



HOUSING AND REGENERATION SCRUTINY COMMITTEE – 26TH JANUARY 2021

**SUBJECT: HOUSING REVENUE ACCOUNT BUDGET MONITORING –
PERIOD 7 2020/21**

**REPORT BY: CORPORATE DIRECTOR FOR SOCIAL SERVICES AND
HOUSING**

1. PURPOSE OF REPORT

- 1.1 To inform Members of the projected revenue expenditure for the Housing Revenue Account (HRA) for the 2020/21 financial year. The HRA capital programme which is predominantly funded by the HRA is also included within this report.

2. SUMMARY

- 2.1 Members will be aware of the distinction between the HRA, which is funded by rental income received from council tenants, and General Fund Housing activities, which fall under the General Fund and are funded via the Council taxpayer. Although there is a clear separation of these funds, the majority of council tenants rent is funded from housing benefits which are derived from the taxpayers' purse and therefore value for money must always be sought.
- 2.2 The report outlines the projected outturn for the HRA based upon the expenditure and income for the first seven months of the year
- 2.3 The HRA budget for 2020/21 is £51.7m with its main components consisting of £11.7m of salaries (net of WHQS funding), £8.3m of capital financing charges, £8.8m of building maintenance & response repairs, £2.8m of internal service recharges, and £17.8m of revenue contributions to fund the WHQS programme. The spend on the HRA is self-financed mainly by the rental income we collect from our Council Tenants, of which about 71% is funded by Housing Benefits. At period 7 an under spend of £827k is projected by the end of the financial year and the main reason for this is detailed below.

3. RECOMMENDATIONS

- 3.1 Members are requested to note the contents of the report.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To ensure that Members are informed of the projected financial position of the Housing Revenue Account.

5. THE REPORT

5.1 Introduction

- 5.1.1 The HRA is currently projecting a £827k net under-spend, which represents about 1.6% of the total HRA budget. The main variances are summarised below, and full financial details are provided in Appendix 1. This includes variances projected as a result of Covid-19.

5.2 Salaries & Mileage (£533k under spend)

- 5.2.1 Salaries and associated costs within the HRA are currently expected to underspend by some £533k against a £111m salary. There are some offsetting over and under spends in this area given the volume of staff which includes sickness cover, request for reduced hours and timing for filling vacant posts. During the coronavirus pandemic, all staff received and continue to receive full salaries with no furloughing assistance. However, some staff were redeployed to assist in critical areas such as Free School Meal loading and deliveries, assisting vulnerable people including the buddy scheme, and setting up and operating a financial crisis helpline. The HRA covered the costs for the redeployment in these areas.

5.3 Non-Pay related (£348k under spend)

- 5.3.1 Part of this underspend is associated with office related costs of £165k such as stationery, photocopying and postage, mainly as a result of offices not being occupied because of lockdown. However, due to the need to extend the lease on Cherry Tree House, to enable social distancing to be maintained until the offices in Tir Y Berth and Rhymney depot can be completed, there will be additional costs on the rent, business rates, cleaning and utilities that will offset some of the other office savings.
- 5.3.2 A further £183k underspend is attributable to budgets that are service specific such as, shop management, allocation recharges, tenant participation and utility charges within our sheltered schemes. Some costs however have increased due to the covid-19 restrictions such as security of void properties (£67k), Council tax charges on void properties (£76k) and rent allowances (£66k) offered to tenants to allow minor repairs to be carried out as part of their tenancy start up, and covering delays in ending tenancies because of lockdown. These allowances have had to be extended as operatives were until recently unable to enter tenants' homes unless it is essential works. These costs which are as a consequence of Covid-19 restrictions, were initially claimed on the Welsh Government Covid-19 LA Financial Hardship Fund, but Welsh Government have recently confirmed that the HRA will not receive any assistance from this fund, on the basis that no other Registered Social Landlords (RSL's) are receiving any assistance.

