

HOUSING PORTFOLIO	LATEST APPROVED BUDGET £000	PROJECTED OUTTURN £000	VARIANCE £000	REASON
INCOME				
Dwelling rents	14,416	15,210	-794	Projection for Dwelling rents increased by £794k to reflect current actuals
Non-dwelling rents	342	285	57	Projections decreased for Garages to reflect actuals to date
Charges for services and facilities	1,020	966	54	Projection for water/sewerage charges to Leaseholders reduced
Contributions from general fund	52	52	0	
Total Income	15,830	16,513	-683	
EXPENDITURE				
Repairs and maintenance	4,071	4,005	-66	Projections amended: Reduced spending on window servicing (£100k), fire alarms (£45k), scaffolding (£16.5k), TV aerials (£10k), offset by additional Disrepair (compensation) payments £42k, increased Pump Station to reflect ytd actuals £32k, clearances £18k and electrical maintenance contract costs higher than budgeted £14k
Supervision and management	5,650	5,900	250	Projections amended: Increase in Utility bills for Independent Living properties £102k, additional costs for Independent Living & Stock Condition Surveys £70k, additional Northgate modules £45k, costs of project team working on Northgate System £18.5k, increase in Council Tax £13.5k, unbudgeted waste water charge for Glenlee Gardens £5.5k, increase in Lifeline Emergency repair service £4.5k & reduction in Court costs and Mediation (£9k)
Rents, rates and taxes	22	22	0	
Depreciation charges of fixed assets	2,643	2,643	0	
Debt management expenses	21	21	0	
Bad debts provision	200	200	0	
Total Expenditure	12,607	12,791	184	
Net	-3,223	-3,722	-499	
HRA Share of Corporate and Democratic Costs	175	175	0	
Net Cost of HRA Services	-3,048	-3,547	-499	
Interest payable	1,573	1,521	-52	
Interest and investment income	-50	-5	45	Due to reduction in interest rates
Premiums and discounts	0	0	0	
(SURPLUS)/DEFICIT	-1,525	-2,031	-506	
MOVEMENTS IN HRA BALANCE FOR 2021/22				
Repayment of debt	0	0	0	
Revenue contribution to capital	5,938	3,209	-2,729	
Surplus/deficit for the year	-1,525	-2,031	-506	
Increase/Decrease in Net Movement in HRA Balance	4,413	1,178	-3,235	
HRA Reserve balance brought forward	-12,037	-12,037	0	
HRA Reserve balance carried forward	-7,624	-10,859	-3,235	