		<i>£000's</i>
			EXPENDITURE	
4,151	4,080	3,962	Responsive and Void Repairs	4,107
1,978	2,195	2,219	Planned & Cyclical Maintenance	2,167
(148)	(147)	(88)	Other items	(119)
5,981	6,128	6,093	TOTAL EXPENDITURE	6,156
(6,000)	(6,000)	(6,000)	CONTRIBUTION FROM HRA	(6,000)
(19)	128	93	(SURPLUS)/DEFICIT FOR YEAR	156
1,236	1,260	1,255	BALANCE BROUGHT FORWARD	1,162
(19)	128	93	(SURPLUS)/DEFICIT FOR YEAR	156
1,255	1,132	1,162	BALANCE CARRIED FORWARD	1,006

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
MAJOR REPAIRS RESERVE SUMMARY**

<i>2017/18</i>	<i>2018/19</i>			<i>2019/20</i>
<i>Actual</i>	<i>Original</i>	<i>Probable</i>		<i>Original</i>
<i>£000's</i>	<i>Estimate</i>	<i>Outturn</i>		<i>Estimate</i>
	<i>£000's</i>	<i>£000's</i>		<i>£000's</i>
			EXPENDITURE	
9,335	11,307	11,640	CAPITAL EXPENDITURE	10,341
9,335	11,307	11,640	TOTAL EXPENDITURE	10,341
(8,324)	(10,486)	(8,499)	DEPRECIATION	(8,051)
1,011	821	3,141	(SURPLUS)/DEFICIT FOR YEAR	2,290
12,704	12,193	11,693	BALANCE BROUGHT FORWARD	8,552
1,011	821	3,141	(SURPLUS)/DEFICIT FOR YEAR	2,290
11,693	11,372	8,552	BALANCE CARRIED FORWARD	6,262

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
SUPERVISION AND MAINTENANCE GENERAL**

	2017/18	2018/19		2019/20			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Capital Monitoring	127	109	77	83	0	83	This budget covers the estimated cost of staff time assigned to monitoring and reporting on the Council's HRA capital programme.
Comp.Costs New Hsg.System	14	25	29	27	0	27	Charges here represent the cost of system upgrades and enhancements to the Open Housing Management system, which supports the management of leasehold properties.
Contribution To General Fund	799	1,188	957	538	0	538	This allocation has been set aside for the HRA's contribution towards the corporate activities of the authority and includes the redundancy costs and pension strain for the Council's new structure. The severance payments in 2018/19 are expected to be significantly lower than anticipated, although this is partially offset by the removal of the estimate for the HRA savings relating to the People Strategy from this budget as the savings feed through into the relevant budget heads once they are identified. The inclusion of a savings allowance of £392,000 for the continuation of the People Strategy in 2019/20 explains the reduction between the years.
Hsg. Man. Support Servs.	389	377	216	201	0	201	This heading covers costs associated with the support services provided to tenants rather than management issues.
Managing Tenancies	1,196	1,020	781	673	0	673	Costs in this budget relate to general management duties performed by the Housing Management team. The difference between the 2018/19 probable outturn figure and the 2019/20 original figure has occurred because the latter includes a negative sum of £110,000 as a vacancy allowance to cover all HRA posts. This adjustment is made every year in the original estimate for this budget but vacancies are incorporated into the relevant budget heads for the probable outturn each year.
New House Builds	368	187	139	210	0	210	The budget provides for the revenue costs associated with the Council's House Building programme. Such costs include the management and administrative costs which cannot be capitalised plus any abortive costs incurred when a particular site does not proceed.
Policy & Management	315	293	83	62	0	62	This budget covers policy issues and the strategic management of the Housing Revenue Account. It shows a steep reduction resulting from the savings made as a result of the implementation of the first stages of the People Strategy.
Rent Accounting & Collection	1,030	1,000	623	611	0	611	This budget relates to the costs of managing and accounting for HRA rents and managing the associated arrears. There are no major variances to report.
Repairs Management	1,171	1,246	936	978	0	978	The charges made to this budget relate to the management of all Council House repairs.
Sale Of Council Houses	196	181	(2)	42	(33)	9	Right to buy sales have declined from 42 in 2017/18 to an anticipated 29 sales in 2018/19 and the forecast for 2019/20 is 25. The Council retains £1,300 from the proceeds of each sale as a contribution towards the administrative costs.
Tenant Participation	17	19	12	12	0	12	This heading covers the cost of time spent organising the tenants' and leaseholders' federation and related meetings. There are no major variances to report.
Waiting Lists & Allocations	475	447	395	406	0	406	Allocations here relate mainly to the Housing Options Team who manage the waiting lists, allocate properties to tenants and also deal with homelessness issues.
HRA Support Services	0	0	2,887	2,590	0	2,590	As stated in the foreword, support service costs have previously been allocated to individual budgets but this is no longer an accounting requirement and the decision was made to make one overall charge to the HRA from 2018/19 onwards.
Total Supervision & Management General	6,097	6,092	7,133	6,433	(33)	6,400	