5.4 **Building Maintenance & Response Repairs (£1m under spend)**

- 5.4.1 This area is currently projecting an underspend of some £1m. This is predominantly made up of £979k under spend in cyclical and revenue projects which includes damp proofing, non – DLO works, sheltered & infrastructure projects. This reduced expenditure is as a consequence of the Covid pandemic and also the limited work requirements identified against the budget headings in the current year. Response Repairs are also projecting a small underspend which is due to a reduction on transport and materials during lockdown and also sub-contractor work, some of which was allocated to the WHQS team to maintain continuity of work for the WHQS workforce in the first few months of lockdown. This has been offset by the reduction of recharge income, and an additional allocation for flood preventative works.
- 5.4.2 Operatives have until recently only been allowed to enter tenants homes for essential repairs. It was expected that the spend would gather pace when restrictions were eased, and tenants would be more comfortable with repairs taking place in their homes. Unfortunately, the local lockdown restriction in Caerphilly delayed our progress to some extent but we have not been made aware of any concerns at this stage.
- 5.4.3 The contingency budget of £500k has been reduced to £300k on the assumption that savings made elsewhere this year can be utilised if needed.
- 5.4.4 As a result of incorporating the costs of delivering the Building Maintenance service within the HRA, the in-house holding account was set up to monitor the in-house workforce costs that are recharged to the WHQS capital programme and also the PAMS (Post Asset Management Strategy) programme, which was due to run concurrently this year when the WHQS programme ended in June 2020. A budget of £10.8m has been allocated in 2020/21 along with an income recharge to the capital programme so that the HRA has a nil cost. This budget is currently projecting a saving of £3m that will fall onto the capital programme. This is as a consequence of not being able to progress with the WHQS programme during lockdown. Some resources were however transferred to void properties and empty buy-back stock which was originally intended to be completed Post WHQS, but some staff were also redeployed to critical services which is still ongoing. As restrictions are lifted and tenants allow our operatives to re-enter their homes following the development of detailed risk assessments, spend should start to increase, although due to the Government guidance on working under Covid-19 conditions, this will take longer to complete, as we are expected to retain 2 metres under social distancing rules, and limit the number of operatives within the property. This will also have a detrimental effect on the commencement of the PAMS programme which will need to be reprofiled to fit in with the revised completion of WHQS. Welsh Government have recently confirmed that the extended deadline for authorities to achieve WHQS is now December 2021. Members are informed, however, that Caerphilly Homes was on target to meet our June 2020 deadline had the pandemic not occurred, and are confident of completion prior to the revised deadline.
- 5.4.5 A further budget is set in the HRA for the Management and Delivery of the WHQS Programme. Current projections are showing an underspend of some £55k due to staff turnover, but as per the in-house holding account, this is also recharged fully to the WHQS Capital Programme and is therefore a nil cost to the HRA. However, as the WHQS programme is likely to be extended, the current budget requirement will be monitored to ensure resource is also extended to support delivery of the programme.

5.5 Capital Financing Requirement (CFR) (£302k overspend)

- 5.5.1 The total debt for the HRA as at 1st April 2020 is £139.8m. There is a CFR budget of £8.3m which includes a Minimum Revenue Provision (MRP) of £2.7m to repay the HRA debt and £5.6m of interest charges. The HRA debt consists of historical debt and the debt which was taken up in 2015 as part of the Buy Out of the Housing Revenue Account Subsidy (HRAS) system. More recently the CFR debt has increased due to the borrowing needed to part fund the WHQS Programme (£23m in 2018/19 & £17.9m in 2019/20).
- 5.5.2 Further borrowing had been estimated in 2020/21 to complete the programme and in future years to progress with the PAMS programme together with an element for New Build proposals. However, early indications suggest a further £6m to complete the WHQS programme under the new social distancing measures, and a 2% increase on bad debt provision for rent arrears. This will continue to be reviewed once the real impact of Covid-19 can be established. The final borrowing element to complete the WHQS programme is now estimated to be about £7m higher, which will impact on the funding for the PAMS programme and New Build Initiatives. The potential increase in borrowing will therefore increase the CFR requirements by some £302k.

