

Housing Revenue Account - Analysis by service
Appendix 1

Code	Best Value Unit	Base Budget 2021/2022 £	Movement £	Draft Budget 2022/2023 £
	Income			
SHO01	Dwelling Rents Income	(12,450,680)	(222,980)	(12,673,660)
SHO04	Non Dwelling Rents Income	(559,830)	71,470	(488,360)
SHO07	Leaseholders' Charges For Services	(23,810)	(5,190)	(29,000)
SHO08	Contributions Towards Expenditure	(29,220)	(51,700)	(80,920)
SHO10	H.R.A. Investment Income	(10,000)	(15,000)	(25,000)
SHO11	Misc. Income	(7,350)	350	(7,000)
	Services			
SHO13A	Repairs & Maintenance	3,600,220	414,953	4,015,173
SHO17A	Housing & Tenancy Services	1,626,530	104,177	1,730,707
	Accounting entries 'below the line'			
SHO29	Bad Debt Provision	150,000	0	150,000
SHO30	Share Of Corp And Dem	168,040	5,860	173,900
SHO32	H.R.A. Interest Payable	1,026,430	50,890	1,077,320
SHO34	H.R.A. Transfer To/From Earmarked Reserves	1,899,100	(776,820)	1,122,280
SHO37	Capital Receipts Res Adjustment	(19,500)	(1,300)	(20,800)
SHO38	Major Repairs Allowance	2,260,000	205,000	2,465,000
SHO45	Renewable Energy Transactions	(105,000)	0	(105,000)
	TOTAL	(2,475,070)	(220,290)	(2,695,360)

Subjective analysis

Code	Best Value Unit	Base Budget 2021/2022	Movement	Draft Budget 2022/2023
1000	Employees	2,976,890	346,850	3,323,740
2000	Premises	235,500	221,840	457,340
3000	Transport	238,860	1,180	240,040
4000	Cost Of Goods And Services	7,292,170	(552,310)	6,739,860
7000	Income	(13,218,490)	(237,850)	(13,456,340)
	TOTAL	(2,475,070)	(220,290)	(2,695,360)

Code	Best Value Unit	Base Budget 2021/2022	Movement	Draft Budget 2022/2023
5000	Internal Recharges	1,501,410	213,150	1,714,560
6000	Capital Charges	973,660	7,140	980,800
	TOTAL	2,475,070	220,290	2,695,360

	GRAND TOTAL	0	(0)	(0)
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Assumptions/significant variances

- SHO01 Income assumption for Rents retained at 4.1%. The budgetary increase is reduced from this due to assumed Void and RTB levels
- SHO04 Garage rents and ground rent charges assumed to remain unchanged for 2022/23, again there will be a real reduction due to the forecast units available
- SHO08 Forecast increase in Building Services works
- SHO10 Slight increase to the forecast investment income in line with the General Fund
- SHO13A £190k provision made for Decarbonisation works
£213k in salary changes this assumes 2% for 2022/23 and a slight increase in the establishment
- SHO17A £127k salary inflation assumes 2% for 2022/23, inclusive of establishment changes
- SHO32 Inclusive of Interest for Self-financing loan and interest on assumed borrowing for 2022/23 capital programme schedule of works
- SHO34 Contributions to reserves: £50k towards vehicle cost sinking fund, £803k to the Loan deficit reserve, £105k to the Renewables reserve, £149k to the Affordable Rent surplus reserve
- SHO38 Change is in line with the planned Works Programme for 2022/23 included Fire Risk Assessments (post Grenfell)