

Appendix 1

HOUSING SERVICES

Actual 2020/21 £	<u>HOUSING REVENUE ACCOUNT</u>	Original 2021/22 £	Draft 22/23 Budget £	Change	Notes
	<u>INCOME</u>				
14,944,128	Dwelling rents	14,415,750	15,817,040	1,401,290	CPI + 1% increase
279,139	Non-dwelling rents	342,380	342,380	0	
1,048,989	Other charges for services and facilities	1,020,200	1,047,020	26,820	Increase of RPI + 0.5%
52,200	Contributions from general fund	52,200	52,200	0	
16,324,456	TOTAL INCOME	15,830,530	17,258,640	1,428,110	
	<u>EXPENDITURE</u>				
3,826,666	Repairs and maintenance	4,070,920	4,091,260	20,340	Increase in pump station repairs
8,504,591	General management *	3,767,570	4,907,080	1,139,510	Realignment / increase in GF recharges & increase in consultancy costs
1,943,264	Special management *	2,252,240	1,692,330	-559,910	Realignment in GF recharges
21,071	Rents, rates & taxes	21,750	21,750	0	
95,063	Increase provision for bad or doubtful debts	200,000	100,000	-100,000	
	<u>Capital Financing Costs</u>				
6,886,853	Depreciation charges	2,643,000	2,398,700	-244,300	
1,828,248	Exceptional Item Impairment	0	0	0	
24,940	Debt management expenses	21,310	22,950	1,640	
23,130,695	TOTAL EXPENDITURE	12,976,790	13,234,070	257,280	
6,806,239	NET COST OF SERVICES	-2,853,740	-4,024,570	-1,170,830	
1,546,681	Loan charges - Interest	1,573,000	1,633,000	60,000	
	<u>Investment Income</u>				
-18,392	Interest on notional cash balances	-50,000	-11,310	38,690	
0	Premiums & discounts	0	0	0	
8,334,527	NET OPERATING INCOME	-1,330,740	-2,402,880	-1,072,140	
-6,132,657	Any other item of income & expenditure	0			
2,965,932	Revenue Contribution to Capital Expenditure	6,623,883	6,658,597	34,714	
-4,730,000	Pensions Interest costs	-195,000	-195,000	0	
437,802	TOTAL DEFICIT/SURPLUS(-) FOR YEAR	5,098,143	4,060,717	-1,037,426	
12,474,698	Balance as at 1st April	12,036,896	6,938,753		
12,036,896	Balance as at 31st March	6,938,753	2,878,036		

* General Management - relates to costs for the whole of the housing stock or all tenants and support costs.

* Special Management - relates to only some of the tenants such as cleaning communal areas of flats and maintenance of open spaces.