5.6 Income (£272k under recovered)

- 5.6.1 Variations represent less than 1% of the total income budget and includes a 7.5% reduction on the service charges to tenants due to Covid,

5.7 Bad Debt Provision (£130k underspend)

- 5.7.1 Within the first 3 months of lockdown, rent arrears increased by £1m compared to the same period the year before. We believe there is a number of factors for this rise. Firstly, the Government placed an embargo on actioning evictions and court referrals for possession orders, until the 23rd August 2020 (since extended to March 2021) which meant we could not pursue those tenants who were already in the system prior to lockdown for breach of tenancy, and no payments were made during this time which has worsened the position. Secondly, our tenants did not have access to all the normal facilities for payment, in particular our cash offices, meaning some tenants did not have immediate alternatives to make payments. Prior to the March lockdown, a substantial number of tenants used our face to face facilities at the cash office (37%) or door-step collection service (4%). Significant staff resources were needed to contact these tenants to arrange suitable alternatives of payment e.g. Post Office, and online facilities. Also, some of our tenants were shielding or self-isolating so could not physically make payments or have access to a rent collector service, as that was also withdrawn during lockdown. Initially there was also an increase in Universal Credit claims suggesting financial hardship for some of our tenants
- 5.7.2 Every effort was made to support all our tenants during this period, and this is still ongoing. Reassurance calls were attempted to every tenant ensuring they had the required level of support or signposted where appropriate. No debt recovery took place due to the embargo, but reassurance letters were sent out to those in arrears that could not be contacted by phone, asking them to contact the rent department so that support could be offered.
- 5.7.3 Welsh Government now require a 6 month notice period (which is in place until March 2021) before an application for a possession order can be made to the County Courts. Any Notice of Seeking Possession Orders (NOSP) issued up to this date must therefore have a 6 month notice period and long standing cases for

eviction will not be considered whilst in local lockdown. There is also a priority order for courts to consider which includes anti-social behaviour cases, extreme arrears of more than 12 months, domestic abuse, fraud and subletting cases. Our tenants will only be issued a NOSP where there has been no engagement despite efforts from the Tenancy Support team, or where agreements have not been maintained.

- 5.7.4 As at end of October the additional arrears (when compared to the previous year) are showing a reduction from £1m in the first 3 months to about £515k, suggesting that some tenants have started to pay their arrears. There has also been a lot of support to those tenants who originally paid at the cash office, and a significant shift has been made to other payment methods such as BACS, Post Office & Internet payments. The doorstep rent collection service has stopped with a recommendation to Cabinet to withdraw this permanently.
- 5.7.5 Furthermore, the Department of Work and Pensions (DWP) have altered the timing of their housing cost payments as from 14th September, so we now receive this payment on the day the tenant receives their personal allowance rather than 5-6 weeks in arrears. This will improve the arrears position when compared to the previous years, due to the payments no longer being retrospective, and although this is a welcomed change, it does make it difficult to monitor how much of the arrears are due to Covid related issues alone.
- 5.7.6 However, the likelihood is that not all of the additional arrears will be recoverable and the provision for bad debts needs to account for this. There are however, some offsetting savings on the write-offs which cannot be pursued due to the issues mentioned above, in particular for Debt Relief Orders, due to resources being concentrated elsewhere, so the net decrease is currently £130k, although this is being regularly monitored, and it is expected that the write-offs will be considerable once recovery action recommences next year.

