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The following reports are Information Items for the Housing and Regeneration Scrutiny Committee.

- 1 Economy and Environment 2022 - 2023 Budget Monitoring Report (Period 5).
- 2 Housing Revenue Account Budget Monitoring - Period 5.



HOUSING AND REGENERATION SCRUTINY COMMITTEE – INFORMATION ITEM

**SUBJECT: ECONOMY AND ENVIRONMENT 2022-2023 BUDGET MONITORING
REPORT (PERIOD 5)**

REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND ENVIRONMENT

1. PURPOSE OF REPORT

- 1.1 To inform members of projected revenue expenditure for the Economy & Environment Directorate for the 2022-2023 financial year. Service Divisions include Regeneration & Planning Division, Infrastructure Services Division, Public Protection Division and Community & Leisure Services Division.

2. SUMMARY

- 2.1 The report summarises the most recent budget monitoring projections for 2022-2023 based on the latest available financial information. It should be noted that it is only the Planning and Regeneration service division that is within the remit of this Scrutiny Committee with other service division budgets sitting within the remit of the Environment and Sustainability Scrutiny Committee.

3. RECOMMENDATIONS

- 3.1 Housing and Regeneration Scrutiny Committee Members are requested to note the contents of this report and the detailed budget monitoring pages that follow in respect of the Regeneration & Planning Division, which is the only division that falls within the remit of this Scrutiny Committee.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 The Council Budget is based on the achievement of both expenditure and income targets. To ensure these are met and the Council's financial integrity is maintained Directors are required to review income and expenditure trends.

5. THE REPORT

5.1 INTRODUCTION

- 5.1.1 The report outlines the revenue budget position for each of the service Divisions that form part of the Economy & Environment Directorate based on the most current financial information available. Projected outturn figures for the financial year are compared with the budget to show the anticipated under/overspends. More detailed budget monitoring figures are shown in the appendix 1A.

5.1.2 The table 1 below summarises the present budget monitoring position, with an overall Directorate overspend of £257k, but exclusive of ring-fenced budgets is projecting an overspend of £254k. Appendix 1A provides more detail on the budget variation projection for Regeneration & Planning Division, which fall under the remit of this Scrutiny.

TABLE 1	Estimate 2022/23	Revised Estimate 2022/2023	Outturn 2022/2023	Variance 2022/2023
Regeneration & Planning Division	3,163	3,163	3,045	117
Infrastructure Division	22,059	22,231	21,820	411
Public Protection Division	8,631	8,631	8,414	217
Community & Leisure Services Division	23,496	23,496	24,503	(1,007)
Directorate General	259	259	259	0
NET DIRECTORATE	57,608	57,780	58,041	(262)
Home to School Transport - ring fenced over spend				(257)
Social Services Transport – ring fenced under spend				232
Cemeteries Task & Finish – ring fenced under spend				17
NET DIRECTORATE over spend (excluding ring fenced budgets)				(254)

5.2 REGENERATION & PLANNING DIVISION

- 5.2.1 Overall, the service division presently has a projected underspend of £117k for the 2022-2023 financial year, full details are provided in Appendix 1
- 5.2.2 There is a small underspend in senior management support of £2k due to staff not being paid at the top of the incremental scale. This is after the agreed use of reserves for the Place-shaping Manager.
- 5.2.3 Business Support and Urban Renewal are projecting a net £72k overspend, a small over achievement of income in Bargoed Unit shops along salary savings due to delays in filling vacant posts and a projected underspend on the Community Enterprise Fund which is more than offset by additional costs for the “Multi-Disciplinary Projects (MDP)” and the Levelling-up fund consultancy costs. This is after the agreed use of reserves for the International Trade Support Officer, Levelling Up Fund reserve and a contribution to the MDP project.
- 5.2.4 Tourism Events are projecting a net overspend of £39k. This is primarily due to additional costs of the “Summer Small Cheese event” to replace the Big Cheese, where there is reduced income from fees, together with small underspend on the other events throughout the year amounting to circa £3k.
- 5.2.5 There is a projected £151k overspend in relation to industrial properties primarily due to shortfall in property rents of £192k linked to units being unoccupied together, offset in the main to reductions in NNDR costs, grounds maintenance and postage. The industrial and office property portfolio should generate income of £2.36million to the Council. The service is proactively seeking to ensure vacant units are let as quickly as possible by identifying businesses interested in taking up a rental.
- 5.2.6 Town Centre Management is projecting an underspend of £55k, due in the main to a delay in filling a vacant post offset by projected overspend on other costs at the Town Centres of £18k