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
SUPERVISION AND MAINTENANCE SPECIAL**

	2017/18	2018/19		2019/20			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Aged Person Management	611	692	589	632	-	632	This heading is for the management costs of the Council's sheltered units.
Aged Person Support	335	331	311	330	-	330	This budget covers the costs associated with support issues for aged persons, including the service provided by the Careline system which was outsourced to Tunstall in November 2017.
Homeless - Management	280	265	307	343	-	343	All management and running costs relating to Norway House are charged to this heading. Staff time spent on management issues has increased since universal credit was introduced.
Homelessness Support	65	61	33	25	-	25	This budget covers the support issues provided to residents of Norway House.
Special Items	2,487	2,404	2,142	2,192	-	2,192	This budget comprises of a number of headings including staircase lighting, communal heating, sewerage related works, grounds maintenance and a number of other smaller services. The highest costs relate to grounds maintenance, which account for 60% of the total expenditure, although a proportion of this is offset by a contribution from the General Fund, shown in the Property Related Income table.
Total Supervision & Management Special	3,778	3,753	3,382	3,522	-	3,522	

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
RENT, RATES AND OTHER EXPENDITURE**

	2017/18	2018/19		2019/20			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Direct Revenue Contributions to Capital Expenditure	6,171	2,130	3,800	4,430	-	4,430	The direct revenue contributions made to partially fund the HRA capital programme can vary quite significantly. It will depend on: the level of capital investment each year, in particular the size of the housebuilding programme; other capital funding available; and the affordability of the contribution in terms of the surplus funds generated on the HRA.
Treasury Management	61	64	58	57	-	57	Costs here relate to the management of HRA cash balances.
Increase Bad & Doubtful Debts	32	100	55	68	-	68	The bad debts provision is based on the level of arrears expected at the year end. Actual arrears in 2017/18 were lower than forecast and the assumed level of arrears in 2018/19 is not expected to increase as much as originally anticipated. However, the potential impact of Universal Credit is still expected to result in increasing levels of arrears. Consequently, the provision has been increased to £68,000 for 2019/20
Rents/ Rates/Taxes/Insurance	489	486	495	505	-	505	This budget has been increased due to a rise in the number of voids, exacerbated by the change in the Council Tax rules from 1st April 2017 when charges on empty properties became effective after the first month of vacancy having previously taken effect after three months. The probable outturn estimate for Council Tax has been increased by £80,000 from the original estimate as a result, although this has been largely offset by reduced costs on other costs, particularly insurances.
Total	6,753	2,780	4,408	5,060	-	5,060	

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
CAPITAL CHARGES AND INTEREST PAYABLE ON LOANS**

	2017/18	2018/19		2019/20			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Depreciation	8,324	10,486	8,499	8,051	-	8,051	Depreciation is based on the value of HRA assets and the expected useful lives of assets and components. The Probable Outturn figures for 2018/19 and Original estimates for 2019/20 reflect the revised average expected useful lives of the Council dwellings agreed with the Council's external auditors. The calculation agreed has resulted in a reduction in depreciation charges in both years. The 2019/20 estimate is lower than that for 2018/19 due to an anticipated reduction in property prices between 1 April 2018 and 1 April 2019.
Amortisation	14	38	32	27	-	27	Amortisation represents the equivalent charge on intangible assets.
Total Capital Charges	8,338	10,524	8,531	8,078	-	8,078	
Self Financing Interest	5,510	5,555	5,601	5,668	-	5,668	The agreed debt portfolio comprises of loans totaling £154 million at fixed rates between 3.45% and 3.5% and loans of £32 million at variable rates. The interest payable on the variable element is expected to be higher than in previous years due to rising interest rates.
Total Self Financing Interest	5,510	5,555	5,601	5,668	-	5,668	

HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-20
PROPERTY RELATED INCOME AND INTEREST RECEIVABLE ON BALANCES

	2017/18	2018/19		2019/20			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Gross Rent of Dwellings	(31,512)	(31,324)	(31,170)	-	(31,579)	(31,579)	Rental income is based on a 1% reduction in rents in both years as a result of the Welfare Reform Act. The probable outturn figure in 2018/19 is expected to be lower than originally forecast due to higher void levels plus slippage on the housebuilding programme. With most of Phase 3 completing in the latter part of this year and Phase 2 at Burton Road nearing completion, combined with the benefit of a 53 week rent year, the total rental income is expected to rise next year.
Charges Services & Facilities	(2,082)	(1,954)	(1,556)	-	(1,827)	(1,827)	This income relates to service charges and various other charges made to tenants. The main reason for the drop in total income in 2018/19 relates to an adjustment with respect to the income receivable from leaseholders for major works on flats. The adjustment represents a retrospective amendment due to works carried out in 2017/18 being lower than estimated. However, this has no impact on the overall HRA balance as an equivalent adjustment has been made to the expenditure on major repairs to leasehold properties shown on the HRA summary.
Contribution From General Fund	(357)	(374)	(349)	-	(343)	(343)	This is the contribution made towards grounds maintenance costs of housing land in relation to properties that have been sold under the Housing Right to Buy legislation.
Garages	(804)	(833)	(815)	-	(856)	(856)	Garage voids have been a little higher than expected. However, next year income is expected to increase in line with garage rent rises.
Ground Rents	(10)	(10)	(11)	-	(10)	(10)	This relates to the Ground Rents for Leaseholders
Other Miscellaneous Rents	(43)	(33)	(32)	-	(32)	(32)	Income here relates to a few non dwelling rents that are held in the HRA.
Total Property Related Income	(34,808)	(34,528)	(33,933)	-	(34,647)	(34,647)	

Interest On Capital Balances	(120)	(101)	(138)	-	(236)	(236)	The interest on capital balances applies the average investment interest rates expected to the HRA's usable capital reserves' taking into account internal lending to fund some the General Fund capital expenditure as forecast in the Council's capital programme. Interest income in 2018/19 and 2019/20 is expected to be higher than originally estimated due to rising interest rates and higher 1-4-1 capital balances.
Interest On Revenue Balances	(98)	(67)	(92)	-	(142)	(142)	Interest on revenue balances is expected to be higher than originally anticipated in 2018/19 partly due to increased interest rates and also due to the balance on the Self-financing reserve having been maintained at £12,720,000. The estimated increase anticipated in 2019/20 reflects forecast interest rate rises.
Total Interest on Receipts & Balances	(218)	(168)	(230)	-	(378)	(378)	

**HOUSING AND PROPERTY SERVICES
ESTIMATES 2019-2020
HOUSING REPAIRS FUND FIVE YEAR PROGRAMME**

ACTUAL 2017/18 £'000	DETAIL	ORIGINAL ESTIMATE 2018/19 £'000	PROBABLE OUTTURN 2018/19 £'000	ORIGINAL ESTIMATE 2019/20 £'000	Forecast Spending			
					2020/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000
2,607	Responsive Repairs	2,741	2,613	2,737	2,792	2,848	2,905	2,963
1,544	Voids (Refurbishment)	1,339	1,350	1,369	1,397	1,425	1,453	1,482
1,978	Planned Maintenance / Improvements	2,195	2,219	2,167	2,180	2,180	2,180	2,180
28	Miscellaneous Projects	35	32	32	35	35	35	35
-	Feasibilities	3	-	-	3	3	3	3
(176)	Less Income	(185)	(120)	(151)	(125)	(125)	(125)	(125)
5,981	TOTAL EXPENDITURE	6,128	6,093	6,156	6,282	6,366	6,451	6,538
(1,236)	Balance brought forward	(1,260)	(1,255)	(1,162)	(1,007)	(825)	(659)	(408)
(6,000)	Contribution from H.R.A.	(6,000)	(6,000)	(6,000)	(6,100)	(6,200)	(6,200)	(6,200)
5,981	Less Expenditure (above)	6,128	6,093	6,156	6,282	6,366	6,451	6,538
(1,255)	BALANCE CARRIED FORWARD (SURPLUS) / DEFICIT	(1,132)	(1,162)	(1,007)	(825)	(659)	(408)	(70)