5.8 Revenue Contributions to Capital Outlay (RCCO) (£55k under spend)

- 5.8.1 The HRA allows for some £17.8m of revenue contributions towards the WHQS Programme and this includes an element for the WHQS management team responsible for the delivery of the WHQS Programme which is anticipating a £55k underspend as explained in 5.4.5 above.
- 5.8.2 The total expenditure on the HRA capital programme as at period 7 is some £7.5m which is a significant decrease compared to the same period last year of £23.6m. This year also includes spend on property acquisitions and new build development work of £787k. This reduction in spend is as a consequence of not being able to progress with programmed works during the Covid-19 pandemic (with the exception of essential work), but the WHQS programme still has to be delivered. Any savings, therefore made this year, will be required to fund the programme to meet its deadline by December 2021.
- 5.8.3 The HRA RCCO allocation will fund the spend this year in addition to the £7.3m Major Repairs Allowance (MRA) from Welsh Government, with any remaining balance being funded from HRA working balances and borrowing. The MRA allowance will need to be utilised first as this funding does not carry over into financial years. The HRA RCCO is affected by any adverse expenditure within the HRA, and if there is a projected deficit on the HRA, the RCCO budget will need to reduce accordingly.
- 5.8.4 Borrowing of £23m was taken up for the first time since the start of the WHQS Programme to fund expenditure in 2018/19. A further £34m borrowing was initially

projected for 2019/20 based on a £56m spend in that financial year. However, due to recent concerns regarding the performance and quality of work by some of the DPS (Dynamic Purchasing System) contractors within the final stages of the programme, it was agreed to allocate the remaining contracts to the In-House workforce. This resulted in a revised target completion date from March 2020 to June 2020 to allow the In-House workforce time to absorb the additional properties (approx. 150). Subsequently this also reduced the borrowing requirement to £17.9m in 2019/20 due to the work programme being reprofiled over two financial years.

- 5.8.5 Further re-profiling is now necessary, and officers are working on this whilst having confirmation of the revised completion date of December 2021 by Welsh Government. Early indications are that internal works will be completed by August 2021, Externals works including leaseholders to be completed by February 2021.
- 5.8.6 WHQS Internal works as at period 7 is 97.59% compliant – monitored weekly
- 5.8.7 WHQS External works at period 7 is 97.91% compliant – monitored monthly
- 5.8.8 Full WHQS compliance (where properties have achieved both internal and external compliance on a contract basis) is 96.30%
- 5.8.9 External work re-started in Mid-May and 2 contractors worked through lockdown. Although the majority of this work is outside of the tenant's property, appropriate detailed risk assessments were issued by the Contractors to ensure compliance to the government guidelines of working during the pandemic was adhered to. All contracts remaining in the programme are now in progress and early indications suggest a 10% increase of costs to allow for supply issues and some restrictions when entering tenants' homes (e.g. installing doors). It is anticipated that all external works (excluding leaseholders) will be completed by February 2021 pending no further delays from adverse weather conditions, or further lockdowns.
- 5.8.10 Internal works had in the main been on hold since lockdown, with the exception of essential works, particularly to a number of properties that would have been left without basic amenities during lockdown. As mentioned earlier in the report, work was transferred to empty properties and recent buy-backs to try and continue momentum within the workforce. Pace was expected to increase when we commenced work in Mid-August, and property compliance has shown some movement. However, some tenants will undoubtedly refuse works if they are shielding or have any medical issues or just fear about having the work completed etc, so we will record these as acceptable fails in the meantime. A reasonable assumption at this stage would be completion around August 2021 to allow for the impact of restarting contracts, risk assessments, social distancing etc, pending no further delays from potential future lockdowns.
- 5.8.11 A Post Asset Management Strategy (PAMS) working group has been set up to ensure that the WHQS standard is continuously maintained once full compliance is achieved. A 5 year external programme is currently being worked on, but this will now need to be re-profiled to ensure the WHQS programme is completed. On a positive note, some of the work that was earmarked for the PAMS programme may be completed as part of the WHQS programme such as the buy-backs that were too late to be entered into the WHQS programme for June 2020 completion.
- 5.8.12 A viable Housing Business Plan was submitted to Welsh Government as part of the annual MRA application in March 2020. This was just before the lockdown and the

subsequent issues surrounding the Covid-19, which is still ongoing. The Business Plan, therefore, is not relevant as it stands. An initial review of the additional costs needed to complete the WHQS programme, and the impact of the rent arrears has been factored into the plan and has been explained in 5.5.2 above. The next submission to Welsh Government is due on 31st March 2021.

