

HOUSING PORTFOLIO	ORIGINAL APPROVED BUDGET £000	LATEST APPROVED BUDGET £000	PROJECTED OUTTURN £000	VARIANCE £000	REASON
<b>INCOME</b>					
Dwelling rents	14,954	14,954	14,208	746	Estimated impact on rental income due to Covid-19 (5% loss)
Non-dwelling rents	342	342	304	38	Due to a high level of void garages - Total of 806 of which 343 are currently void
Charges for services and facilities	1,010	1,010	965	45	Estimated impact on income due to Covid-19
Contributions from general fund	52	52	52	0	
<b>Total Income</b>	<b>16,358</b>	<b>16,358</b>	<b>15,529</b>	<b>829</b>	
<b>EXPENDITURE</b>					
Repairs and maintenance	3,787	3,787	3,835	48	Planned Maintenance (£103k), Scaffolding (£17k), Void Repairs £135k, Asbestos Removal £25k, Clearance £8k
Supervision and management	4,748	4,748	4,848	100	Anticipated part year costs of new housing structure
Rents, rates and taxes	22	22	22	0	
Depreciation charges of fixed assets	2,565	2,565	2,565	0	
Debt management expenses	0	0	0	0	
Bad debts provision	150	150	200	50	Increase based on estimated impact of Covid-19 on arrears
<b>Total Expenditure</b>	<b>11,271</b>	<b>11,271</b>	<b>11,469</b>	<b>198</b>	
<b>Net</b>	<b>-5,087</b>	<b>-5,087</b>	<b>-4,060</b>	<b>1,027</b>	
HRA Share of Corporate and Democratic Costs	175	175	175	0	-
<b>Net Cost of HRA Services</b>	<b>-4,912</b>	<b>-4,912</b>	<b>-3,885</b>	<b>1,027</b>	
Interest payable	1,547	1,547	1,547	0	-
Interest and investment income	-75	-75	-38	37	Fall in interest rate
<b>(SURPLUS)/DEFICIT</b>	<b>-3,440</b>	<b>-3,440</b>	<b>-2,376</b>	<b>1,064</b>	
<b>MOVEMENTS IN HRA BALANCE FOR 2020/21</b>					
Revenue contribution to capital	6,805	6,805	2,726	-4,079	Increased use of major repairs reserve and underspend on capital programme
Surplus/deficit for the year	-3,440	-3,440	-2,376	1,064	
<b>Increase/Decrease in Net Movement in HRA Balance</b>	<b>3,365</b>	<b>3,365</b>	<b>350</b>	<b>-3,015</b>	
HRA Reserve balance brought forward	-12,482	-12,482	-12,482	0	
HRA Reserve balance carried forward	<b>-9,117</b>	<b>-9,117</b>	<b>-12,132</b>	<b>-3,015</b>	