**HOUSING AND PROPERTY SERVICES
HOUSING REVENUE ACCOUNT
SUBJECTIVE ANALYSIS 2019-20**

	Employee Expenses	Premises Related Expenses	Transport Related Expenses	Supplies And Services	Contracted Services	Support Services	Asset Charges	Internal Recharges	EXPENDITURE	Misc Income	Government Contributions	Other Contributions	Fees & Charges	INCOME	GRAND TOTAL
Supervision/Management General															
Capital Monitoring	70,150	-	2,470	270		10,400			83,290						83,290
Comp.Costs New Hsg.System	2,450			25,000		-			27,450						27,450
Contribution To General Fund	(117,550)			9,970		645,210			537,630						537,630
Hsg. Man. Support Servs.	169,280		5,430	160		26,140			201,010						201,010
Managing Tenancies	446,980	10,000	17,190	42,940		155,710			672,820						672,820
New House Builds	188,150	-	2,940	6,720		12,560			210,370	-				-	210,370
Policy & Management		-		31,000		30,500			61,500						61,500
Rent Accounting & Collection	442,750		12,320	41,130		114,560			610,760						610,760
Repairs Management	822,680		25,990	850		128,950			978,470						978,470
Sale Of Council Houses	13,920		490	25,050		2,100			9,060				-	-	9,060
Tenant Participation		250	1,200	2,450		6,840			10,740						10,740
Waiting Lists & Allocations	318,820		4,930	38,950		43,610		(32,500)	406,310						406,310
HRA Support Services						2,590,180			2,590,180						2,590,180
Supervision/Management Special															
Aged Person Management	274,810	247,210	8,440	28,710		63,210	9,630		632,010						632,010
Aged Person Support	273,830		12,000	-		43,660			329,490						329,490
Homeless - Management	206,330	74,580	2,640	27,670		23,610	7,990		342,820						342,820
Homelessness Support	22,080		340	90		3,020			25,530						25,530
Special Items	467,710	1,099,180	21,400	174,500	339,830	74,900	15,100		2,192,620				-	-	2,192,620
Rents, Rates Taxes & Insurance															
Rents/ Rates/Taxes/Insurance	-	370,970		133,830		-			504,800						504,800
Contribution To Repairs Fund															
Contribution To Repairs Fund				6,000,000					6,000,000						6,000,000
Other Expenditure															
Amortisation							27,230		27,230						27,230
Depreciation							8,050,570		8,050,570						8,050,570
Increase Bad & Doubtful Debts				68,000					68,000						68,000
Leasehold Refcus		300,000							300,000						300,000
Treasury Management							56,504		56,504						56,504
Gross Rent Of Dwellings															
Gross Rent of Dwellings				-					-				(31,579,200)	(31,579,200)	(31,579,200)
Contribution From General Fund															
Contribution From General Fund												(343,080)		(343,080)	(343,080)
Charges Services & Facilities															
Charges to Services & Facilities				-					-	(30,600)	(13,500)		(1,782,200)	(1,826,300)	(1,826,300)
Interest										(235,510)				(235,510)	(235,510)
Interest On Capital Balances										(142,090)				(142,090)	(142,090)
Interest On Revenue Balances													(856,350)	(856,350)	(856,350)
Non Dwelling Rents															
Garages													(10,480)	(10,480)	(10,480)
Ground Rents													(31,370)	(31,370)	(31,370)
Other Miscellaneous Rents															
Self Financing Interest															
Self Financing Interest							5,668,000		5,668,000						5,668,000
Total Capital Charges															
Direct Rev Contributions to Capital							4,430,000		4,430,000						4,430,000
HRA Summary (2)															
Service Enhancements				43,000					43,000						43,000
Reversal of Repairs Service depreciation							(65,130)		(65,130)						(65,130)
Pensions Interest Payable/Return c	627,140								627,140						627,140
IAS 19 Adjustment	(1,137,250)								(1,137,250)						(1,137,250)
Transfer to Self Financing Reserve							500,000		500,000						500,000
Grand Total	3,092,280	2,102,190	117,780	6,700,290	339,830	3,975,160	18,699,894	(32,500)	34,994,924	(408,200)	(13,500)	(343,080)	(34,259,600)	(35,024,380)	(29,456)