

## HOUSING REVENUE ACCOUNT PROVISIONAL YEAR END POSITION 2022-23

## APPENDIX 1

Detail	Original Estimate 2022-23	Approved Estimate at 31 Mar 2023	Provisional Year End Position	Variation against Original Estimate (-) = Underspend	Variation against Approved Estimate (-) = Underspend	Comments re: Variations against Approved Estimate
<b>EXPENDITURE</b>	£	£	£	£	£	
<b>GENERAL MANAGEMENT</b>						
1 Employees	398,620	434,890	410,301	11,681	-24,589	Vacant posts within the service (-£34k) net off by Agency costs (£6k) and staff advertising (£2k)
2 Premises	157,390	157,390	195,947	38,557	38,557	Higher voids for Council Tax empty rate (£30k) and increase insurance charges (£9k) from new contract
3 Transport	4,230	4,230	9,821	5,591	5,591	
4 Supplies & Services	70,430	79,050	78,734	8,304	-316	
5 Third Party Payments	32,740	32,740	31,169	-1,571	-1,571	
6 Uncontrollable Costs	661,030	661,030	631,657	-29,373	-29,373	Internal recharges - increased for high inflation also re-apportioned to IHMS service in line with estimated time spent
<b>7 Total Expenditure</b>	<b>1,324,440</b>	<b>1,369,330</b>	<b>1,357,629</b>	<b>33,189</b>	<b>-11,701</b>	
<b>SPECIAL SERVICES</b>						
8 Employees	281,770	268,730	230,763	-51,007	-37,967	Vacant Posts within the service (-£52k) partially offset by agency costs (£13k)
9 Premises	379,290	337,290	326,823	-52,467	-10,467	Planned maintenance contract Work (-£3k) and Asbestos Surveys (-£7k). Asset Management Plan to inform the budgets better from 2023-24
10 Transport	7,870	7,870	4,010	-3,860	-3,860	
11 Supplies & Services	203,650	198,650	163,797	-39,853	-34,853	Equipment (-£32k) boiler and stair lift maintenance contracts not in place but works done, so budget to be re-assessed for future years. Food provisions (-£8k) reduced due to reduced meals sales following pandemic, this is continuing to pick-up.
12 Third Party Payments	13,290	13,290	13,290	0	0	
13 Uncontrollable Costs	37,590	37,590	106,040	68,450	68,450	Internal recharges - increased for high inflation also re-apportioned to IHMS service in line with estimated time spent

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<b>EXPENDITURE</b>	£	£	£	£	£	
14 <b>Total Expenditure</b>	<b>923,460</b>	<b>863,420</b>	<b>844,723</b>	<b>-78,737</b>	<b>-18,697</b>	
<b>REPAIRS &amp; MAINTENANCE</b>						
15 Employees	738,000	774,270	785,687	47,687	11,417	Agency staff costs (£21k) only partially offset by savings from vacant posts (-£9k)
16 Premises	1,848,720	1,991,350	2,303,944	455,224	312,594	Asbestos Surveys (-£177k) not fully required, carry forward to 2023-24 of £50k requested. Void Repairs (£294k) higher voids than budgeted. Contract works (£25k), schedule of Rates (£164k) budgets are not fully reflective of service need, Asset Management Plan to inform the budgets better from 2023-24