5.9 HRA Working Balances

5.9.1 Working balances at the start of 2020/21 financial year were £4.1m. This is expected to be fully utilised this year against the WHQS Programme.

5.9.2 Whilst priority will be given to the delivery and achievement of the WHQS Programme, borrowing may be required to increase the supply of council housing to meet the West Government's proposal that 20,000 new homes be delivered in Wales by 2021 (Caerphilly Homes Building Together report presented to Housing & Regeneration Scrutiny Committee on 26th November 2019). This has started to progress, and Cabinet recently approved on the 9th September 2020 to move forward on the site investigations and developments of several sites at a cost of £4m. There is grant funding available up to 58% of the development costs if certain timescales are met.

5.10 COVID-19 (£700k overspend)

5.10.1 Additional costs to be able to operate under Covid conditions as at period 7 are as follows, and are projected to be £700k by the end of the year. These costs were not anticipated so there is no budget allocated. Some costs such as voids and rent allowances have also been captured and are charged direct to the Covid account

PPE equip	£57k
Buddy mileage/add'n postage/IT equip	£20k
Agency contracts extended	£84k
Service charge discount	£12k
Additional vehicles for social distancing	£6k
Prolonged voids	£207k
Extension of rent allowances	£66k
TOTAL	£452k

5.10.2 In addition to this, increases within existing budgets as a result of Covid are estimated to be as follows, and have been included in variances shown elsewhere within this report (with the exception of rent arrears which are held within the balance sheet)

Additional CFR charges	£302k
Additional rent arrears	£515k
Council tax for prolonged void properties	£38k
Security for prolonged void properties	£81k
Lost time (operatives trading)	£600k
Savings	(£383k)
TOTAL	£1.15m
TOTAL ESTIMATED COVID COST	£1.6m

- 5.10.3 Savings as a result of Covid are estimated to be about £383k in relation to reduced mileage, office costs & training, together with a delay in write offs of £150k which are included in the variances to this report. Savings as a result of reduced fleet demand have also been offset against the lost time shown above.
- 5.10.4 There are other costs as yet to be established, extra deep cleaning of properties during handover and tipping/clearance charges, overtime for the backlog of repairs, costs to ensure social distancing measures, and increase in costs on the WHQS programme to ensure safety of our tenants and staff, including the impact on the delay in delivering the programme.
- 5.10.5 To date Welsh Government has funded 38k of the above costs which relate to PPE and 50% of the IT cost. However, WG have since confirmed they will disallow any HRA claims on the basis that not all local authorities have retained their housing stock and the sector would therefore not be treated equally because transferred RSL's and traditional RSL's are not offered the same assistance.
- 5.10.6 This will significantly impact on the HRA Business Plan. Arrears have increased when compared to the previous year by over £500k, and, although some of this may be recovered, there is the additional cost of recovering it, the increase in bad debt provision and possible write-offs for those we are unable to recover. At the time of writing this report, we are yet to restart our normal debt recovery procedure which means arrears are increasing weekly. Other costs mentioned above, will also have to be funded. It is anticipated that Covid costs will be in the region of £1.6m in total this year, none of which will receive any financial assistance.
- 5.10.7 Members should note that rent increases are governed by the Welsh Governments Rent Policy which do not allow for increased costs to be passed onto the tenant without an appropriate affordability and value for money test. Early indications for the 2021/22 rent increase is at least 1% lower than what has been projected within the business plan. It is, therefore, unlikely that Covid costs can be funded from future rent increases.

6. ASSUMPTIONS

- 6.1 The projected outturn position is based on actual income and expenditure details to the end of October 2020, together with data used to forecast future income and expenditure, following discussions with Managers. However, spend and income activity has been unprecedented during this time which makes it difficult to accurately forecast the year end position.

