

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