5.2.7 Overall Tourism Venues are reporting combined underspend of £80k. Further details are below: -

- Tourism Venue Management support is projecting a £1k underspend.
- Llancaiach Fawr is projecting an underspend of £23k at present mainly due to reduced income levels offset by salary savings. Income levels will be closely monitored in year.
- Cwmcarn VC is projecting an underspend of £7k due in the main to better-than-expected income levels due to the scenic drive opening. At present CCBC and NRW have an agreement to split any profits 50/50, this has been factored into the projections. This is after taking into account the use of the reserve to improve the entrance gate.
- Winding House is predicting an underspend of £4k due in the main to reduction in income offset by a one-off savings on NNDR due to a revaluation.
- Caerphilly Visitor Centre is predicting a £23k overspend due to additional staffing and commodity costs not being fully offset by increased income levels.
- Blackwood Miners Institute is projecting a small underspend of £60k due in the main to salary savings due to delays in appointing staff.
- Arts Development is projecting a small underspend of £7k due to reduced artistes' fees and associated costs.

5.2.8 Community Regeneration is projecting a net £114k underspend due to staff vacancies and associated costs after the transfer of staff to Caerphilly Cares. This is after the agreed use of reserves for the Apprentice Officer, to support the "Kick-start" project.

5.2.9 Children and Communities Grant (CCG), C4W and C4WPlus Additional Funding initiatives are all fully funded from grant, currently there is a projected underspend which total £402k. This has no effect on the outturns as the grant only funds the actual spend on the projects.

5.2.10 Planning Services Management are projecting a small overspend of £2k underspend.

5.2.11 Regeneration & Planning Administrative Support are projecting a £61k underspend this is due in the main to salary savings due to delays in filling vacant posts, reduced office running costs, such as photocopying, stationary, postage and Training, together with one off income. These are partially offset by additional costs on Computer equipment and associated software.

5.2.12 Strategic Planning is presently projecting a small net underspend of £12k. This is due in the main to staff not being reaching the top of scale. This is after the agreed ringfencing of the Community Infrastructure Levy (CIL) and the agreed transfer from the LDP reserve.

5.2.13 Development Control is reporting overspend of £75k primarily due to reduced income levels not being offset by salary savings due to delays in filling vacant posts. Income is projected to be below budget but is very volatile and will be monitored during the year.

5.2.14 Building Control is reporting underspend of £133k due in the main to a small saving because of a delay in filling vacant post and income levels being better than anticipated. The income level is volatile and will be monitored during the year.

5.2.15 Land charge services are projecting an overspend of £3k due in the main to reduced income levels. The income level is volatile and will be monitored during the year. This takes into account the HMRC funding for the "Land Registry Automation."

5.2.16 GIS/Land Gazetteer support services is projecting an underspend of £2k.

5.3 Conclusion

- 5.3.1 Members are advised Regeneration & Planning is the only division within the Economy & Environment Directorate which is in the remit of this scrutiny committee. Overall, the Directorate provides a diverse range of front-line services to residents and businesses. The overall Directorate has a budget totalling £57.78m. with a projected net overspend of £254k (0.4% of total budget). The operational managers will endeavour to ensure that service net expenditure does not exceed the budget available.

6. ASSUMPTIONS

- 6.1 Assumptions linked to this report were detailed in the budget report to Council on 24th February 2022.
- 6.2 The projected outturn position is based on actual income and expenditure details to the end of August 2022.
- 6.3 Forecasts have been made following discussions with Service Managers based on current information available.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 An IIA is not necessary for this Information Only Report.

8. FINANCIAL IMPLICATIONS

- 8.1 As detailed throughout the report.

