



## **HOUSING AND REGENERATION SCRUTINY COMMITTEE – INFORMATION ITEM**

**SUBJECT: HOUSING REVENUE ACCOUNT BUDGET MONITORING –  
PERIOD 9 2020/21**

**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 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 nine 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 72% is funded by Housing Benefits. At period 9 an under spend of £13.7m is projected by the end of the financial year. Members will note this is a significant increase on previous projections, as a consequence of repeated lockdown restrictions that have impacted on the ability to progress with the WHQS programme in tenants' homes. The main 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 projected financial position of the Housing Revenue Account.

### **5. THE REPORT**

#### **5.1 Introduction**

5.1.1 The HRA is currently projecting a £13.7m net under-spend, which represents about 26% 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 (£801k under spend)**

5.2.1 Salaries and associated costs within the HRA are currently expected to underspend by some £801k against a £11m 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 (£523k under spend)**

5.3.1 Part of this underspend (£178k) is associated with office related costs 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 £344k 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 (£68k), Council Tax charges on void properties (£80k) and rent allowances (£87k) 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 have been 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 (£1.4m under spend)**

- 5.4.1 This area is currently projecting an underspend of some £1.4m. This is predominantly made up of £1.3m 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. 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 only been allowed to enter tenants homes for essential repairs. Unfortunately further lockdown restrictions were imposed which has prevented any further work (other than essential) to be carried out . 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 has severely delayed our progress.
- 5.4.3 Housings response to the Coronavirus in terms of repairs, includes 2,654 out of hours emergency repairs completed within 2 hours, 6,104 emergency heating repairs, 1,275 out of hours emergency gas repairs. In addition, in order to safeguard our operatives the acquisition of PPE has been made including 54,704 pair of nitrile gloves, 12,057 face masks and 2,800 coveralls distributed to staff.
- 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 £3.1m 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. As we draw nearer to the end of this financial year, it is now likely that pace will pick up during the next financial year, with the need to address the backlog of work that has accumulated. This will also have a detrimental effect on the commencement of the PAMS programme which has been 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 £148k 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.

## 5.5 Capital Financing Requirement (CFR) (£651k under spend)

- 5.5.1 The total debt for the HRA as at 1<sup>st</sup> 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 It was clear as progress was made during the year that the cost for completing the WHQS programme would increase, to allow for the additional demands imposed upon us by the Government, so that we could enter tenants homes safely, and , it was thought that these additional costs would require an increase in borrowing this year to support it. In the last quarter, restrictions have not been lifted as anticipated, and the spend on the WHQS programme will therefore not reach the level expected in this financial year. Additional borrowing will therefore no longer be needed this year.
- 5.5.3 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, and early indications suggest a further £6m will be needed 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. However, as the surplus from this year will be carried over into next financial year, this should fund the additional cost to complete the WHQS programme. The full impact on the increase in rent arrears is unfortunately more long term and is likely to require additional borrowing in the business plan if lower rent increases are applied over the next few years, than is anticipated in the business plan.

## 5.6 Income (£271k 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 ,and an increase in voids due to the pandemic restrictions.

## 5.7 Bad Debt Provision (£200k 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 23<sup>rd</sup> August 2020 (actioning evictions has since been 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. Additional staff have also been appointed to assist with the rent recovery process and to provide support and financial assistance where possible to those in financial hardship.
- 5.7.3 Housings response to coronavirus in terms of sustaining tenancies, includes 1,222 residents assisted by the financial helpline in claiming Universal Credit, 938 Discretionary Housing Payment applications completed to assist tenants with shortfalls in housing benefits, and 801 claims submitted for a reduction in water rates.
- 5.7.4 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.
- 5.7.5 As at end of December the additional arrears (when compared to the previous year) are showing a reduction from £1m in the first 3 months to about £631k, 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.
- 5.7.6 Furthermore, the Department of Work and Pensions (DWP) have altered the timing of their housing cost payments as from 14<sup>th</sup> 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.
- 5.7.7 Whilst the increase in arrears is concerning, it is typical across all other Local Housing Authorities, and what is clear is that the intensive level of support offered by the rents team has actively assisted in reducing this level throughout the year. Furthermore, whilst collecting data on our arrears position, it is evident that it isn't necessarily the number of tenants in arrears increasing, but the value of arrears from existing tenants who were previously in arrears, suggesting that the increase is from those tenants who were already in arrears prior to the pandemic and are therefore already within our support system.
- 5.7.8 However, the likelihood is that not all 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 £200k although this is expected to rise considerably once recovery action recommences next year.

