

APPENDIX B

HRA Accounts

	Budget	Actual	Variance
	2017/18	2017/18	2017/18
INCOME			
Dwelling rents	(20,459,470)	(21,216,006)	(756,536)
Garages	(233,670)	(183,797)	49,873
Shops	(31,630)	(35,115)	(3,485)
Sub Total Gross Rental Income	(20,724,770)	(21,434,918)	(710,148)
Charges for services & facilities	(353,770)	(355,629)	(1,859)
Contributions towards expenditure	(64,940)	(75,728)	(10,788)
General fund contribution to benefits	0	0	0
Capital Grants	0	0	0
Government subsidies received	0	0	0
Other Income	(671,610)	(677,027)	(5,417)
TOTAL INCOME	(21,815,090)	(22,543,301)	(728,211)
EXPENDITURE			
NSH Management fee	8,118,810	8,118,813	3
Council Managed Expenditure			
Management	1,194,470	1,373,787	179,317
Rents, Rates, Taxes and Other Charges	0	0	0
Government subsidies payable	0	0	0
Capital charges - Dwellings	3,723,290	3,723,294	4
Capital Charges - Others	419,600	419,614	14
Revenue Expenditure Funded by Capital	200,900	200,916	16
Revaluation of Assets - Dwellings	(27,069,000)	(27,068,908)	92
Revaluation of Assets - Others	94,000	94,214	214
Debt management expenses	37,850	32,840	(5,010)
	(21,398,890)	(21,224,243)	174,647
NET COST OF HRA SERVICES	(35,095,170)	(35,648,731)	(553,561)
Other Adjustments			
Profit/Loss on sale of HRA fixed assets	(25,067)	(25,067)	0
Interest Paid and similar charges	4,058,600	4,077,157	18,557
Interest receivable/charges payable	(8,400)	3,619	12,019
S106 Capital Income	(575,000)	(574,993)	7
Capital Gov'T Grant/Cont	(2,199,600)	(2,199,614)	(14)
Capital Other Grant/Cont	(3,908,400)	(3,908,366)	34
Provision for bad debt	0	90,264	90,264
Admin Fee on Council Houses	40,300	40,300	0
OTHER COMPREHENSIVE SERVICES	(2,617,567)	(2,496,700)	120,867
NET OPERATING EXPENDITURE	(37,712,737)	(38,145,432)	(432,695)
APPROPRIATIONS			
Transfers to Usable Reserves			
Tfr Sale Proceeds From Cies	2,145,947	2,145,947	0
Tfr Admin Cost Of Sales Re Crr	(40,300)	(40,300)	0
	2,105,647	2,105,647	0
Transfers to Major Repairs Reserve			
Revenue Contribution To Mrr	5,344,230	4,443,913	(900,317)
Depreciation Charged To Mrr	2,809,530	4,142,908	1,333,378
	8,153,760	8,586,821	433,061
Transfers to Unusable Reserves			
Employers contrib NCC	260,000	260,000	0
Assets Written Off Disposal	(2,120,880)	(2,120,880)	0
Refcus Expenditure To Caa	(200,900)	(200,916)	(16)
Dep&Imp Excl Hra Dwellings	(419,600)	(419,614)	(14)
Hra Depreciation	(3,723,290)	(3,723,294)	(4)
Capital Grant & Contr Applied	6,683,000	6,682,973	(27)
Tfr Cap Grant Cont To Unapplied	0	0	0
Revaluation of Assets - Dwellings	27,069,000	27,068,908	(92)
Revaluation of Assets - Others	(94,000)	(94,214)	(214)
	27,453,330	27,452,964	(367)
	37,712,737	38,145,432	432,695
(SURPLUS)/DEFICIT	0	0	(0)
HRA BALANCE AT 31.03			
(SURPLUS)/DEFICIT AT BEGINNING OF YEAR		(2,000,000)	(2,000,000)
(SURPLUS)/DEFICIT DURING YEAR		0	0
(SURPLUS)/DEFICIT AT END OF YEAR		(2,000,000)	(2,000,000)

NOTES for variances on HRA

DWELLINGS RENT - over recovered income relating to dwellings (756K) - for the budget an allowance of 2% (426,239) was used to reduce the rents to account for potential voids - rent lost due to voids was 273,398. Also for the budget a 2% allowance (426,239) was used for an allowance for bad debts but the amount made to the provision was £90K (this was paid against an expenditure code)

GARGE RENTS - reduction in garage income of £50k due to the use of garage sites within the development programme

CONTRIBUTIONS TOWARDS EXPENDITURE - increased income relating to lifeline monitoring has resulted in an increase of £10,788

MANAGEMENT AND MAINTENANCE

MAINTENANCE - unbudgeted expenditure of £63,160 relating to disturbance allowances. As of 1718 paid out of HRA and not classed as capital expenditure

Unbudgeted management expenditure within 2017/18	40,300 RTB Admin Fee 1718
	60,400.97 Fees for development programme stalled sites
	18,000.00 Council Dwellings/other Valuation costs

TRANSFER OF DEPRECIATION TO MAJOR REPAIRS RESERVE - increase of £1.3m is due to the change in policy to implement componentisation accounting in relation to the assets of the council

Provision for bad debt was £90,264 - this was not budgeted for as expenditure