

## Appendix B

### Housing Revenue Account Summary 2021/22

Description	2021/22 Original Budget	2021/22 Current Budget	2021/22 Forecast spend	Forecast Variance
	£'000	£'000	£'000	£'000
<b>Income</b>				
Dwelling Rents	(24,627)	(24,627)	(23,777)	850
Non-Dwelling Rents	(341)	(341)	(341)	0
Charges for Services and Facilities	(700)	(700)	(636)	64
Other Income	(66)	(66)	(66)	0
<b>Total Income</b>	<b>(25,734)</b>	<b>(25,734)</b>	<b>(24,820)</b>	<b>914</b>
<b>Expenditure</b>				
Repairs and Maintenance	7,508	8,936	9,264	328
Supervision and Management - General	1,907	2,059	2,214	155
Supervision and Management - Special	1,385	1,525	1,502	(23)
Depreciation and Impairment of Fixed Assets	3,717	3,717	3,717	0
Debt Management Expenses	35	35	35	0
Provision for bad debts	383	383	383	0
Other Expenditure (Pension Deficit)	324	324	324	0
Support recharge from General Fund	2,759	2,759	2,759	0
<b>Total Expenditure</b>	<b>18,018</b>	<b>19,738</b>	<b>20,198</b>	<b>460</b>
<b>Net Cost of HRA Services</b>	<b>(7,716)</b>	<b>(5,996)</b>	<b>(4,622)</b>	<b>1,374</b>
Interest Payable and Similar Charges	2,433	2,433	2,433	0
Interest and Investment Income	(152)	(152)	(152)	0
<b>Surplus for the year</b>	<b>(5,435)</b>	<b>(3,715)</b>	<b>(2,341)</b>	<b>1,374</b>

<b>Explanation of significant variances</b>	<b>£'000</b>
<p><b>Dwelling rents:</b></p> <p>Reduction in income of £140k as a reduced number of new build properties are expected to be completed this year.</p> <p>Ongoing challenges with respect of dwelling rent income and a prudent forecast has been projected at £500k</p> <p>Increase in write offs due to non-collection of rent of £100k. The write off level is in line with the current bad debt provision level that is set in the HRA financial business plan.</p> <p>Void rates are higher than budgeted due to restrictions on moving residence during lockdown. Currently at 1.9% (budgeted at 1.5%) resulting in a forecast shortfall of £91k in rents.</p>	850
<p><b>Charges for Services and Facilities:</b></p> <p>Due to the closure of the communal rooms within the sheltered accommodation properties during lockdown, charges to residents and room hire income has reduced by £60k. These facilities are now operational.</p>	64
<p><b>Repairs &amp; Maintenance:</b></p> <p>A reduction in capital scheme delivery has resulted in a reduction in capitalised salaries rechargeable of £235k together with a number of minor variances within repairs and maintenance.</p>	328
<p><b>Supervision &amp; Management – General:</b></p> <p>Agency costs have been incurred during the year whilst permanent recruitment has been undertaken for a number of roles. These costs have been funded by in year vacancies across the directorate.</p>	155
<p><b>Supervision &amp; Management – Special:</b></p> <p>Due to the closure of the communal rooms within the sheltered accommodation properties during lockdown, heating costs have been reduced.</p>	(23)