## **5.8 Revenue Contributions to Capital Outlay (RCCO) (£11.1m 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 £148k underspend as explained in 5.4.4 above.)
- 5.8.2 The total expenditure on the HRA capital programme as at period 9 is some £9.8m which is a significant decrease compared to the same period last year of £32.4m. This year also includes spend on property acquisitions and new build development work of £1m. The reduction in spend is as a direct 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 into 2021/22 and address the backlog of work to meet its deadline by December 2021.
- 5.8.3 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. Total spend for the year is projecting to be some £14m.
- 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 £17.9m borrowing was required to fund the programme in 2019/20, however, for the reasons explained above there will be no borrowing requirement for the current year.
- 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, External works including leaseholders to be completed by April 2021.
- 5.8.6 WHQS Internal works as at period 9 is 98.54% compliant – monitored weekly.
- 5.8.7 WHQS External works at period 9 is 98.92% compliant – monitored monthly.
- 5.8.8 Full WHQS compliance (where properties have achieved both internal and external compliance on a contract basis) is 97.87%.
- 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 (including leaseholders) will be completed by April 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 have refused 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. The remodelling on some of our sheltered schemes have also been delayed to avoid the temporary decanting of vulnerable tenants during lockdown. 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. The PAMS programme is expected to commence on 1<sup>st</sup> April 2021.

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 31<sup>st</sup> March 2021

## 5.9 HRA Working Balances

5.9.1 Working balances at the start of 2020/21 financial year were £4.1m. This was expected to be fully utilised this year against the WHQS Programme. However due to the continued restrictions throughout the year, this balance will be carried forward to assist the programme in 2021/2, when work is expected to re-commence.

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

## 5.10 COVID-19 (£800k over-spend)

5.10.1 Additional costs to be able to operate under Covid conditions as at period 9 are as follows, and are projected to be £800k 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	£60k
Buddy mileage/add'n postage/IT equip	£103k
Agency contracts extended	£104k
Service charge discount	£12k
Additional vehicles for social distancing	26k

Prolonged voids	£255k
Extension of rent allowances	£83k
<b>TOTAL</b>	<b>£643k</b>

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 rent arrears	£631k
Council tax for prolonged void properties	£41k
Security for prolonged void properties	£82k
Lost time (operatives trading)	£600k
Savings	(£967k)

TOTAL	£387k
Plus estimated spend p10-12	£157k

**TOTAL ESTIMATED COVID COST            £1.2m**

5.10.3 Savings as a result of Covid are estimated to be about £967k in relation to reduced mileage, office costs & training, together with a delay in write offs of £80k which are included in the variances to this report. CFR savings are also considerable due to the delay on potential borrowing to fund the completion of the WHQS programme. 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 some IT costs. 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 £600k, 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 the HRA net Covid costs will be in the region of £1.2m 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 December 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 20<sup>th</sup> 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  
S Isaacs, Rents Manager

Appendices:

Appendix 1 HRA Financial Plan 2020/21 (Period 9)

**Appendix 1**

Housing	Estimate	Projected	Variance
	2020/21	Outturn 2020/21	2020/21
<b><u>HOUSING REVENUE ACCOUNT</u></b>	£	£	£
<b><u>SUMMARY</u></b>			
<b>GENERAL MANAGEMENT</b>	1,759,257	2,324,260	(565,003)
<b>CAPITAL FINANCING</b>	8,348,031	7,697,533	650,498
<b>CENTRAL RECHARGES</b>	2,793,870	2,711,839	82,031
<b>STRATEGY AND PERFORMANCE</b>	1,053,637	779,220	274,417
<b>PUBLIC SECTOR HOUSING</b>	5,750,762	5,175,056	575,706
<b>SUPPORTED HOUSING</b>	-	-	-
<b>BUILDING MAINTENANCE SERVICES</b>	31,978,154	19,031,754	12,946,400
<b>GROSS EXPENDITURE</b>	51,683,711	37,719,661	13,964,050
<b>INCOME</b>	(51,683,711)	(51,412,785)	(270,926)
<b>(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES</b>	-	(13,693,124)	13,693,124
<b><u>HOUSING REVENUE ACCOUNT</u></b>	£	£	£
<b><u>GENERAL MANAGEMENT</u></b>	1,759,257	2,324,260	(565,003)
<b><u>CAPITAL FINANCING COSTS</u></b>			
Interest Charge	5,556,468	5,207,754	348,714
Principal	2,740,513	2,438,729	301,784
Debt Management	51,050	51,050	-
Rescheduling Discount	-	-	-
<b>EXPENDITURE TO HRA SUMMARY</b>	8,348,031	7,697,533	650,498
<b><u>CENTRAL RECHARGES</u></b>			
Central Recharges	2,301,671	2,224,692	76,979

