

APPENDIX A	HOUSING REVENUE ACCOUNT SUMMARY			
	Actual 2019/20 £	Original Budget 2020/21 £	Working Budget 2020/21 £	Original Budget 2021/22 £
<b>Summary of Expenditure</b>				
Supervision and Management	10,002,557	9,177,690	9,422,701	9,404,810
Special Services	4,321,555	4,747,230	4,928,909	5,090,240
Rent, Rates, Taxes and Other Charges	637,164	465,290	465,710	539,430
Repairs and Maintenance <sup>(1)</sup>	5,361,410	7,501,970	7,395,690	7,594,610
Corporate and Democratic Costs	774,300	554,360	937,640	967,050
Contribution to the Bad Debt Provision	306,264	217,620	322,970	224,220
<b>Total Expenditure</b>	<b>21,403,251</b>	<b>22,664,160</b>	<b>23,473,620</b>	<b>23,820,360</b>
<b>Summary of Income</b>				
<b>Rental Income:</b>				
Dwelling Rents	(39,011,816)	(40,281,360)	(40,211,950)	(40,891,590)
Non Dwelling Rents	(82,958)	(90,430)	(88,120)	(91,640)
	<b>(39,094,774)</b>	<b>(40,371,790)</b>	<b>(40,300,070)</b>	<b>(40,983,230)</b>
Charges for Services & Facilities - Tenants	(2,092,042)	(2,237,800)	(2,250,820)	(2,282,150)
Leaseholder Service Charges	(844,547)	(967,280)	(894,910)	(975,920)
Contributions Towards Expenditure	(747,005)	(344,580)	(399,060)	(346,400)
Reimbursement of Costs	(360,698)	(345,540)	(301,380)	(345,540)
Recharge Income (GF & Capital)	(1,751,255)	(1,789,600)	(1,932,440)	(2,029,100)
<b>Total Income</b>	<b>(44,890,321)</b>	<b>(46,056,590)</b>	<b>(46,078,680)</b>	<b>(46,962,340)</b>
Depreciation	11,351,592	12,486,420	12,327,160	11,484,000
Impairment/Loss on Revaluation	0	0	0	0
Interest Payable	6,866,958	7,837,130	7,328,770	7,800,270
Interest Receivable	(397,855)	(347,750)	(296,540)	(221,510)
<b>Net (Surplus)/Deficit For Year</b>	<b>(5,666,376)</b>	<b>(3,416,630)</b>	<b>(3,245,670)</b>	<b>(4,079,220)</b>
<b>Appropriations:</b>				
Revenue Contribution to Capital Outlay	0	0	0	1,359,260
Self Financing Contribution To Provision	1,810,558	0	0	0
Pension Reversal	(374,384)	0	0	0
Transfer to Interest Rate Fluctuation Reserve	5,712,851	0	0	0
<b>Housing Revenue Account Balance</b>				
<b>Net Expenditure/(Income) for Year</b>	<b>1,482,648</b>	<b>(3,416,630)</b>	<b>(3,245,670)</b>	<b>(2,719,960)</b>
<b>Balance B/Fwd 1 April</b>	<b>(21,302,059)</b>	<b>(19,819,411)</b>	<b>(19,819,411)</b>	<b>(23,065,081)</b>
<b>HRA Balance C/Fwd 31 March</b>	<b>(19,819,411)</b>	<b>(23,236,041)</b>	<b>(23,065,081)</b>	<b>(25,785,041)</b>
<b>SERVICE DETAILS:</b>				
In 2012/13 the HRA became a self financing account and the housing subsidy system ceased. This change allows all future revenues to be available to be spent locally with the exception of the pooled element of Right to Buy sales.				
<sup>(1)</sup> Repairs and maintenance costs only. Management costs are included in the Supervision and Management line.				