

Pecyn Dogfennau Cyhoeddus



Mae'r adroddiadau canlynol yn Eitemau Gwybodaeth ar gyfer y Pwyllgor Craffu Tai a'r Amgylchedd.

- 1 Monitro Cyllideb y Cyfrif Refeniw Tai – Alldro 2022/23
- 2 Monitro Cyllideb y Cyfrif Refeniw Tai – Cyfnod 3.



HOUSING AND ENVIRONMENT SCRUTINY COMMITTEE – INFORMATION ITEM 31ST OCTOBER 2023

**SUBJECT: HOUSING REVENUE ACCOUNT BUDGET MONITORING – OUTTURN
2022/23**

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To inform Members of the outturn position for the Housing Revenue Account (HRA) for the 2022/23 financial year, based on the income and expenditure movements during 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 is reporting an underspend of £5.3m. The surplus is split between general revenue underspends (£3.5m) and capital related underspends (£1.8m). The main variances are summarised below, and full financial details are provided in Appendix 1.

5.2 Salaries and Mileage (925k under spend)

- 5.2.1 Salaries and associated costs within the HRA underspent by some £925k which represents about 5% of the salary budget. There are some offsetting over and under spends in this area given the volume of staff which includes sickness cover, vacant posts and timing for filling vacant posts. There has also been difficulty in backfilling vacant posts in particular within the Building Maintenance Team where more competitive rates are being offered in the private sector and Registered Social Landlord providers.

5.3 Non-Pay Related (£2.2m under spend)

- 5.3.1 This includes an underspend of £371k associated with office related costs where although there has been savings in areas such as stationery, photocopying and postage, mainly as a result of staff operating on a hybrid working basis, there have been additional costs in respect of the new IT system which is ongoing
- 5.3.2 £1.9m underspend is attributable to budgets that are service specific such as Tenant Participation, Strategy and Development commissioning costs and Area environmental projects. The costs of transitioning towards the new Renting Homes Wales Act which was implemented on the 1st December 2022 is still ongoing and will be carried over into 2023/24. There is also an under recovery of leaseholder fee income due to a review on the way the fee is currently constructed.

5.4 Building Maintenance and Response Repairs (£639k overspend)

- 5.4.1 There are a variety of under and overspends within the Building Maintenance budget and the cyclical and statutory works budget realised a net overspend of some £154k which includes increased servicing requirements for gas and electrical testing and an increase in contracts to cover the high inflationary increase on materials, there is an offset of these underspends against the General Projects budget which underspent by £822k which includes the Non DLO budget, asbestos surveys and the contingency budget. Expenditure on the Housing Response Operations (HRO) budget including the support team overspent by £1.2m overall which includes salaries and non-pay savings already identified in 5.2 and 5.3 above. There was a marked increased spend on the sub-contractor's budget as Contractors were awarded a significant increase on the prices originally submitted as a result of Covid recovery, together with material costs rising due to the high Inflationary increases. Spend also increased to account for the backlog of repairs that the team were unable to complete during the pandemic, together with an increase in specification costs across our void properties, although resources issues have delayed progress. Due to resource issues within the PAMS team, more work has been focussed in the response

area.

- 5.4.2 A budget of £10.6m had 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, the budget underspent by some £2.4m due to resource issues which impacted on delivery, also resulting in less funding being required by the RCCO budget (shown in 5.8 below). Some of the workforce were 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) (£310k underspend)**

- 5.5.1 Borrowing levels forecasted in the 2022/23 HRA Business Plan were reprofiled when setting the 2023/24 HRA Business Plan, partly down to the significant increase in inflation and the impact of having a lower rent increase compared to the level of inflation. However, as anticipated, no borrowing was required in 2022/23 due to the levels of HRA underspends reported in the previous years which were carried forward. A lower interest rate was applied for short term internal borrowing in this year however, reducing the overall interest charge resulting in a £310k saving.
- 5.5.2 The increase in the borrowing cap to £100m was agreed by Full Council on May 23rd 2023, to accommodate anticipated borrowing in 2024/25 and 2025/26 to fund commitments for increasing housing supply and inflationary uplifts. This is included within 2023/2024 Business Plan which was submitted to Welsh Government in March 2023 and has since been approved.