9. PERSONNEL IMPLICATIONS

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

10. CONSULTATIONS

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

11. STATUTORY POWER.

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

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Consultees

Cllr A. Whitcombe, Chair Housing and Regeneration Scrutiny Committee
Cllr P, Cook, Vice Chair Housing and Regeneration Scrutiny Committee
Christina Harrhy, Chief Executive
Mark S Williams, Corporate Director for Economy and Environment
Rhian Kyte, Head of Regeneration and Planning
Steve Harris, Head of Financial Services and S151 Officer
Rachel Smith, Assistant Accountant

Cllr J. Pritchard, Cabinet Member for Prosperity, Regeneration and Climate Change
Cllr P Leonard, Cabinet Member for Planning and Public Protection
Cllr C Andrews, Cabinet Member for Education and Communities

Appendices:

Appendix 1A Budget Monitoring Report - Regeneration and Planning

Background Papers:

Council Meeting 24/02/2022: Budget Proposals 2022/2023 and Medium- Term Financial Outlook

Economy and Environment Directorate	Estimate 2022/2023	Revised Estimate 2022/2023	Outturn 2022/2023	Variance 2022/2023
<u>REGENERATION & PLANNING</u>				
Regeneration & Planning Senior Management Support	237,523	237,523	216,292	21,231
Use of Reserves For Placeshaping Officer	(83,557)	(83,557)	(64,566)	(18,991)
Support Services				
Business Support & Urban Renewal	716,762	716,762	1,035,767	(319,005)
Use of Reserves For International Trade Support Officer	(42,818)	(42,818)	(40,218)	(2,600)
Agreed use of Reserves - Levelling Up Fund	0	0	(200,000)	200,000
Agreed Use of Reserves - Regen Board Funding(MDT)	0	0	(50,000)	50,000
Events	82,124	82,124	121,414	(39,290)
Property Operations	(1,267,589)	(1,267,589)	(1,116,781)	(150,808)
Town Centre Management	290,103	290,103	235,494	54,609
Tourism Venues				
Tourism Venues Management Support	77,814	77,814	76,743	1,071
Llanciach Fawr	482,822	482,822	459,388	23,434
Winding House & Museum	165,234	165,234	161,411	3,823
Caerphilly Visitor Centre	67,758	67,758	90,608	(22,850)
Cwmcam Visitor Centre	253,657	253,657	285,354	(31,697)
Use Of Earmarked Reserve for Scenic Drive	0	0	(39,000)	39,000
Blackwood Miners Institute	323,462	323,462	263,372	60,090
Arts Development	160,309	160,309	152,684	7,625
Community Regeneration				
Use of Reserves for Apprentice Gateway Scheme	(42,818)	(42,818)	(42,774)	(44)
Use of Reserves for Area Forum Reserve	0	0	(5,472)	5,472
Children & Communities Grant				
Expenditure	840,256	840,256	780,011	60,245
Grant Funding	(840,256)	(840,256)	(780,011)	(60,245)
C4W Grant				
Expenditure	500,808	500,808	371,998	128,810
Grant Funding	(500,808)	(500,808)	(371,998)	(128,810)
Communities for Work Plus Additional Funding				
Expenditure	558,568	558,568	345,758	212,810
Grant Funding	(558,568)	(558,568)	(345,758)	(212,810)
Planning Services				
Planning Services Management	148,811	148,811	150,886	(2,075)
Regeneration & Planning Administrative Support	569,603	569,603	508,749	60,854
Strategic Planning	335,624	335,624	169,825	165,799
Transfer to Community Infrastructure Levy Ringfenced Reserve	0	0	179,293	(179,293)
Agreed Use of Reserves for LDP	0	0	(25,016)	25,016
Development Control	319,469	319,469	394,046	(74,577)
Building Control	103,468	103,468	(29,532)	133,000
Land Charges	16,091	16,091	19,182	(3,091)
GIS & Land Gazetteer	60,191	60,191	58,116	2,075
TOTAL NET BUDGET	3,162,516	3,162,516	3,045,114	117,402



