

Appendix 1

Housing	Estimate 2021/22	Projected Outturn 2021/22	Variance 2021/22
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>SUMMARY</u>			
GENERAL MANAGEMENT	1,874,613	1,964,296	(89,683)
CAPITAL FINANCING	8,083,135	7,912,569	170,566
CENTRAL RECHARGES	2,745,024	2,745,024	-
STRATEGY AND PERFORMANCE	1,919,958	1,710,964	208,994
PUBLIC SECTOR HOUSING	6,086,179	5,455,885	630,294
SUPPORTED HOUSING	-	-	-
BUILDING MAINTENANCE SERVICES	31,018,422	30,881,208	137,214
GROSS EXPENDITURE	51,727,331	50,669,947	1,057,384
INCOME	(51,727,331)	(51,831,081)	103,750
(SURPLUS)/DEFICIT CONTRIBUTION (TO)/FROM WORKING BALANCES	-	(1,161,134)	(1,161,134)
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>GENERAL MANAGEMENT</u>	1,874,613	1,964,296	(89,683)
<u>CAPITAL FINANCING COSTS</u>			
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	-	-	-
EXPENDITURE TO HRA SUMMARY	8,083,135	7,912,569	170,566
<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 PERFORMANCE</u>			
Housing Strategy and Development	1,919,958	1,710,964	208,994
Transforming Lives and Communities	-	-	-
EXPENDITURE TO HRA SUMMARY	1,919,958	1,710,964	208,994
<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>PUBLIC SECTOR HOUSING</u>			
Landlord General	349,520	321,475	28,044
Sheltered Accommodation	1,516,702	1,297,025	219,677
Holly Road Community Support	4,782	4,866	(84)
Eastern Valley Area Housing Office	821,998	766,078	55,920
Upper Rhymney Area Housing Office	895,888	808,274	87,614
Lower Rhymney Valley Area Housing Office	31,002	38,311	(7,309)
Lansbury Park Neighbourhood Housing Office	322,495	298,033	24,462
Graig Y Rhacca Neighbourhood Housing Office	303,759	282,687	21,072
Housing Allocations Contribution	128,845	104,002	24,843
Tenants & Communities Involvement	371,885	331,072	40,813
Leaseholders Management	46,635	33,994	12,641
Tenancy Enforcement	338,675	316,796	21,879
Rents	991,213	890,372	100,840
Community Wardens	(37,219)	(37,100)	(119)
EXPENDITURE TO HRA SUMMARY	6,086,179	5,455,885	630,294

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>RESPONSE REPAIRS AND MAINTENANCE</u>			
Employee Expenses net of recharges	655,194	598,978	56,216
Repairs & Maintenance on Housing Stock			
Responsive Repairs	10,873,564	10,378,224	495,340
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	2,393,155	(499,155)
Planned Cyclical	1,762,600	1,690,127	72,473
Planned Programme	-	-	-
	30,219,405	30,150,747	68,658
Transport Related	15,980	14,609	1371
Supplies and Services	127,843	116,874	10,969
EXPENDITURE TO HRA SUMMARY	31,018,422	30,881,208	137,214

<u>HOUSING REVENUE ACCOUNT</u>	£	£	£
<u>INCOME</u>			
<u>Rents – Dwelling</u>			
Gross Rent – Dwellings	(46,165,179)	(46,774,108)	608,929
Gross Rent – Sheltered	(4,675,807)	(4,071,621)	(604,186)
Gross Rent – Hostel	-	-	-
Voids – General Needs Dwelling/Sheltered	1,271,025	1,118,511	152,514
Additional Income O/Side Rent Debit (WHQS)	-	(1,333)	1,333
Voids – Hostel	-	-	-
Net Rent	(49,569,961)	(49,728,551)	158,590
<u>Rents – Other</u>			
Garages	(351,694)	(351,191)	(503)
Garage Voids	117,099	114,907	2,192
Shop Rental	(54,488)	(54,488)	-
	(289,083)	(290,772)	1,689
<u>Service Charges</u>			
Sheltered – Service Charges	(1,271,043)	(1,216,800)	(54,243)
Sheltered – Heating & Lighting	(106,268)	(77,453)	(28,815)
Sheltered & Dispersed – Alarms	-	-	-
Catering Recharge – Sheltered Accommodation	-	-	-
Voids Schedule Water	114,507	82,388	32,119
Non Scheduled Water Rates	(31,914)	(26,324)	(5,590)
Welsh Water Commission	(560,569)	(560,569)	-
Leaseholder – Service Charges	-	-	-
	(1,855,287)	(1,798,758)	(56,529)
<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)	(51,831,081)	103,750