5.6 **Bad Debt Provision (£70k over spend)**

- 5.6.1 Even though a new bad debt calculation was adopted last year which resulted in a more favourable provision financially, the level of bad debt provision increased significantly this year due to the increase in rent arrears. Rent arrears have risen from £3.4m to £4.6m since last year and have risen steadily since the pandemic. This is as a result of not actively pursuing evictions and offering more focused tenant support to retain tenancies rather than spending the resource on rent recovery. The Welsh Governments rent policy for 2023/24 also requests that no evictions are actioned where tenants/contract holders who are in arrears actively engage with their landlord, so the position is likely to continue to increase. In addition, debt relief orders have not been pursued due to resource issues.

5.7 **Income (£789k under spend)**

- 5.7.1 Variations represent about 1.5% of the total income budget and is mainly as a result of a higher level of interest on HRA balances due to the increase in interest rates.

5.8 **Revenue Contributions to Capital Outlay (RCCO) (£1.8m underspend)**

- 5.8.1 The HRA allowed for some £14.8m of revenue contributions towards finalising and maintaining the WHQS programme.
- 5.8.2 The HRA RCCO allocation funded the capital spend this year in addition to the £7.3m

Major Repairs Allowance (MRA) from Welsh Government.

- 5.8.3 Total capital spend was £23.7m against a budget of £27.9m. The main underspend is as a result of delays in awarding contracts for the PAMS programme due to resource issues, but this has been offset by a significant increase in spend for our void properties to almost £8m. The specification for large scale void properties has increased which is also impacting on the timescales.
- 5.8.4 Final payments were also made towards the pilot sites in Trecenydd and Trethomas which was part funded by the Innovative Housing Programme and preparatory work is underway on bringing forward the Ty Darran and former Oakdale Comprehensive School sites which 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.
- 5.8.5 The Transitional Accommodation Capital Programme (TACP) grant awarded by Welsh Government has also been successful with officers acquiring 5 ex council properties back into stock together with returning to use 4 long term void flats, in addition to assisting the private sector in the provision of flats for affordable rent in previously empty properties, most of which was funded by the TACP grant.

5.9 HRA Working Balances

- 5.9.1 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 from these balances include contributions towards the Transitional Accommodation Capital Programme (TACP) of £4.4m. A further £1.2m will be needed to support the works at Bryn Carno which is part funded by WG. Closing working balances are £22.5m. There is also an earmarked balance of £795k which will be used to support tenants sustain their tenancy during the cost of living crisis and officers are currently working on a strategy to utilise this funding.

6. ASSUMPTIONS

- 6.1 The projected outturn position is based on actual income and expenditure details for 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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Consultees:

Cllr Andrew Whitcombe	- Chair Housing and Environment Scrutiny Committee
Cllr Shane Williams	- Vice Chair Housing and Environment Scrutiny Cttee
Cllr Shayne Cook	- Cabinet Member for Housing
Dave Street	- Deputy Chief Executive
Nick Taylor-Williams	- Head of Housing
Stephen R Harris	- Head of Financial Services and S151 Officer
Fiona Wilkins	- Housing Services Manager
Jane Roberts-Waite	- Strategic Co-ordination Manager
Catherine Edwards	- Head of Asset Maintenance and Repairs
Michael Williams	- Planned Asset Maintenance 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 Outturn

