



NORTHAMPTON
BOROUGH COUNCIL

HOUSING REVENUE ACCOUNT
FINANCIAL YEAR 2011/2012

For Period Ending 29th February 2012

	2011/2012 £,000's Current Budget	2011/2012 £,000's Actuals	2011/2012 £,000's Forecast Outturn	Variance	RAG Status
INCOME					
Rents - Dwellings Only	-44,753	-32,626	-44,771	-18	
Rents - Non Dwellings Only	-1,134	-904	-1,112	22	
Service Charges	-1,450	-629	-1,453	-4	
Other Income	-25	21	-25	0	
Total Income	-47,361	-34,138	-47,361	1	G
EXPENDITURE					
Repairs and Maintenance	10,251	9,113	10,487	237	
General Management	5,195	4,430	5,364	169	
Special Services	2,843	2,197	2,664	-180	
Rents, Rates, Taxes & Other Charges	87	-6	87	0	
Increase in Bad Debt Provision	450	367	400	-50	
Rent Rebate Subsidy Deductions	811	743	811	0	
Housing Revenue Account Subsidy	12,737	11,043	12,047	-690	
Total Expenditure	32,374	27,886	31,860	-514	B
Net Cost of Services	-14,987	-6,251	-15,500	-513	B
Net Recharges	4,856	4,250	4,636	-220	
Interest & Financing Costs	262	153	167	-95	
Depreciation/MRA	8,161	7,481	8,161	0	
Contribution to Earmarked Reserves	1,708	2,227	2,429	721	
Net Transfer From / (To) Working Balance	0	7,859	-107	-107	B
Working Balance b/f	-4,893	-4,893	-4,893	0	
Working Balance Outturn	-4,893	2,966	-5,000	-107	B

Notes on Forecast Variances

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

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.