7. LINKS TO RELEVANT COUNCIL POLICIES

- 7.1 The contents of this report are in accordance with the Budget Strategy agreed by Council at its meeting on 20th February 2020.
- 7.2 Effective financial planning and financial control contribute to the following Well-being Goals within the Well-being of Future Generations (Wales) Act 2015: -
- A prosperous Wales.
 - A resilient Wales.
 - A healthier Wales.

- A more equal Wales.
- A Wales of cohesive communities.
- A Wales of vibrant culture and thriving Welsh Language.
- A globally responsible Wales

8. WELL-BEING OF FUTURE GENERATIONS

- 8.1 Effective financial management including the effective utilisation of external grant funding is a key element in ensuring that the Well-being Goals within the Well-Being of Future Generations (Wales) Act 2015 are met

9. EQUALITIES IMPLICATIONS

- 9.1 This report is for information purposes, so the Council's Equalities Impact Assessment (EqIA) process does not need to be applied.

10. FINANCIAL IMPLICATIONS

- 10.1 As detailed throughout the report
- 10.2 Members should note that the impact on the HRA in terms of the coronavirus is significant and there are no appropriate measures at this time to recover these costs. Options to consider are therefore reductions in large scale spend areas such as future programmes, which could impact on the delivery of our new build agenda.

11. PERSONNEL IMPLICATIONS

- 11.1 There are no direct personnel implications arising from this report.

12. CONSULTATIONS

- 12.1 There are no consultation responses that have not been reflected in this report

13. STATUTORY POWER

- 13.1 Local Government Acts 1972 and 2003 and the Council's Financial Regulations

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Consultees: Cllr A Whitcombe, Chair Housing & Regeneration Scrutiny Committee
Cllr C Forehead, Vice Chair Housing & Regeneration Scrutiny Committee
Cllr L Phipps, Cabinet Member for Housing & Property
D Street, Corporate Director Social Services & Housing
S Couzens, Chief Housing Officer
S Harris, Head of Corporate Finance & S151 Officer
F Wilkins, Housing Services Manager
P Smythe, Housing Technical Manager

Appendices:

Appendix 1 HRA Financial Plan 2020/21 (Period 7).

Appendix 1

Housing	Estimate 2020/211	Projected Outturn 2020/21	Variance 2020/21
<u>Housing Revenue Account</u>	£	£	£
<u>SUMMARY</u>			
General Management	1,759,257	2,304,098	(544,841)
Capital Financing	8,348,031	8,649,988	(301,957)
Central Recharges	2,793,870	2,757,285	36,585
Strategy and Performance	1,053,637	887,567	166,070
Public Sector Housing	5,750,762	5,294,808	455,954
Supported Housing	-	-	-
Building Maintenance Services	31,978,154	30,690,322	1,287,832
Gross Expenditure	51,683,711	50,584,067	1,099,644
INCOME	(51,683,711)	(51,411,472)	(272,239)
(Surplus)/Deficit Contribution (to)/From Working Balances	-	(827,405)	827,405
<u>Housing Revenue Account</u>	£	£	£
<u>GENERAL MANAGEMENT</u>	1,759,257	2,304,098	(544,841)
<u>CAPITAL FINANCING COSTS</u>			
Interest Charge	5,556,468	5,802,209	(245,741)
Principal	2,740,513	2,795,729	(56,216)
Debt Management	51,050	51,050	-
Rescheduling Discount	-	-	-
Expenditure to HRA Summary	8,348,031	8,649,988	(301,957)