Appendix 1

Housing	Estimate 2022/23	Projected Outturn 2022/23	Variance 2022/23
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>SUMMARY</u>			
GENERAL MANAGEMENT	2,306,532	1,971,956	334,576
CAPITAL FINANCING	8,391,786	8,081,984	309,802
CENTRAL RECHARGES	2,544,249	2,352,740	191,509
STRATEGY AND PERFORMANCE	2,769,588	1,114,160	1,655,428
PUBLIC SECTOR HOUSING	6,644,206	5,833,271	810,935
SUPPORTED HOUSING	-	-	-
BUILDING MAINTENANCE SERVICES	30,170,884	15,887,613	14,283,271
GROSS EXPENDITURE	52,827,245	35,241,724	17,585,521
INCOME	(52,827,245)	(53,616,348)	789,103
(SURPLUS)/DEFICIT	-	(18,374,623)	18,374,623
APPROPRIATIONS		13,034,484	(13,034,484)
TOTAL HRA (SURPLUS)/DEFECIT		(5,340,139)	5,340,139
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>GENERAL MANAGEMENT</u>	2,306,532	1,971,956	334,576
<u>CAPITAL FINANCING COSTS</u>			
Interest Charge	5,664,018	5,375,050	288,968
Principal	2,677,768	2,677,768	-
Debt Management	50,000	29,166	20,834
Rescheduling Discount	-	-	-
EXPENDITURE TO HRA SUMMARY	8,391,786	8,081,984	309,802

<u>CENTRAL RECHARGES</u>			
Central Recharges	2,043,633	1,841,900	201,733
Grounds Maintenance recharge to HRA	500,616	510,840	(10,224)
EXPENDITURE TO HRA SUMMARY	2,544,249	2,352,740	191,509
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>STRATEGY AND PERFORMANCE</u>			
Housing Strategy and Development	2,769,588	1,114,160	1,655,428
Transforming Lives and Communities	-	-	-
EXPENDITURE TO HRA SUMMARY	2,769,588	1,114,160	1,655,428
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>PUBLIC SECTOR HOUSING</u>			
Landlord General	481,440	353,390	128,050
Sheltered Accommodation	1,611,504	1,449,101	162,403
Floating Support	-	12,197	(12,197)
Holly Road Community Support	4,849	4046	(803)
Eastern Valley Area Housing Office	832,517	713,745	118,772
Upper Rhymney Area Housing Office	924,641	875,032	49,609
Lower Rhymney Valley Area Housing Office	-	341	(341)
Lansbury Park Neighbourhood Housing Office	330,745	327,985	2,760
Graig Y Rhacca Neighbourhood Housing Office	314,464	295,951	18,513
Housing Allocations Contribution	125,643	121,165	4,478
Tenants & Communities Involvement	377,250	318,638	58,612
Leaseholders Management	(1,718)	39,811	(41,529)
Tenancy Enforcement	355,209	341,527	13,682

Rents	1,077,959	957,302	120,657
Community Wardens	(39,527)	(39,354)	(173)
Renting Homes Act	249,230	62,393	186,837
EXPENDITURE TO HRA SUMMARY	6,644,206	5,833,271	810,935

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>RESPONSE REPAIRS AND MAINTENANCE</u>			
Employee Expenses net of recharges	650,188	569,608	80,580
Repairs & Maintenance on Housing Stock			
Responsive Repairs	11,138,273	12,389,962	(1,251,689)
Revenue Contribution to Capital – WHQS Programme	14,763,099	-	14,763,099
Group/Planned Repairs (priorities 5 & 8)	-	-	-
Void Repairs (priority 6)	-	-	-
Depot Recharges	-	(5,573)	5,573
Revenue Projects	1,394,000	572,170	821,830
Planned Cyclical	2,082,600	2,236,411	(153,811)
Planned Programme	-	-	-
	29,377,972	15,192,969	14,185,003
Transport Related	15,858	13,893	1,965
Supplies and Services	126,866	111,143	15,723
EXPENDITURE TO HRA SUMMARY	30,170,884	15,887,613	14,283,271

