

HOUSING REVENUE ACCOUNT PROVISIONAL YEAR END POSITION 2020-21

APPENDIX A

Detail	Original Estimate 2020-21	Approved Estimate at 31 Mar 2021	Provisional Year End Position	Variation against Original Estimate (-) = Underspend	Variation against Approved Estimate (-) = Underspend	Comments re: Variations against Approved Estimate
	£	£	£	£	£	
EXPENDITURE						
GENERAL MANAGEMENT						
1 Employees	293,710	354,620	283,862	-9,848	-70,758	Later than budgeted recruitment of new posts (-£93k) offset by use of Agency staff (£24k)
2 Premises	100,750	100,750	130,623	29,873	29,873	Higher voids and loss of 1st month Council Tax empty rate discount (£42k) partially off-set by reduced insurance charges (-£12k)
3 Transport	7,000	7,000	7,532	532	532	
4 Supplies & Services	94,030	129,270	73,125	-20,905	-56,145	Reduction in valuation fees and related supporting costs (-£22k). No court fees due to pandemic (-£24k)
5 Third Party Payments	10,000	10,000	4,967	-5,033	-5,033	
6 Uncontrollable Costs	720,750	720,750	738,131	17,381	17,381	Internal recharges
7 Total Expenditure	1,226,240	1,322,390	1,238,240	12,000	-84,150	
SPECIAL SERVICES						
8 Employees	298,560	282,040	242,979	-55,581	-39,061	Vacant Posts within the service
9 Premises	217,690	217,690	177,021	-40,669	-40,669	Demand led contract works (-£26k) following 5 months of emergency works only a backlog of works remain. Utility charges (-£19k) fluctuate from irregular billing.
10 Transport	9,260	9,260	6,512	-2,748	-2,748	
11 Supplies & Services	184,410	184,410	132,700	-51,710	-51,710	Reduced need for food supplies (-£29k) due to pandemic. Equipment not assessed so not replaced due to Gretton Court near complete lock-down for a number of months (-£10k)
12 Uncontrollable Costs	61,380	61,380	61,422	42	42	Internal recharges
13 Total Expenditure	771,300	754,780	620,634	-150,666	-134,146	
REPAIRS & MAINTENANCE						
14 Employees	777,700	814,590	722,854	-54,846	-91,736	Agency staff costs (£74k) only partially offset vacant posts (-£139k), no staff advertising undertaken (-£19k)
15 Premises	1,575,440	1,912,910	1,568,992	-6,448	-343,918	Demand led contract works (-£173k) following 5 months of emergency works only, a backlog of works remain. Asbestos surveys (-£219k) done reactively following pandemic affecting day to day running of the contract. Repairs contract (£41k) overspend partially off-setting following high demand of works outside PPP

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EXPENDITURE	£	£	£	£	£	
16 Transport	19,600	19,600	7,238	-12,362	-12,362	Agency staff not using milage allowances and essestial user rates not used due to vacant posts Stock Condition surveys not yet undertaken (-£350k) and other original HIP works not undertaken (-£60k) as superseded by business as usual under new management, £100k carry forward requested for stock condition surveys not already built into next vears budget Additional staff working on HIP capital works Internal recharges
17 Supplies & Services	700,710	737,140	351,138	-349,572	-386,002	
18 Recharges from Capital	-150,000	-150,000	-175,997	-25,997	-25,997	
19 Uncontrollable Costs	296,160	296,160	291,048	-5,112	-5,112	
20 Total Expenditure	3,219,610	3,630,400	2,765,273	-454,337	-865,127	
RESIDENTS INVOLVEMENT						
21 Employees	37,410	37,410	36,995	-415	-415	Internal recharges
22 Premises	230	230	188	-42	-42	
23 Transport	3,010	3,010	1,239	-1,771	-1,771	
24 Supplies & Services	13,690	13,690	5,724	-7,966	-7,966	
28 Uncontrollable Costs	2,830	2,830	2,584	-246	-246	
29 Total Expenditure	57,170	57,170	46,730	-10,440	-10,440	
30 Depreciation& Asset revaluation	1,464,880	1,464,880	1,405,334	-59,546	-59,546	Balanced off by line 44
CAPITAL FINANCING COSTS						
31 Debt Management Expenses (Uncontrollable)	45,970	45,970	27,611	-18,359	-18,359	Internal recharges - lower charges to recharge out
32 TOTAL EXPENDITURE	6,785,170	7,275,590	6,103,822	-681,348	-1,171,768	

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EXPENDITURE						
INCOME						
33 Dwelling Rents	-7,012,270	-7,012,270	-6,938,950	73,320	73,320	Higher & longer voids rates
34 Non-Dwelling Rents	-79,570	-79,570	-79,983	-413	-413	
35 Heating Charges	-36,280	-36,280	-31,885	4,395	4,395	
36 Leaseholder Charges	-14,000	-14,000	-12,579	1,421	1,421	
37 Other Charges for Services and Facilities	-670,640	-670,640	-529,023	141,617	141,617	Removal of Health & Safety Charges (£73k). High voids rates affecting accommodation charges (£11k), meal charges (£15k). Pandemic affecting Meals sales (£22k) and car parking income (11k).
38 Increase/Decrease(-) in impairment of Debtors	100,000	100,000	-12,773	-112,773	-112,773	Low write-offs in year and reduction in age and size of current tenant debts due
39 TOTAL INCOME	-7,712,760	-7,712,760	-7,605,193	107,567	107,567	
40 NET COST OF SERVICES	-927,590	-437,170	-1,501,371	-573,781	-1,064,201	
41 Loan Charges - Interest	1,169,960	1,169,960	1,169,119	-841	-841	
42 Interest on Balances	-90,000	-90,000	-107,777	-17,777	-17,777	Reserves and balances higher than anticipated
43 NET OPERATING EXPENDITURE	152,370	642,790	-440,029	-592,399	-1,082,819	
APPROPRIATIONS						
44 Revenue Contribution to Capital	268,050	268,050	328,996	60,946	60,946	Balanced by line 30
45 Contribution to/from Reserves	54,040	-336,700	111,033	56,993	447,733	Amount to net off carryforwards for HIP works funded from Regeneration & Development Reserve Carry forward Requested £100k and to ensure £750k working balance as approved February 2020
46 SURPLUS(-) / DEFICIT	474,460	574,140	0	-474,460	-574,140	
WORKING BALANCE						
47 Brought forward 1st April	1,224,460	1,720,860	1,720,860	496,400	0	
48 Addition/reduction(-) during year	-474,460	-574,140	0	474,460	574,140	
49 Contribution to reserves for previous years amount over the approved working balance for 31 March 2021	0	0	-970,860	-970,860	-970,860	Working balance of £750k approved February 2020 from 2020-21. This is the brought forward amount of £1,720,860 less £750k
50 Carried forward 31st March	750,000	1,146,720	750,000	0	-396,720	

NOTE

Internal recharges	2,591,970	2,591,970	2,526,130	-65,840	-65,840
Controllable Costs	-2,117,510	-2,017,830	-2,526,130	-408,620	-508,300
Surplus(-)/Deficit	474,460	574,140	0	-474,460	-574,140