

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 |