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>INCOME</u>			
<u>Rents – Dwelling</u>			
Gross Rent – Dwellings	(47,738,243)	(47,910,739)	172,496
Gross Rent – Sheltered	(4,160,280)	(3,893,778)	(266,502)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	1,309,688	1,245,894	63,794
Additional Income O/Side Rent Debit (WHQS)	-	(2,715)	2,715
Voids – Hostel	-	-	-
Net Rent	(50,588,835)	(50,561,338)	(27,497)
<u>Rents – Other</u>			
Garages	(352,380)	(394,358)	41,978
Garage Voids	105,110	139,393	(34,283)
Shop Rental	(50,604)	(53,896)	3,292
	(297,874)	(308,861)	10,987
<u>Service Charges</u>			
Sheltered – Service Charges	(1,217,441)	(1,226,620)	9,179
Sheltered – Heating & Lighting	(79,776)	(42,875)	(36,901)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	86,249	78,443	7,806
Non Scheduled Water Rates	(28,728)	(23,971)	(4,757)
Welsh Water Commission	(557,840)	(674,381)	116,541
Leaseholder – Service Charges	-	-	-
	(1,797,536)	(1,889,404)	91,868
<u>Government Subsidies</u>			
Housing Subsidy	-	-	-
	-	-	-
<u>Interest Receivable</u>			
Mortgage Interest	-	-	-
Investment Income	(140,000)	(856,401)	716,401
	(140,000)	(856,401)	716,401
<u>Miscellaneous</u>			

Miscellaneous	-	-	-
Private Alarms	-	-	-
Ground Rent	(3,000)	(345)	(2,655)
	(3,000)	(345)	(2,655)
<i>INCOME TO HRA SUMMARY</i>	(52,827,245)	(53,616,348)	789,103



HOUSING AND ENVIRONMENT SCRUTINY COMMITTEE – INFORMATION ITEM 31ST OCTOBER 2023

SUBJECT: HOUSING REVENUE ACCOUNT BUDGET MONITORING – PERIOD 3

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To inform Members of the projected position for the Housing Revenue Account (HRA) for the 2023/24 financial year, based on the income and expenditure movements of the first 3 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 2023/24 is £55.5m with its main components consisting of £21.6m of salaries, £8.1m of capital financing charges, £4.3m of building maintenance & response repairs (net of salaries), £2.8m of internal service recharges, and £13.3m of revenue contributions to fund the PAMS (Post Asset Management Strategy) programme. There is also a budget of £8.9m for the PAMS programme 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 £791k for the end of 2023/24 financial year, which represents about 1.4% of the total HRA budget. This is based on the income and expenditure patterns for the first 3 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 (£448k under spend)

- 5.2.1 Salaries and associated costs within the HRA are currently expected to underspend by some £448k which represents about 1.8% 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. An estimated pay award has been built into the budget and projected for the year but has yet to be agreed.

5.3 Non-Pay Related (£105k under spend)

- 5.3.1 This includes an underspend of £21k associated with office related costs
- 5.3.2 £85k underspend is attributable to budgets that are service specific such as Tenant Participation, Older Persons Housing utilities and decoration allowances. Some costs however have increased such as Council Tax charges and security on void properties which are currently being offset.

5.4 Building Maintenance & Response Repairs (£328k underspend)

- 5.4.1 This area is currently projecting an underspend of some £328k. There are some under spends within the cyclical and revenue projects which includes, non – DLO works and Contingency. Expenditure on the Housing Response Operations (HRO) budget is anticipating a £63k underspend overall which includes salaries and non-pay savings identified in 5.2 & 5.3 above. There is currently an increased spend on sub-contractors due to increased material costs as a result of continued high inflation and contracts have had to be uplifted accordingly. Statutory works are currently within budget, although electrical testing to comply with the new Renting Homes Wales Act has to be completed by December 2023 which may include additional remedial works.
- 5.4.2 A budget of £8.9m 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 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 overspend of £1.9m due to an increase of specified works within void properties which means this will be passed onto the capital programme in year.

