



## **5 Housing Revenue Account**

- 5.1 At this stage there are underspends projected on the direct costs for delivering housing management services, as shown across the Supervision and Management, Tenant Participation and Sheltered Housing functions. These are mainly attributable to reduced staff costs arising from vacant posts and on costs such as staff travel. In the case of the tenant participation budget there has also been a reduction in spend on travel, accommodation and venue costs for tenant group meetings.
- 5.2 An underspend is projected on repairs and maintenance expenditure, which includes repairing empty homes. This largely reflects the reduced volume of repairs that were being undertaken during lockdown, and the relates mainly to savings on budgeted contractor costs. It is likely that expenditure on repairs will increase in future quarters.
- 5.3 Rent loss on vacant mainstream houses is showing an estimated underspend, with an overspend projected on rent loss on other properties. The latter figure relates to rent loss for HRA houses used as temporary accommodation and to garages. Although the position has improved since Quarter 1, we are continuing to experience some delays in undertaking reletting repairs as well as furnishing and servicing of temporary accommodation as a result of Covid-19 restrictions. Rent loss on empty garages is also slightly higher than budgeted.
- 5.4 On the income side, both mainstream and other rent income are below budget at this stage of the year. This is due to rent income from new build property being below estimated levels in the year to date as a result of slippage in the new build programme against original estimates, and an increase in the number of mainstream properties being used for temporary accommodation.
- 5.5 As a result of the budget variations described above Capital from Current Revenue is currently estimated to be higher than budgeted at year end.

## **6 Non-Housing Revenue Account**

- 6.1 Year to date expenditure on the Non-Housing Revenue Account is broadly in line with the budget. We are reporting a small underspend on homelessness costs year to date.

Designation: Executive Chief Officer Property and Housing

Date: 27 November 2020

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## HOUSING AND PROPERTY

### Revenue Expenditure Monitoring Statement

**1 April 2020 to 30 September 2020**

#### Financial Detail

#### BY ACTIVITY

##### Housing Revenue Account

Supervision and Management  
 Tenant Participation  
 Sheltered Housing  
 Homelessness  
 Repairs and Maintenance  
 House Rent Voids  
 Other Rent Voids  
 Central Support  
 Loan Charges  
 Capital Funded from Current Revenue

##### Gross Expenditure

House Rents  
 Other Rents  
 Other Income  
 Interest on Revenue Balances

##### Gross Income

##### HRA TOTAL

£000 Actual YTD	£000 Annual Budget	£000 Year End Estimate	£000 Year End Variance
8490	8,059	7,941	(118)
83	291	221	(70)
225	722	603	(119)
658	1,085	1,028	(57)
6213	19,647	19,497	(150)
360	783	716	(67)
196	240	333	93
	3,772	3,772	0
	20,997	21,014	17
	826	906	80
<b>16,225</b>	<b>56,422</b>	<b>56,031</b>	<b>(391)</b>
(26,262)	(52,998)	(52,730)	268
(1,540)	(2,987)	(2,964)	23
140	(375)	(275)	100
	(62)	(62)	0
<b>(27,662)</b>	<b>(56,422)</b>	<b>(56,031)</b>	<b>391</b>
<b>(11,437)</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### BY SUBJECTIVE

Staff Costs  
 Other Costs  
 Gross Expenditure  
 Grants  
 Other Income  
 Total Income

5,117	12,431	10,929	(1,502)
11,108	43,991	45,102	1,111
<b>16,225</b>	<b>56,422</b>	<b>56,031</b>	<b>(391)</b>
289	(187)	(77)	110
(27,951)	(56,235)	(55,954)	281
<b>(27,662)</b>	<b>(56,422)</b>	<b>(56,031)</b>	<b>391</b>
<b>(11,437)</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Non-Housing Revenue Account

Homelessness  
 Supporting People  
 Gypsy Traveller Sites

##### NON-HRA TOTAL

56	2,241	2,241	0
654	1,544	1,544	0
(32)	(35)	(38)	(3)
<b>678</b>	<b>3,750</b>	<b>3,747</b>	<b>(3)</b>

#### BY SUBJECTIVE

Staff Costs  
 Other Costs  
 Gross Expenditure  
 Grants  
 Other Income  
 Total Income

601	1,357	1,196	(161)
2,255	5,725	5,886	161
<b>2,856</b>	<b>7,082</b>	<b>7,082</b>	<b>0</b>
(506)	(126)	(135)	(9)
(1,672)	(3,206)	(3,200)	6
<b>(2,178)</b>	<b>(3,332)</b>	<b>(3,335)</b>	<b>(3)</b>
<b>678</b>	<b>3,750</b>	<b>3,747</b>	<b>(3)</b>