

Housing Revenue Account - Budget Monitoring as at 31st December 2023

	Working Budget	Forecasted	Dec 23 Variance for Year	Notes	Oct 23 Forecasted Variance for Year
	£'000	£'000	£'000		£'000
Expenditure					
Repairs & Maintenance					
Responsive	3,053	5,603	2,550		1,809
Minor Works	3,917	3,633	-285		-349
Voids	5,191	5,245	54		-0
Servicing	2,127	2,284	157		157
Drains & Sewers	165	126	-39		-15
Grounds	891	851	-40		-40
Property & Strategic Projects	1,065	706	-359		-0
Unadopted Roads	123	123	0		0
Supervision & Management					
Employee	7,377	6,763	-613	Savings from vacant posts & maximising of grants	-365
Premises	1,757	2,500	743	Additional forecast energy costs in sheltered schemes of almost £385k. Additional Estate improvement works predicted to be £150k over original budget. Re-alignment of most of the Temporary Accommodation function from Council Fund to HRA (in line with advice received) increasing expenditure with corresponding increase in Other Income £208k.	611
Transport	47	61	13		7
Supplies	1,260	1,642	382	Additional spend related to legal costs in housing management £163k above budget, compensation costs £231 & Other Supplies & services -£12k	488
Recharges	-2,078	-2,078	-0		0
Provision for Bad Debt	250	191	-59	Based on forecast arrears of £3.2M as at 31/3/24, current aged debt analysis and estimated write for year of £224k	0
Capital Financing Cost	15,001	14,454	-547	Capital HRA programme is predicting a £5.9m underspend on the revised budget of £33.9m. This, in conjunction with increased grant funding in 2022/23 and 2023/24 has decreased the borrowing requirement in year from £8.4m to approximately £5.9m. The impact on mid-year CFR and therefore interest is significant, reducing capital charges by £503k. This does assume an interest rate of 4.01% which may change if other elements of the capital programme on Council Fund vary.	-489
Central Support Charges	2,403	2,403	0		0
Direct Revenue Financing	10,000	9,604	-396	Amended funding of capital programme to allow for services which are revenue in nature e.g. resourcing to specific projects	0
Total Expenditure	52,549	54,111	1,562		1,814

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	Working Budget £'000	Forecasted £'000	Dec 23	Notes	Oct 23
			Variance for Year £'000		Forecasted Variance for Year £'000
Income					
Rents	-46,247	-46,867	-620	Void loss has reduced in year from a budget of 3.5% to 2.34% and is forecast to continue at this level for the remainder of the financial year, saving over £0.6m in foregone rental income.	-568
Service Charges	-981	-1,068	-87	Impact of fewer voids	-84
Supporting People	-70	-70	0		0
Interest on Cash Balances	-137	-612	-475	Interest rate significantly above 0.9% budgeted, assumed current year average of 4.25% by year end	-481
Grants	-296	-296	0		0
Insurance	-171	-171	0		0
Other Income	-49	-345	-296	Transfer of the Temporary Accommodation function from Council Fund to HRA with increased income £261k offset by increase in expenditure in Supervision & Management premises. Additional fees and costs recoverable.	-395
Total Income	-47,951	-49,429	-1,478		-1,528
Net Expenditure	4,598	4,682	84		286

HRA Reserve	£'000
Balance b/f 01/04/2023	16,998
Budgeted movement in year	-4,598
Variance for the year	-84
Balance c/f 31/03/2024	12,316