5.5 Capital Financing Requirement (CFR)

- 5.5.1 Borrowing levels forecasted in the 2023/24 Business Plan have not changed at this stage, and no borrowing is anticipated for this financial year.
- 5.5.2 The borrowing cap of £100m was agreed by Full Council on May 23rd 2023 to accommodate anticipated borrowing in 2024/25 and 2025/26 to fund commitments for increasing housing supply.

5.6 Income (£90k under recovery)

- 5.6.1 Variations represent less than 0.2% of the total income budget

5.7 Revenue Contributions to Capital Outlay (RCCO)

- 5.7.1 The HRA allows for some £13.3m of revenue contributions towards the HRA Capital 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 3 is some £2m which is a combination of PAMS and the New Build Programme. There has been a delay in awarding contracts due to resource issues meaning spend is relatively low in this area and some contracts are now likely to progress into next financial year. However, costs have increased on existing contracts, as well as an increased specification of works on void properties, so it is estimated that the RCCO will be fully utilised this year.

5.8 HRA Working Balances

- 5.8.1 Working balances at the start of 2023/24 financial year were £22.5m. The majority of this is derived from underspends in previous years and is anticipated to be used to contribute towards the capital programme this year. Any funding not utilised will be carried forward into future years to reduce borrowing.

6. ASSUMPTIONS

- 6.1 The projected outturn position is based on actual income and expenditure details for the first three months in the 2023/24 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

Author: Lesley Allen, Principal Group Accountant, Housing,
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Consultees:	Cllr Andrew Whitcombe	- Chair Housing and Environment Scrutiny Committee
	Cllr Shane Williams	- Vice Chair Housing and Environment Scrutiny Cttee
	Cllr Shayne Cook	- Cabinet Member for Houses and Property
	Dave Street	- Deputy Chief Executive
	Nick Taylor-Williams	- Head of Housing
	Stephen R Harris	- Head of Financial Services and S151 Officer
	Fiona Wilkins	- Housing Services Manager
	Jane Roberts-Waite	- Strategic Co-ordination Manager
	Catherine Edwards	- Head of Asset Maintenance and Repairs
	Michael Williams	- Planned Asset Maintenance Manager
	Jason Fellows	- HRO Manager
	Kerry Denman	- Housing Solutions Manager
	Rhian Williams	- Group Accountant (Treasury and Capital)

Appendices:

Housing	Estimate 2023/24	Projected Outturn 2023/24	Variance 2023/24
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>SUMMARY</u>			
GENERAL MANAGEMENT	1,810,093	1,704,819	105,274
CAPITAL FINANCING	8,077,566	8,077,566	-
CENTRAL RECHARGES	2,822,441	2,826,183	(3,742)
STRATEGY AND PERFORMANCE	2,995,632	2,921,872	73,761
PUBLIC SECTOR HOUSING	7,834,404	7,463,820	370,584
SUPPORTED HOUSING	-	-	-
BUILDING MAINTENANCE SERVICES	31,998,293	31,662,541	335,752
GROSS EXPENDITURE	55,538,429	54,656,800	881,629
INCOME	(55,538,429)	(55,448,100)	(90,329)
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES	-	(791,300)	791,300
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>GENERAL MANAGEMENT</u>	1,810,093	1,704,819	105,274
<u>CAPITAL FINANCING COSTS</u>			
Interest Charge	5,418,353	5,418,353	-
Principal	2,624,213	2,624,213	-
Debt Management	35,000	35,000	-
Rescheduling Discount	-	-	-
EXPENDITURE TO HRA SUMMARY	8,077,566	8,077,566	-
<u>CENTRAL RECHARGES</u>			
Central Recharges	2,302,038	2,301,525	513

