



**HOUSING REVENUE ACCOUNT  
FINANCIAL YEAR 2011/2012**

For Period Ending 31st January 2012

	2011/2012 £,000's Current Budget	2011/2012 £,000's Actuals	2011/2012 £,000's Forecast Outturn	Variance	RAG Status
<b>INCOME</b>					
Rents - Dwellings Only	-44,753	-32,617	-44,728	25	
Rents - Non Dwellings Only	-1,134	-853	-1,100	34	
Service Charges	-1,450	-628	-1,453	-4	
Other Income	-25	44	-25	0	
<b>Total Income</b>	<b>-47,361</b>	<b>-34,053</b>	<b>-47,306</b>	<b>55</b>	<b>A</b>
<b>EXPENDITURE</b>					
Repairs and Maintenance	10,432	9,100	10,668	236	
General Management	4,989	4,209	5,133	144	
Special Services	2,869	1,933	2,792	-77	
Rents, Rates, Taxes & Other Charges	87	-5	87	0	
Increase in Bad Debt Provision	450	333	400	-50	
Rent Rebate Subsidy Deductions	811	676	811	0	
Housing Revenue Account Subsidy	12,737	10,039	12,047	-690	
<b>Total Expenditure</b>	<b>32,374</b>	<b>26,285</b>	<b>31,938</b>	<b>-436</b>	<b>B</b>
<b>Net Cost of Services</b>	<b>-14,987</b>	<b>-7,768</b>	<b>-15,368</b>	<b>-381</b>	<b>B</b>
Net Recharges to the General Fund	4,856	3,927	4,712	-144	
Interest & Financing Costs	262	143	172	-90	
Depreciation/MRA	8,161	6,801	8,161	0	
Contribution to Earmarked Reserves	1,708	1,923	2,308	600	
<b>Net Transfer From / (To) Working Balance</b>	<b>0</b>	<b>5,026</b>	<b>-15</b>	<b>-15</b>	<b>B</b>
Working Balance b/f	-4,893	-4,893	-4,893	0	
<b>Working Balance Outturn</b>	<b>-4,893</b>	<b>133</b>	<b>-4,908</b>	<b>-15</b>	<b>B</b>

**Notes on Forecast Variances**

Rents Income

Reflects slightly higher level of void loss than had been budgeted.

Repairs and Maintenance

Largely reflects increased employee costs that relate to posts to support the Capital programme and are offset by reduced recharges below. Also, less corporate work carried out, resulting in lower income from the General Fund.

General Management

Various - including additional costs in relation to IT system upgrades, trainee schemes and employee costs.

Special Services

Lower costs incurred on utilities and maintenance of communal areas. Also reflects lower staff costs than budgeted.

Increase in Bad Debt Provision

Lower arrears levels than anticipated. Hence, a reduced requirement to provide for bad debts.

HRA Subsidy

Adjustments to Capital Allowances have reduced the payment required to Central Government. The amount payable is determined by a formula set out by the the Dept for Communities and Local Government.

Net Recharges to the General Fund

Some employee costs have been attributed to Capital Schemes. This is reflected in the lower level of net recharges. In addition, projected savings within the Central Support Services will result in lower costs attributable to the HRA.

Interest & Financing Costs

HRA cash balances being higher than budgeted and investment rates achieved out performing the budgeted rate.