

HOUSING PORTFOLIO	LATEST APPROVED BUDGET £000	PROJECTED OUTTURN £000	VARIANCE £000	REASON
<b>INCOME</b>				
Dwelling rents	14,741	14,810	-69	Sheltered Accommodation rents exempt from 1% rent reduction
Non-dwelling rents	347	353	-6	
Charges for services and facilities	974	966	8	
Contributions from general fund	51	51	0	
<b>Total Income</b>	<b>16,113</b>	<b>16,180</b>	<b>-67</b>	
<b>EXPENDITURE</b>				
Repairs and maintenance	3,166	3,227	61	£63k void repairs due to current level of voids; £25k asbestos removal due to full house surveys being completed; -£13k planned maintenance; -£5k insurances -£70k premises insurance lower premiums; -£22k stock condition survey lower than anticipated
Supervision and management	3,968	3,878	-90	
Rents, rates and taxes	20	21	1	
Depreciation charges of fixed assets	3,989	3,989	0	
Debt management expenses	32	32	0	
Bad debts provision	149	149	0	
<b>Total Expenditure</b>	<b>11,324</b>	<b>11,296</b>	<b>-28</b>	
<b>Net</b>	<b>-4,789</b>	<b>-4,884</b>	<b>-95</b>	HRA balances lower than originally expected and lower interest rates
HRA Share of Corporate and Democratic Costs	235	225	-10	
<b>Net Cost of HRA Services</b>	<b>-4,554</b>	<b>-4,659</b>	<b>-105</b>	
Interest payable	1,737	1,737	0	
Interest and investment income	-115	-88	27	
Premiums and discounts	-25	-25	0	
<b>(SURPLUS)/DEFICIT</b>	<b>-2,957</b>	<b>-3,035</b>	<b>-78</b>	
<b>MOVEMENTS IN HRA BALANCE FOR 2016/17</b>				
Repayment of debt	900	0	-900	Change in HRA Business Plan strategy HRA capital programme projected to underspend in 2016/17
Revenue contribution to capital	5,885	1,624	-4,261	
Surplus/deficit for the year	-2,957	-3,035	-78	
<b>Increase/Decrease in Net Movement in HRA Balance</b>	<b>3,828</b>	<b>-1,411</b>	<b>-5,239</b>	
HRA Reserve balance brought forward	-5,865	-5,865	0	
HRA Reserve balance carried forward	<b>-2,037</b>	<b>-7,276</b>	<b>-5,239</b>	