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<b>EXPENDITURE</b>	£	£	£	£	£	
17 Transport	22,560	22,560	15,715	-6,845	-6,845	Additional heating works from heating contractor due to backlog of over-life systems (£17K), Third Party claims settlements (£28k) due to further legacy claims addressed, Computer equipment (£10k) additional business objects licences and professional fees (-£39k) development manager feasibility budget not used.
18 Supplies & Services	450,050	430,300	442,981	-7,069	12,681	
19 Recharges from Capital	-163,770	-163,770	-156,098	7,672	7,672	
20 Uncontrollable Costs	300,860	300,860	319,230	18,370	18,370	
21 <b>Total Expenditure</b>	<b>3,196,420</b>	<b>3,355,570</b>	<b>3,711,459</b>	<b>515,039</b>	<b>355,889</b>	Internal recharges - increased for high inflation
<b>RESIDENTS INVOLVEMENT</b>						
22 Employees	40,240	40,240	41,179	939	939	
23 Premises	3,780	3,780	3,560	-220	-220	
24 Transport	1,760	1,760	1,473	-287	-287	
25 Supplies & Services	16,740	16,740	10,357	-6,383	-6,383	
26 <b>Total Expenditure</b>	<b>62,520</b>	<b>62,520</b>	<b>56,569</b>	<b>-5,951</b>	<b>-5,951</b>	
27 <b>Depreciation&amp; Asset revaluation</b>	<b>1,514,370</b>	<b>1,514,370</b>	<b>1,591,282</b>	<b>76,912</b>	<b>76,912</b>	Balanced off by line 44
<b>CAPITAL FINANCING COSTS</b>						
28 Debt Management Expenses (Uncontrollable)	45,970	45,970	45,970	0	0	
29 <b>TOTAL EXPENDITURE</b>	<b>7,067,180</b>	<b>7,211,180</b>	<b>7,607,632</b>	<b>540,452</b>	<b>396,452</b>	

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	£	£	£	£	£	
<b>EXPENDITURE</b>						
<b>INCOME</b>						
30 Dwelling Rents	-7,381,680	-7,381,680	-7,302,697	78,983	78,983	Higher & longer voids rates
31 Non-Dwelling Rents	-79,020	-79,020	-74,075	4,945	4,945	
32 Heating Charges	-48,940	-39,000	-36,916	12,024	2,084	
33 Leaseholder Charges	-14,280	-14,280	-11,287	2,993	2,993	
34 Other Charges for Services and Facilities	-648,810	-629,520	-638,991	9,819	-9,471	
35 Increase/Decrease(-) in impairment of Debtors	100,000	100,000	310,985	210,985	210,985	
<b>36 TOTAL INCOME</b>	<b>-8,072,730</b>	<b>-8,043,500</b>	<b>-7,752,981</b>	<b>319,749</b>	<b>290,519</b>	
<b>37 NET COST OF SERVICES</b>	<b>-1,005,550</b>	<b>-832,320</b>	<b>-145,349</b>	<b>860,201</b>	<b>686,971</b>	
38 Loan Charges - Interest	1,169,960	1,169,960	1,169,794	-166	-166	High interest rates on investments
39 Interest on Balances	-77,000	-77,000	-256,204	-179,204	-179,204	
<b>43 NET OPERATING EXPENDITURE</b>	<b>87,410</b>	<b>260,640</b>	<b>768,241</b>	<b>680,831</b>	<b>507,601</b>	
<b>APPROPRIATIONS</b>						
44 Revenue Contribution to Capital	262,670	262,670	185,758	-76,912	-76,912	Balanced by line 30
45 Contribution to/from Reserves	-350,080	-523,310	-953,999	-603,919	-430,689	Overspends as described above and the requirement to maintain a £750k working balance have resulted in an increased need to draw on the Regeneration & development reserve in the year
<b>46 SURPLUS(-) / DEFICIT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>WORKING BALANCE</b>						
47 Brought forward 1st April	750,000	750,000	750,000	0	0	
48 Addition/reduction(-) during year	0	0	0	0	0	
<b>49 Carried forward 31st March</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>0</b>	<b>0</b>	

<b>NOTE</b>					
Internal recharges	2,559,820	2,559,820	2,694,179	134,359	134,359

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<b>EXPENDITURE</b>	£	£	£	£	£	
<b>Controllable Costs</b>	-2,559,820	-2,559,820	-2,694,179	-134,359	-134,359	
<b>Surplus(-)/Deficit</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	