Grounds Maintenance recharge to HRA	520,403	524,658	(4,255)
EXPENDITURE TO HRA SUMMARY	2,822,441	2,826,183	(3,742)
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>STRATEGY AND PERFORMANCE</u>			
Housing Strategy and Development	2,995,632	2,921,872	73,761
Transforming Lives and Communities	-	-	-
EXPENDITURE TO HRA SUMMARY	2,995,632	2,921,872	73,761
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>PUBLIC SECTOR HOUSING</u>			
Landlord General	614,740	601,561	13,179
Sheltered Accommodation	2,064,352	1,987,150	77,202
Floating Support	34,673	35,829	(1,156)
Holly Road Community Support	5,063	5,063	-
Eastern Valley Area Housing Office	913,478	962,873	(49,395)
Upper Rhymney Area Housing Office	1,061,681	1,026,411	35,269
Lower Rhymney Valley Area Housing Office	-	-	-
Lansbury Park Neighbourhood Housing Office	433,854	426,091	7,763
Graig Y Rhacca Neighbourhood Housing Office	334,467	331,076	3,391
Housing Allocations Contribution	153,807	144,047	9,760
Tenants & Communities Involvement	396,698	369,304	27,394
Leaseholders Management	45,662	30,270	15,392
Tenancy Enforcement	375,743	361,733	14,009
Rents	1,382,021	1,164,245	217,776
Community Wardens	(51,834)	(51,834)	-

Renting Homes Act	70,000	70,000	-
EXPENDITURE TO HRA SUMMARY	7,834,404	7,463,820	370,584

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>RESPONSE REPAIRS AND MAINTENANCE</u>			
Employee Expenses net of recharges	766,098	716,375	49,723
Repairs & Maintenance on Housing Stock			
Responsive Repairs	13,551,742	13,488,499	63,243
Revenue Contribution to Capital – WHQS Programme	13,335,447	13,335,447	-
Group/Planned Repairs (priorities 5 & 8)	-	-	-
Void Repairs (priority 6)	-	-	-
Depot Recharges	-	-	-
Revenue Projects	1,114,000	922,143	191,857
Planned Cyclical	3,062,838	3,042,823	20,015
Planned Programme	-	-	-
	31,064,027	30,788,913	275,114
Transport Related	18,685	17,473	1,213
Supplies and Services	149,483	139,780	9,702
EXPENDITURE TO HRA SUMMARY	31,998,293	31,662,541	335,752

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>INCOME</u>			
<u>Rents – Dwelling</u>			
Gross Rent – Dwellings	(51,160,935)	(51,285,636)	124,701
Gross Rent – Sheltered	(4,132,185)	(3,888,336)	(243,849)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	1,496,433	1,430,368	66,065
Additional Income O/Side Rent Debit (WHQS)	-	(2,715)	2,715
Voids – Hostel	-	-	-
Net Rent	(53,796,687)	(53,743,604)	(53,083)
<u>Rents – Other</u>			
Garages	(376,859)	(369,960)	(6,899)
Garage Voids	107,050	108,498	(1,448)
Shop Rental	(45,204)	(45,204)	-
	(315,013)	(306,666)	(8,347)
<u>Service Charges</u>			
Sheltered – Service Charges	(1,205,711)	(1,200,819)	(4,892)
Sheltered – Heating & Lighting	(51,530)	(33,298)	(18,232)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	-	-	-
Non Scheduled Water Rates	(26,488)	(20,713)	(5,775)
Welsh Water Commission	-	-	-
Leaseholder – Service Charges	-	-	-
	(1,283,729)	(1,254,830)	(28,899)
<u>Government Subsidies</u>			
Housing Subsidy	-	-	-
	-	-	-
<u>Interest Receivable</u>			
Mortgage Interest	-	-	-
Investment Income	(140,000)	(140,000)	-
	(140,000)	(140,000)	-
<u>Miscellaneous</u>			
Miscellaneous	-	-	-
Private Alarms	-	-	-
Ground Rent	(3,000)	(3,000)	-

<i>INCOME TO HRA SUMMARY</i>	(3,000)	(3,000)	-
	(55,538,429)	(55,448,100)	(90,329)