

## Appendix 1

Housing	Estimate 2021/22	Projected Outturn 2021/22	Variance 2021/22
<b><u>HOUSING REVENUE ACCOUNT</u></b>	£	£	£
<b><u>SUMMARY</u></b>			
GENERAL MANAGEMENT	1,874,613	1,816,661	57,952
CAPITAL FINANCING	8,083,135	7,912,569	170,566
CENTRAL RECHARGES	2,745,024	2,745,024	-
STRATEGY AND PERFORMANCE	1,919,958	1,782,701	137,257
PUBLIC SECTOR HOUSING	6,086,179	5,708,323	377,856
SUPPORTED HOUSING	-	-	-
BUILDING MAINTENANCE SERVICES	31,018,422	29,992,552	1,025,870
GROSS EXPENDITURE	51,727,331	49,957,830	1,769,501
INCOME	(51,727,331)	(51,838,246)	110,915
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES	-	(1,880,416)	(1,880,416)
<b><u>HOUSING REVENUE ACCOUNT</u></b>	£	£	£
<b><u>GENERAL MANAGEMENT</u></b>	1,874,613	1,816,661	57,952
<b><u>CAPITAL FINANCING COSTS</u></b>			
Interest Charge	5,660,208	5,492,672	167,536
Principal	2,372,927	2,369,897	3,030
Debt Management	50,000	50,000	-
Rescheduling Discount	-	-	-
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>8,083,135</b>	<b>7,912,569</b>	<b>170,566</b>
<b><u>CENTRAL RECHARGES</u></b>			
Central Recharges	2,248,134	2,248,134	-
Grounds Maintenance recharge to HRA	496,890	496,890	-
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>2,745,024</b>	<b>2,745,024</b>	<b>-</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	1,919,958	1,782,701	137,257
Transforming Lives and Communities	-	-	-
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>1,919,958</b>	<b>1,782,701</b>	<b>137,257</b>
<b><u>HOUSING REVENUE ACCOUNT</u></b>	<b>£</b>	<b>£</b>	<b>£</b>
<b><u>PUBLIC SECTOR HOUSING</u></b>			
Landlord General	349,520	316,533	32,986
Sheltered Accommodation	1,516,702	1,361,447	155,255
Holly Road Community Support	4,782	4,791	(9)
Eastern Valley Area Housing Office	821,998	855,674	(33,676)
Upper Rhymney Area Housing Office	895,888	837,352	58,536
Lower Rhymney Valley Area Housing Office	31,002	33,361	(2,359)
Lansbury Park Neighbourhood Housing Office	322,495	303,378	19,117
Graig Y Rhacca Neighbourhood Housing Office	303,759	287,040	16,719
Housing Allocations Contribution	128,845	112,889	15,956
Tenants & Communities Involvement	371,885	352,429	19,456
Leaseholders Management	46,635	31,710	14,925
Tenancy Enforcement	338,675	326,693	11,982
Rents	991,213	922,245	68,968
Community Wardens	(37,219)	(37,219)	-
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>6,086,179</b>	<b>5,708,323</b>	<b>377,856</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>655,194</b>	<b>615,424</b>	<b>39,770</b>
<b>Repairs &amp; Maintenance on Housing Stock</b>			
Responsive Repairs	10,873,564	10,542,864	330,700
Revenue Contribution to Capital – WHQS Programme	15,589,241	15,589,241	-
Group/Planned Repairs (priorities 5 & 8)	-	-	-
Void Repairs (priority 6)	-	-	-
Depot Recharges	100,000	100,000	-
Revenue Projects	1,894,000	1,402,454	491,546
Planned Cyclical	1,762,600	1,607,476	155,124
Planned Programme	-	-	-
	<b>30,219,405</b>	<b>29,242,035</b>	<b>977,370</b>
<b>Transport Related</b>	<b>15,980</b>	<b>15,010</b>	<b>970</b>
<b>Supplies and Services</b>	<b>127,843</b>	<b>120,083</b>	<b>7,760</b>
<b>EXPENDITURE TO HRA SUMMARY</b>	<b>31,018,422</b>	<b>29,992,552</b>	<b>1,025,870</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	(46,165,179)	(46,766,886)	601,707
Gross Rent – Sheltered	(4,675,807)	(4,071,621)	(604,186)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	1,271,025	1,109,121	161,904
Additional Income O/Side Rent Debit (WHQS)	-	(1,333)	1,333
Voids – Hostel	-	-	-
<b>Net Rent</b>	<b>(49,569,961)</b>	<b>(49,730,720)</b>	<b>160,759</b>
<b><u>Rents – Other</u></b>			
Garages	(351,694)	(351,191)	(503)
Garage Voids	117,099	116,002	1,097
Shop Rental	(54,488)	(54,488)	-
	<b>(289,083)</b>	<b>(289,677)</b>	<b>594</b>
<b><u>Service Charges</u></b>			
Sheltered – Service Charges	(1,271,043)	(1,217,429)	(53,614)
Sheltered – Heating & Lighting	(106,268)	(83,193)	(23,075)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	114,507	82,355	32,152
Non Scheduled Water Rates	(31,914)	(26,014)	(5,900)
Welsh Water Commission	(560,569)	(560,569)	-
Leaseholder – Service Charges	-	-	-
	<b>(1,855,287)</b>	<b>(1,804,850)</b>	<b>(50,437)</b>
<b><u>Government Subsidies</u></b>			
Housing Subsidy	-	-	-
	-	-	-
<b><u>Interest Receivable</u></b>			
Mortgage Interest	-	-	-
Investment Income	(10,000)	(10,000)	-
	<b>(10,000)</b>	<b>(10,000)</b>	-
<b><u>Miscellaneous</u></b>			
Miscellaneous	-	-	-
Private Alarms	-	-	-
Ground Rent	(3,000)	(3,000)	-
	<b>(3,000)</b>	<b>(3,000)</b>	-
<b>INCOME TO HRA SUMMARY</b>	<b>(51,727,331)</b>	<b>(51,838,246)</b>	<b>110,915</b>