Grounds Maintenance recharge to HRA	492,199	487,147	5,052
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>2,793,870</b>	<b>2,711,839</b>	<b>82,031</b>
<b><u>HOUSING REVENUE ACCOUNT</u></b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>STRATEGY AND PERFORMANCE</u></b>			
Housing Strategy and Development	537,382	393,200	144,152
Transforming Lives and Communities	516,255	385,989	130,266
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>1,053,637</b>	<b>779,220</b>	<b>274,417</b>
<b><u>HOUSING REVENUE ACCOUNT</u></b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>PUBLIC SECTOR HOUSING</u></b>			
Landlord General	308,641	193,840	114,801
Sheltered Accommodation	1,432,175	1,288,901	143,274
Holly Road Community Support	4,129	4,352	(223)
Eastern Valley Area Housing Office	669,116	725,729	(56,613)
Upper Rhymney Area Housing Office	844,428	790,020	54,408
Lower Rhymney Valley Area Housing Office	37,450	32,087	5,363
Lansbury Park Neighbourhood Housing Office	322,430	331,204	(8,774)
Graig Y Rhacca Neighbourhood Housing Office	291,857	272,293	19,564
Housing Allocations Contribution	128,857	82,532	46,325
Tenants & Communities Involvement	473,558	279,147	194,411
Leaseholders Management	73,333	74,048	(715)
Tenancy Enforcement	295,830	289,008	6,822
Rents	912,690	853,417	59,273
Community Wardens	(43,732)	(41,520)	(2,212)
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>5,750,762</b>	<b>5,175,056</b>	<b>575,706</b>

<b><u>HOUSING REVENUE ACCOUNT</u></b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>RESPONSE REPAIRS AND MAINTENANCE</u></b>			
<b>Employee Expenses net of recharges</b>	<b>1,260,628</b>	<b>979,970</b>	<b>280,658</b>
<b>Repairs &amp; Maintenance on Housing Stock</b>			
Responsive Repairs	9,438,067	9,231,095	206,972
Revenue Contribution to Capital – WHQS Programme	17,809,772	6,650,846	11,158,926
Group/Planned Repairs (priorities 5 & 8)	-	-	-
Void Repairs (priority 6)	-	-	-
Depot Recharges	100,000	103,103	(3,103)
Revenue Projects	1,444,000	445,971	998,029
Planned Cyclical	1,747,336	1,423,866	323,470
Planned Programme	-	-	-
	<b>30,539,175</b>	<b>17,854,882</b>	<b>12,684,293</b>
<b>Transport Related</b>	<b>52,500</b>	<b>51,405</b>	<b>1,095</b>
<b>Supplies and Services</b>	<b>125,851</b>	<b>145,498</b>	<b>(19,647)</b>
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>31,978,154</b>	<b>19,031,754</b>	<b>12,946,400</b>

<b><u>HOUSING REVENUE ACCOUNT</u></b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>INCOME</u></b>			
<b><u>Rents – Dwelling</u></b>			
Gross Rent – Dwellings	(45,953,276)	(46,133,995)	180,719
Gross Rent – Sheltered	(4,158,368)	(3,965,328)	(193,040)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	800,000	851,100	(51,100)
Additional Income O/Side Rent Debit (WHQS)	-	-	-
Voids – Hostel	-	-	-
<b>Net Rent</b>	<b>(49,311,644)</b>	<b>(49,248,223)</b>	<b>(63,421)</b>
<b><u>Rents – Other</u></b>			
Garages	(346,497)	(346,070)	(427)
Garage Voids	121,215	119,787	1,428
Shop Rental	(59,872)	(59,872)	-
	<b>(285,154)</b>	<b>(286,155)</b>	<b>1,001</b>
<b><u>Service Charges</u></b>			
Sheltered – Service Charges	(1,394,522)	(1,256,314)	(138,208)
Sheltered – Heating & Lighting	(113,786)	(103,833)	(9,953)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	64,372	111,252	(46,880)
Non Scheduled Water Rates	(38,448)	(20,923)	(17,525)
Welsh Water Commission	(579,379)	(579,379)	-
Leaseholder – Service Charges	(10,000)	(14,060)	4,060
	<b>(2,071,763)</b>	<b>(1,863,257)</b>	<b>(208,506)</b>
<b><u>Government Subsidies</u></b>			
Housing Subsidy	-	-	-
	-	-	-
<b><u>Interest Receivable</u></b>			
Mortgage Interest	(150)	(150)	-
Investment Income	(10,000)	(10,000)	-
	<b>(10,150)</b>	<b>(10,150)</b>	<b>-</b>
<b><u>Miscellaneous</u></b>			
Miscellaneous	-	-	-
Private Alarms	-	-	-
Ground Rent	(5,000)	(5,000)	-
	<b>(5,000)</b>	<b>(5,000)</b>	<b>-</b>
<b>INCOME TO HRA SUMMARY</b>	<b>(51,683,711)</b>	<b>(51,412,785)</b>	<b>(270,926)</b>