HOUSING AND REGENERATION SCRUTINY COMMITTEE – INFORMATION ITEM

SUBJECT: HOUSING REVENUE ACCOUNT BUDGET MONITORING – PERIOD 5

REPORT BY: CORPORATE DIRECTOR FOR SOCIAL SERVICES AND HOUSING

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1. PURPOSE OF REPORT

- 1.1 To inform Members of the projected position for the Housing Revenue Account (HRA) for the 2022/23 financial year, based on the income and expenditure movements of the first 5 months of the 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 Council Tax and the Revenue Support Grant (RSG). 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 HRA budget for 2022/23 is £52.8m with its main components consisting of £18.3m of salaries, £8.4m of capital financing charges, £3.6m of building maintenance & response repairs (net of salaries), £2.7m of internal service recharges, and £14.8m of revenue contributions to fund the WHQS programme. There is also a budget of £10.6m for the PAMS (Post Asset Management Strategy) which is recharged fully to the Capital Programme and predominantly covers the maintenance of the WHQS programme, voids and remodelling works. The spend on the HRA is self-financed mainly by the rental income we collect from our Council Tenants, of which about 78% is funded by Housing Benefits. The main projected variances on the HRA are explained 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 financial position of the Housing Revenue Account.

5. THE REPORT

5.1 Introduction

- 5.1.1 The HRA has a projected underspend of £746k for the end of 2022/23 financial year, which represents about 1.4% of the total HRA budget. This is based on the income and expenditure patterns for the first 5 months of the year together with knowledge of the service from the respective managers. The surplus is split between general revenue underspends and capital related underspends. The main variances are summarised below, and full financial details are provided in Appendix 1.

5.2 Salaries & Mileage (£1.07m under spend)

- 5.2.1 Salaries and associated costs within the HRA are currently expected to underspend by some £1.07m which represents about 6% of the salary budget. There are some offsetting over and under spends in this area given the volume of staff which includes sickness cover, requests for reduced hours and timing for filling vacant posts. There has also been difficulty in backfilling vacant posts in particular within the Housing Repairs service where more competitive rates are being offered in the private sector and Registered Social Landlord providers.

5.3 Non-Pay Related (£12k over spend)

- 5.3.1 This includes an overspend of £56k associated with office related costs where although there has been savings in areas such as stationery, photocopying and postage, mainly as a result of offices not being occupied fully due to Covid-19 restrictions, there have been additional costs in respect of the new IT system which is ongoing and also the transition towards the new Renting Homes Wales Act by December 2022, which has been offset.
- 5.3.2 £44k underspend is attributable to budgets that are service specific such as Tenant Participation and decoration allowances. Some costs however have increased such as Council Tax charges on void properties and energy costs which are currently being offset.

5.4 Building Maintenance & Response Repairs (£2.06m overspend)

- 5.4.1 This area is currently projecting an overspend of some £2m. There are some under spends within the cyclical and revenue projects of £262k which includes, non – DLO works and asbestos surveys. Expenditure on the Housing Response Operations (HRO) budget is anticipating a £1.9m overspend overall which includes salaries and non-pay savings identified in 5.2 & 5.3 above. There is currently an increased spend on sub-contractors as Contractors have recently been awarded a significant increase on the prices originally submitted as a result of Covid recovery and material costs are rising as inflation continues to increase. Spend is also increasing to account for the backlog of repairs that the team were unable to complete during the pandemic, although resources issues have delayed progress. Due to resource issues within the PAMS team, more work has been focussed in the response area. Members will be aware of our Single Source Supplier arrangement that is due to end in a years' time which could impact the cost of materials in the future.
- 5.4.2 A budget of £10.6m has been allocated for the In-House team who support the capital

programme. The work involved includes the maintenance of the WHQS programme through the PAMS programme, sheltered remodelling and some void works. There is a nil cost to the HRA because the cost is fully recharged to the capital programme. However, there is a predicted underspend of £2.3m due to resource issues and therefore being unable to progress with delivery. Some of the workforce have been diverted to the Housing Response Team as noted in 5.4.1 above. Underspends are retained within the HRA and carried forward for future capital works.

5.5 Capital Financing Requirement (CFR)

5.5.1 Borrowing levels forecasted in the 2022/23 Business Plan have not changed at this stage, and no borrowing is anticipated for this financial year.

5.5.2 The borrowing cap of £90m was agreed by Full Council on July 19th 2022 to accommodate anticipated borrowing in 2023/24 and 2024/25 to fund commitments for increasing housing supply.

5.6 Income (£174k variance)

5.6.1 Variations represent less than 0.3% of the total income budget and is mainly as a result of a projected reduction on void loss.

