

HOUSING PORTFOLIO	LATEST APPROVED BUDGET £000	PROJECTED OUTTURN £000	VARIANCE £000	REASON
INCOME				
Dwelling rents	14,741	14,818	-77	Sheltered Accommodation rents exempt from 1% rent reduction
Non-dwelling rents	347	352	-5	
Charges for services and facilities	974	967	7	
Contributions from general fund	51	51	0	
Total Income	16,113	16,188	-75	
EXPENDITURE				
Repairs and maintenance	3,166	3,047	-119	£103k void repairs due to current level of voids; -£178k planned maintenance; -£12k insurances; -£8k Mears; -£5k clearances; -£5k pump stations; -£4k play areas; -£10k other minor variances
Supervision and management	3,968	3,818	-150	
Rents, rates and taxes	20	21	1	-£82k premises insurance lower premiums; -£40k supported housing utilities; -£22k stock condition survey lower than anticipated; -£16k HRA new builds; £10k other minor variances
Depreciation charges of fixed assets	3,989	3,907	-82	
Debt management expenses	32	32	0	Relates to non-dwelling assets
Bad debts provision	149	76	-73	
Total Expenditure	11,324	10,902	-423	Due to minimal impact after implementation of Universal Credit, which commenced in January 2016
Net	-4,789	-5,287	-498	
HRA Share of Corporate and Democratic Costs	235	227	-8	
Net Cost of HRA Services	-4,554	-5,059	-505	
Interest payable	1,737	1,737	0	HRA balances lower than originally expected and lower interest rates
Interest and investment income	-115	-86	29	
Premiums and discounts	-25	-26	-1	
(SURPLUS)/DEFICIT	-2,957	-3,434	-477	
MOVEMENTS IN HRA BALANCE FOR 2016/17				
Repayment of debt	900	0	-900	Change in HRA Business Plan strategy
Revenue contribution to capital	6,387	2,213	-4,174	
Surplus/deficit for the year	-2,957	-3,434	-477	HRA capital programme projected to underspend in 2016/17
Increase/Decrease in Net Movement in HRA Balance	4,330	-1,221	-5,551	
HRA Reserve balance brought forward	-5,865	-5,865	0	
HRA Reserve balance carried forward	-1,535	-7,086	-5,551	