

HRA Financial Plan report 2015/16 (period 7)

APPENDIX 1

HOUSING	Page	Estimate	Projected	Variance
	No	2015/2016	2015/2016	2015/2016
HOUSING REVENUE ACCOUNT		£	£	£
<u>SUMMARY</u>				
GENERAL MANAGEMENT		1,263,551	1,240,930	22,621
CAPITAL FINANCING		8,437,436	7,013,576	1,423,860
CENTRAL RECHARGES		2,108,514	2,108,514	0
STRATEGY AND PERFORMANCE		1,539,011	1,348,139	190,872
PUBLIC SECTOR HOUSING		5,076,154	4,818,796	257,358
SUPPORTED HOUSING		0	0	0
BUILDING MAINTENANCE SERVICES		27,687,271	26,528,147	1,159,124
GROSS EXPENDITURE		46,111,937	43,058,102	3,053,835
INCOME		(46,111,937)	(46,051,582)	-60,355
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES		0	(2,993,480)	2,993,480
HOUSING REVENUE ACCOUNT		£	£	£
<u>GENERAL MANAGEMENT</u>		1,263,551	1,240,930	22,621
<u>CAPITAL FINANCING COSTS</u>				
Interest Charge		2,374,610	851,856	1,522,754
Principal		5,579,423	5,678,317	-98,894
Debt Management		541,084	541,084	0
Resheduling Discount		(57,681)	(57,681)	0
EXPENDITURE TO HRA SUMMARY		8,437,436	7,013,576	1,423,860
<u>CENTRAL RECHARGES</u>				
Central Recharges		1,673,177	1,673,177	0
Grounds Maintenance recharge to HRA		435,337	435,337	0
EXPENDITURE TO HRA SUMMARY		2,108,514	2,108,514	0
HOUSING REVENUE ACCOUNT		£	£	£
STRATEGY & PERFORMANCE		80,007	17,722	62,285
PERFORMANCE DEVELOPMENT		610,487	608,277	2,210
COMMUNICATIONS & ENGAGEMENT		96,540	89,385	7,155
TRANSFORMING LIVES & COMMUNITIES		751,977	632,755	119,222
EXPENDITURE TO HRA SUMMARY		1,539,011	1,348,139	190,872
HOUSING REVENUE ACCOUNT		£	£	£

HOUSING	Page	Estimate	Projected	Variance
	No	2015/2016	2015/2016	2015/2016
<u>PUBLIC SECTOR HOUSING</u>				
Landlord General		124,879	133,629	-8,750
Sheltered Accommodation		1,626,746	1,440,947	185,799
Holly Road Community support		0	13	-13
Lower Rhymney AHO		21,895	20,661	1,234
Eastern Valley AHO		579,647	554,216	25,431
Upper Rhymney AHO		745,189	738,863	6,326
Gilfach NHO		0	0	0
Lansbury Park NHO		322,334	295,225	27,109
Graig Y Rhacca NHO		262,579	245,483	17,096
Allocations		103,873	139,187	-35,314
TENANTS & COMMUNITIES INVOLVEMENT		387,440	369,868	17,572
LEASEHOLDERS MANAGEMENT		46,392	41,810	4,582
Tenancy Enforcement		267,345	257,032	10,313
Rents		631,554	618,718	12,836
Community Wardens		(43,719)	(36,856)	-6,863
EXPENDITURE TO HRA SUMMARY		5,076,154	4,818,796	257,358
<u>HOUSING REVENUE ACCOUNT</u>				
		£	£	£
<u>SUPPORTED HOUSING</u>				
Dispersed Alarms		0	0	0
Telecare Centre		0	0	0
Ty Croeso Hostel		0	0	0
EXPENDITURE TO HRA SUMMARY		0	0	0
<u>HOUSING REVENUE ACCOUNT</u>				
		£	£	£
<u>RESPONSE REPAIRS & MAINTENANCE</u>				
Employee Expenses net of recharges		1,273,368	1,245,055	28,313
Repairs & Maintenance on Housing Stock				
Responsive Repairs		7,937,726	8,091,036	-153,310
Revenue Contribution to Capital - WHQS Programme		13,652,304	13,436,077	216,227
Group/Planned Repairs (priorities 5 & 8)		0	0	0
Void Repairs (priority 6)		0	0	0
Revenue Projects		2,434,000	1,491,053	942,947
Planned Cyclical		2,165,000	2,181,000	-16,000
Planned Programme		0	(112,439)	112,439
		26,189,030	25,086,727	1,102,303
Transport Related		25,270	24,721	549

HOUSING	Page	Estimate	Projected	Variance
	No	2015/2016	2015/2016	2015/2016
Supplies & Services		199,603	171,644	27,959
EXPENDITURE TO HRA SUMMARY		27,687,271	26,528,147	1,159,124
HOUSING REVENUE ACCOUNT		£	£	£
<u>INCOME</u>				
<u>Rents - Dwelling</u>				
Gross Rent - Dwellings		(39,395,374)	(39,395,374)	0
Gross rent - Sheltered		(4,377,264)	(4,377,264)	0
Gross Rent - Hostel		0	0	0
Voids - General Needs Dwelling/Sheltered		500,000	585,000	-85,000
Voids - Hostel		0	0	0
Net Rent		(43,272,638)	(43,187,638)	-85,000
<u>Rents - Other</u>				
Garages		(474,365)	(336,678)	-137,687
Garage Voids		200,304	91,768	108,536
Shop Rental		(53,562)	(53,562)	0
		(327,623)	(298,472)	-29,151
<u>Service Charges</u>				
Sheltered - Service Charges		(1,423,909)	(1,512,696)	88,787
Sheltered - Heating & Lighting		(262,418)	(228,632)	-33,786
Sheltered & Dispersed- Alarms		0	0	0
Catering Recharge - Sheltered Accommodation		(53,657)	(48,700)	-4,957
Voids Schedule Water		46,456	46,456	0
Non Scheduled Water Rates		(51,031)	(51,031)	0
Welsh Water Commission		(717,117)	(715,387)	-1,730
Leaseholder - Service Charges		(10,000)	(10,000)	0
		(2,471,676)	(2,519,990)	48,314
<u>Government Subsidies</u>				
Housing Subsidy		0	(7,282)	7,282
		0	(7,282)	7,282
<u>Interest Receivable</u>				
Mortgage Interest		(3,000)	(1,200)	-1,800
Investment Income		(7,000)	(7,000)	0
		(10,000)	(8,200)	-1,800
<u>Miscellaneous</u>				
Miscellaneous		0	0	0
Private Alarms		0	0	0
Ground Rent		(30,000)	(30,000)	0
		(30,000)	(30,000)	0
INCOME TO HRA SUMMARY		(46,111,937)	(46,051,582)	-60,355