5.7 Revenue Contributions to Capital Outlay (RCCO) (£1.57m underspend)

5.7.1 The HRA allows for some £14.8m of revenue contributions towards finalising and maintaining the WHQS programme.

5.7.2 The HRA RCCO allocation will fund the capital spend this year in addition to the £7.3m Major Repairs Allowance (MRA) from Welsh Government. The MRA allowance will need to be utilised first as this funding does not carry over into financial years.

5.7.3 Total capital spend to period 5 is just over £5m which is predominantly WHQS work but work is also progressing on the new build projects.. There has been a delay in awarding contracts for the PAMS programme due to resource issues meaning spend is relatively low. Some contracts are now likely to progress into next financial year. The initial capital budget of 27.9m will be reprofiled but at this stage it is estimated that the RCCO will not be fully utilised by some £1.6m.

5.7.4 The part funded Innovative Housing Programme pilot sites in Trecenydd and Trethomas are complete. The Caerphilly Homes development programme will now concentrate on bringing forward the Ty Darran and former Oakdale Comprehensive School sites. The site investigation and enabling works at the proposed 46 unit later living scheme at Ty Darran, Risca will begin January 2023. The start on site at Oakdale is scheduled for Summer 2023. Both schemes will be part funded by Social Housing Grant with the exact grant rate to be determined by the Welsh Government's Standard Viability Model. Acquisition funding has already been secured for both schemes.

5.7.5 A report will be presented to Cabinet on the 2nd November which will seek approval to bring forward a further 5 potential development sites in order to meet the Cabinet ambition of delivering 400 new affordable homes by 2025.

5.8 HRA Working Balances

5.8.1 Working balances at the start of 2022/23 financial year were £21.5m. The majority of this is derived from underspends in previous years and was anticipated to be used to contribute

towards the capital programme this year. However due to the delay with progressing with the PAMS programme mentioned above, these balances, together with the accumulated surpluses this year, will be retained and earmarked towards funding the 2023/2024 capital programme, and beyond where appropriate. Future earmarks also include contributions towards the Transitional Accommodation Capital Programme (TACP).

6. ASSUMPTIONS

- 6.1 The projected outturn position is based on actual income and expenditure details for the first five months in the 2022/23 financial year.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 This report is for information only so an IIA is not required

8. FINANCIAL IMPLICATIONS

- 8.1 As detailed throughout the report.

9. PERSONNEL IMPLICATIONS

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

10. CONSULTATIONS

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

11. STATUTORY POWER

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

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Fiona Wilkins - Housing Services Manager
Jane Roberts-Waite - Strategic Co-ordination Manager
Alan Edmunds - WHQS Project Manager
Jason Fellows - HRO Manager
Kerry Denman - Housing Solutions Manager
Rhian Williams - Group Accountant (Treasury and Capital)

Appendices:

Appendix 1 HRA Financial Plan 2022/23 period 5

Appendix 1

Housing	Estimate	Projected	Variance
	2021/22	Outturn	2021/22
	£	2021/22	£
<u>HOUSING REVENUE ACCOUNT</u>			
<u>SUMMARY</u>			
GENERAL MANAGEMENT	1,874,613	1,956,056	(81,443)
CAPITAL FINANCING	8,083,135	7,929,441	153,694
CENTRAL RECHARGES	2,745,024	2,745,024	-
STRATEGY AND DEVELOPMENT	1,919,958	1,436,096	483,862
PUBLIC SECTOR HOUSING	6,086,179	5,383,132	703,047
SUPPORTED HOUSING	-	-	-
BUILDING MAINTENANCE SERVICES	31,018,422	22,647,739	8,370,683
GROSS EXPENDITURE	51,727,331	42,097,487	9,629,844
INCOME	(51,727,331)	(51,847,064)	119,733
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES	-	(9,749,577)	9,749,577
<u>HOUSING REVENUE ACCOUNT</u>			
	£	£	£
<u>GENERAL MANAGEMENT</u>	1,874,613	1,956,056	(81,443)
<u>CAPITAL FINANCING COSTS</u>			
Interest Charge	5,660,208	5,509,544	150,664
Principal	2,372,927	2,369,897	3,030
Debt Management	50,000	50,000	-
Rescheduling Discount	-	-	-
EXPENDITURE TO HRA SUMMARY	8,083,135	7,912,569	153,694
<u>CENTRAL RECHARGES</u>			
Central Recharges	2,248,134	2,248,134	-
Grounds Maintenance recharge to HRA	496,890	496,890	-
EXPENDITURE TO HRA SUMMARY	2,745,024	2,745,024	-

