

HRA REVENUE OUTTURN POSITION 2021/22

Actual 2020/21 £	<u>HOUSING REVENUE ACCOUNT</u>	Latest Budget 2021/22 £	Actuals 2021/22 £	Variance £	Quarter 4 Projections £	Variance to Qtr 4 £
	INCOME					
14,944,128	Dwelling rents	14,415,750	15,230,322	814,572	15,219,500	10,822
279,139	Non-dwelling rents	342,380	280,228	(62,152)	285,350	(5,122)
1,048,989	Other charges for services and facilities	1,020,170	1,016,680	(3,490)	965,890	50,790
52,200	Contributions from general fund	52,200	52,200	0	52,200	0
0	Capital Grants & Contributions	0	1,989,090	1,989,090	0	1,989,090
16,324,456	TOTAL INCOME	15,830,500	18,568,520	2,738,020	16,522,940	2,045,580
	EXPENDITURE					
3,826,666	Repairs and maintenance	4,180,420	3,958,821	(221,599)	4,067,520	(108,699)
10,291,734	Supervision and management	5,876,310	6,898,013	1,021,703	6,053,930	844,084
21,071	Rents, rates & taxes	21,750	20,085	(1,665)	21,750	(1,665)
95,063	Decrease provision for bad or doubtful debts	200,000	(36,549)	(236,549)	200,000	(236,549)
	<u>Capital Financing Costs</u>					
6,886,853	Depreciation charges	2,643,000	10,667,835	8,024,835	2,643,000	8,024,835
1,828,248	Exceptional Item Impairment	0	(1,468,846)	(1,468,846)	0	(1,468,846)
24,940	Debt management expenses	21,310	24,110	2,800	21,310	2,800
22,974,574	TOTAL EXPENDITURE	12,942,790	20,063,469	7,120,679	13,007,510	7,055,959
6,650,118	NET COST OF SERVICES	(2,887,710)	1,494,949	4,382,659	(3,515,430)	5,010,379
156,120	HRA Services Share of Corporate & Democratic Core	175,000	159,326	(15,674)	175,000	(15,674)
6,806,238	NET COST OF HRA SERVICES	(2,712,710)	1,654,275	4,366,985	(3,340,430)	4,994,705
(277,255)	(Gain)/Loss on Sale of HRA fixed Assets	0	(761,712)	(761,712)	0	(761,712)
1,546,681	Loan charges - Interest	1,573,000	1,519,711	(53,289)	1,521,000	(1,289)
	<u>Investment Income</u>					
(18,392)	Interest on notional cash balances	(50,000)	(13,394)	36,606	(5,000)	(8,394)
164,000	Pensions Interest Cost and Expected Return on Assets	100,000	255,000	155,000	100,000	155,000
8,221,273	NET OPERATING INCOME	(1,089,710)	2,653,880	3,743,590	(1,724,430)	4,378,310
(6,132,657)	Any other item of income & expenditure	0	(4,794,182)	(4,794,182)	0	(4,794,182)
0	Amounts charged to income & exp. for premiums & discounts	0	0	0	0	0
277,255	Gain/(Loss) on Sale of HRA fixed Assets	0	761,712	761,712	0	761,712
0	Repayment of Debt	0	0	0	0	0
2,965,932	Revenue Contribution to Capital Expenditure	5,937,880	4,286,732	(1,651,148)	3,178,000	1,108,732
(4,894,000)	Net charges made for retirement benefits	(295,000)	(800,000)	(505,000)	(295,000)	(505,000)
0	Transfer to/(from) Major Repairs Reserve	0	0	0	0	0
437,802	TOTAL DEFICIT/(SURPLUS) FOR YEAR	4,553,170	2,108,142	(2,445,028)	1,158,570	949,572
12,474,698	Balance as at 1st April	12,036,896	12,036,896		12,036,896	
12,036,896	Balance as at 31st March	7,483,726	9,928,754		10,878,326	