<u>CENTRAL RECHARGES</u>			
Central Recharges	2,301,671	2,270,138	31,533
Grounds Maintenance recharge to HRA	492,199	487,147	5,052
Expenditure to HRA Summary	2,793,870	2,757,285	36,585
<u>Housing Revenue Account</u>	£	£	£
Housing Strategy & Development	537,382	419,526	117,856
Transforming Lives & Communities	516,255	468,041	48,214
Expenditure to HRA Summary	1,053,637	887,567	166,070
<u>Housing Revenue Account</u>	£	£	£
<u>Public Sector Housing</u>			
Landlord General	308,641	209,067	99,574
Sheltered Accommodation	1,432,175	1,310,381	121,974
Holly Road Community Support	4,129	3,955	174
Eastern Valley Area Housing Office	669,116	732,490	(63,374)
Upper Rhymney Area Housing Office	844,428	798,140	46,288
Lower Rhymney Valley Area Housing Office	37,450	33,096	4,354
Lansbury Park Neighbourhood Housing Office	322,430	335,580	(13,150)
Graig Y Rhacca Neighbourhood Housing Office	291,857	282,253	9,604
Housing Allocations Contribution	128,857	106,547	22,310
Tenants & Communities Involvement	473,558	304,184	169,374
Leaseholders Management	73,333	70,404	2,929
Tenancy Enforcement	295,830	286,256	9,574
Rents	912,690	863,997	48,693
Community Wardens	(43,732)	(41,541)	(2,191)
Expenditure to HRA Summary	5,750,762	5,294,808	455,954

<u>Housing Revenue Account</u>	£	£	£
<u>Response Repairs & Maintenance</u>			
Employee Expenses net of recharges	1,260,628	1,222,509	138,119
<u>Repairs & Maintenance on Housing Stock</u>			
Responsive Repairs	9,438,067	9,299,415	138,652
Revenue Contribution to Capital – WHQS Programme	17,809,772	17,755,255	54,517
Group/Planned Repairs (priorities 5 & 8)	-	-	-
Void Repairs (priority 6)	-	-	-
Depot Recharges	100,000	92,414	7,586
Revenue Projects	1,444,000	767,059	676,941
Planned Cyclical	1,747,336	1,445,553	301,783
Planned Programme	-	-	-
	30,539,175	29,359,695	1,179,480
Transport Related	52,500	46,601	5,899
Supplies & Services	125,851	161,516	(35,665)
Expenditure to HRA Summary	31,978,154	30,690,322	1,287,832
<u>Housing Revenue Account</u>	£	£	£
<u>INCOME</u>			
<i>Rents – Dwelling</i>			
Gross Rent – Dwellings	(45,953,276)	(46,138,583)	185,307
Gross Rent – Sheltered	(4,158,368)	(3,965,328)	(193,040)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	800,000	856,154	(56,154)
Additional Income O/Side Rent Debit (WHQS)	-	-	-
Voids – Hostel	-	-	-
Net Rent	(49,311,644)	(49,247,757)	(63,887)

<i>Rents – Other</i>			
Garages	(346,497)	(346,070)	(427)
Garage Voids	121,215	121,010	205
Shop Rental	(59,872)	(59,872)	-
	(285,154)	(284,931)	(223)
<i>Service Charges</i>			
Sheltered – Service Charges	(1,394,522)	(1,246,156)	(148,366)
Sheltered – Heating & Lighting	(113,786)	(103,802)	(9,984)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	64,372	111,930	(47,558)
Non Scheduled Water Rates	(38,448)	(32,167)	(6,281)
Welsh Water Commission	(579,379)	(579,379)	-
Leaseholder – Service Charges	(10,000)	(14,060)	4,060
	(2,071,763)	(1,863,633)	(208,130)
<i>Government Subsidies</i>			
Housing Subsidy	-	-	-
	-	-	-
<i>Interest Receivable</i>			
Mortgage Interest	(150)	(150)	-
Investment Income	(10,000)	(10,000)	-
	(10,150)	(10,150)	-
<i>Miscellaneous</i>			
Miscellaneous	-	-	-
Private Alarms	-	-	-

Ground Rent	(5,000)	(5,000)	-
	(5,000)	(5,000)	-
<i>INCOME TO HRA SUMMARY</i>	(51,683,711)	(51,411,472)	(272,239)