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>STRATEGY AND DEVELOPMENT</u>			
Housing Strategy and Development	1,919,958	1,436,096	483,862
Transforming Lives and Communities	-	-	-
EXPENDITURE TO HRA SUMMARY	1,919,958	1,436,096	483,862
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>PUBLIC SECTOR HOUSING</u>			
Landlord General	349,520	297,288	52,232
Sheltered Accommodation	1,516,702	1,295,225	221,477
Holly Road Community Support	4,782	4,918	(136)
Eastern Valley Area Housing Office	821,998	752,795	69,203
Upper Rhymney Area Housing Office	895,888	796,324	99,564
Lower Rhymney Valley Area Housing Office	31,002	27,946	3,056
Lansbury Park Neighbourhood Housing Office	322,495	288,359	34,136
Graig Y Rhacca Neighbourhood Housing Office	303,759	277,493	26,266
Housing Allocations Contribution	128,845	105,406	23,439
Tenants & Communities Involvement	371,885	316,380	55,505
Leaseholders Management	46,635	35,175	11,460
Tenancy Enforcement	338,675	311,140	27,535
Rents	991,213	912,676	78,536
Community Wardens	(37,219)	(37,995)	776
EXPENDITURE TO HRA SUMMARY	6,086,179	5,383,132	703,047

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>RESPONSE REPAIRS AND MAINTENANCE</u>			
Employee Expenses net of recharges	655,194	607,031	48,163
Repairs & Maintenance on Housing Stock			
Responsive Repairs	10,873,564	10,932,947	(59,383)
Revenue Contribution to Capital – WHQS Programme	15,589,241	7,000,000	8,589,241
Group/Planned Repairs (priorities 5 & 8)	-	-	-
Void Repairs (priority 6)	-	-	-
Depot Recharges	100,000	100,000	-
Revenue Projects	1,894,000	2,205,969	(311,969)
Planned Cyclical	1,762,600	1,668,541	94,059
Planned Programme	-	-	-
	30,219,405	21,907,457	8,311,948
Transport Related	15,980	14,806	1,175
Supplies and Services	127,843	118,445	9,398
EXPENDITURE TO HRA SUMMARY	31,018,422	22,647,739	8,370,683

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>INCOME</u>			
<u>Rents – Dwelling</u>			
Gross Rent – Dwellings	(46,165,179)	(46,785,441)	620,262
Gross Rent – Sheltered	(4,675,807)	(4,071,621)	(604,186)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	1,271,025	1,110,896	160,129
Additional Income O/Side Rent Debit (WHQS)	-	(1,333)	1,333
Voids – Hostel	-	-	-
Net Rent	(49,569,961)	(49,747,500)	177,539
<u>Rents – Other</u>			
Garages	(351,694)	(351,191)	(503)
Garage Voids	117,099	113,388	3,711
Shop Rental	(54,488)	(54,488)	-
	(289,083)	(292,291)	3,208
<u>Service Charges</u>			
Sheltered – Service Charges	(1,271,043)	(1,217,266)	(53,777)
Sheltered – Heating & Lighting	(106,268)	(70,586)	(35,682)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	114,507	81,191	33,316
Non Scheduled Water Rates	(31,914)	(27,043)	(4,871)
Welsh Water Commission	(560,569)	(560,569)	-
Leaseholder – Service Charges	-	-	-
	(1,855,287)	(1,794,273)	(61,014)
<u>Government Subsidies</u>			
Housing Subsidy	-	-	-
	-	-	-
<u>Interest Receivable</u>			
Mortgage Interest	-	-	-
Investment Income	(10,000)	(10,000)	-
	(10,000)	(10,000)	-
<u>Miscellaneous</u>			
Miscellaneous	-	-	-
Private Alarms	-	-	-
Ground Rent	(3,000)	(3,000)	-
	(3,000)	(3,000)	-
INCOME TO HRA SUMMARY	(51,727,331)	(51,847,064)	119,733