

APPENDIX A	HOUSING REVENUE ACCOUNT SUMMARY		
	Actual 2020/21 £	Original Budget 2021/22 £	Original Budget 2022/23 £
Summary of Expenditure			
Supervision and Management	11,599,175	9,286,050	10,084,870
Special Services	4,609,251	5,090,240	5,235,580
Rent, Rates, Taxes and Other Charges	516,898	539,430	548,990
Repairs and Maintenance ⁽¹⁾	6,039,327	7,594,610	8,354,280
Corporate and Democratic Costs	1,056,360	1,085,810	1,106,780
Contribution to the Bad Debt Provision	370,103	224,220	224,220
Total Expenditure	24,191,114	23,820,360	25,554,720
Summary of Income			
Rental Income:			
Dwelling Rents	(40,095,788)	(40,891,590)	(43,020,770)
Non Dwelling Rents	(90,621)	(91,640)	(92,120)
	(40,186,409)	(40,983,230)	(43,112,890)
Charges for Services & Facilities - Tenants	(2,270,023)	(2,282,150)	(2,485,700)
Leaseholder Service Charges	(885,760)	(975,920)	(895,850)
Contributions Towards Expenditure	(255,436)	(346,400)	(346,800)
Reimbursement of Costs	(301,378)	(345,540)	(345,540)
Recharge Income (GF & Capital)	(1,867,358)	(2,029,100)	(2,374,980)
Total Income	(45,766,364)	(46,962,340)	(49,561,760)
Depreciation	11,900,417	11,484,000	11,900,420
Impairment/Loss on Revaluation	0	0	0
Interest Payable	6,931,794	7,800,270	8,277,040
Interest Receivable	(302,604)	(221,510)	(330,380)
Net (Surplus)/Deficit For Year	(3,045,643)	(4,079,220)	(4,159,960)
Appropriations:			
Revenue Contribution to Capital Outlay	0	1,359,260	2,203,760
Self Financing Contribution To Provision	0	0	0
Pension Reversal	(239,220)	0	0
Transfer to/(from) Reserves	(2,290,000)	0	0
Housing Revenue Account Balance			
Net Expenditure/(Income) for Year	(5,574,863)	(2,719,960)	(1,956,200)
Balance B/Fwd 1 April	(19,819,410)	(23,065,081)	(26,571,503)
HRA Balance C/Fwd 31 March	(25,394,273)	(25,785,041)	(28,527,703)
<i>The brought forward balance for 2021/22 Original is the estimate approved at the January 2021 Council, the brought forward balance for 2022/23 is based on the 2021/22 revised HRA budget not shown but approved by Members.</i>			
SERVICE DETAILS:			
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.			
⁽¹⁾ Repairs and maintenance costs only. Management costs are included in the Supervision and Management line.			