

**HOUSING REVENUE ACCOUNT FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO  
31 DECEMBER 2023**

Appendix F Note	Housing Revenue Account (HRA)	2023/24	2023/24	%
		Annual Budget	Full Year Forecast Variance	
		£	£	
	<b>Income</b>			
A	SHO01 Dwelling Rents Income	(13,556,440)	(47,000)	0.3%
B	SHO04 Non Dwelling Rents Income	(487,570)	(17,000)	3.5%
C	SHO07 Leaseholders' Service Charges	(29,000)	3,000	-10.3%
D	SHO08 Contributions Towards Expenditure	(190,500)	15,000	-7.9%
E	SHO10 H.R.A. Investment Income	(400,000)	(199,000)	49.8%
	SHO11 Miscellaneous Income	(6,000)	0	0.0%
	<b>Services</b>			
F	SHO13A Repairs & Maintenance	4,190,330	296,000	7.1%
G	SHO17A Housing & Tenancy Services	2,089,960	(271,000)	-13.0%
	<b>Accounting entries 'below the line'</b>			
	SHO29 Bad Debt Provision Movement	300,000	0	0.0%
	SHO30 Share Of Corporate And Democratic	161,170	0	0.0%
H	SHO32 H.R.A. Interest Payable	1,232,280	(300,000)	-24.3%
I	SHO34 H.R.A. Transfers between Earmarked Reserves	1,447,630	45,000	3.1%
J	SHO37 Capital Receipts Reserve Adjustment	(20,800)	10,000	-48.1%
	SHO38 Major Repairs Allowance	2,535,000	0	0.0%
K	SHO45 Renewable Energy Transactions	(160,000)	(55,000)	34.4%
		<b>(2,893,940)</b>	<b>(520,000)</b>	<b>18.0%</b>

Note	Description of Major Movements	2023/24 Full Year Forecast Variance £
A	<b>Dwelling Rent Income:</b> Forecast surplus of 0.2% or £32K, due to projected Right To Buy sales being lower than budgeted and Void levels being marginally lower than expected. Additionally the estimate for dwelling rent debt write-off is better than budgeted with £15k saving expected.	(47,000)
B	<b>Garage and Garage Ground Rents:</b> Based on projections there could be a £17k surplus at year-end. This is due to a greater number of units being made available for rent.	(17,000)
C	Leaseholders' Service Charges - minor variance of £3k	3,000
D	<b>Contributions towards Expenditure:</b> this is ancillary works conducted by Building Services which is generally reactive in nature. The year-end forecast at Q2 is a shortfall of £15k on the annual budget.	15,000
E	<b>Investment Income:</b> As per the forecast surplus reported on the General Fund.	(199,000)
F	<b>Repairs and Maintenance:</b> The last financial year proved a struggle for the service to fill vacancies, this has continued to 2023. The resulting estimated salary underspend will be circa £238k. External Contractors as a consequence is forecast to overspend by £342k (this includes Voids, Adaptations and Responsive Maintenance) and DLO works forecast to be under budget circa £250k. Materials spend is likely to be below budget by 8%, £45k. Another impact of staff shortages is the Planned Maintenance budget not being fully spent, £37k. Smaller costs outside the budget: Procurement Consortium £13k, Homes England audit costs £6k and other ad-hoc variances totalling £5k.	296,000
G	<b>Housing &amp; Tenancy:</b> Vacant posts and delays in filling roles has generated a forecast underspend of £157k, similar to Q2. Additionally there will be an underspend on various areas, such as Council Tax £30k and a range of other areas within Estates Management, £48k. There is an anticipated £15k underspend on utilities for the year. Other minor underspends aggregating to £20k in Tenancy.	(271,000)
H	<b>Interest Payable:</b> This is likely to be below budget due to slippage on the 2023/24 Capital Programme. This number is likely to move before year-end.	(300,000)
I	<b>Transfers between earmarked reserves:</b> See J (below).	45,000
J	<b>Capital Receipts Reserve Adjustment:</b> Estimated shortfall on administration income from right-to-buy sales.	10,000
K	<b>Renewable Energy Transactions:</b> Any surplus is a contribution to the reserve for future capital works.	(55,000)
	<b>FORECAST (SURPLUS)/DEFICIT AS AT 31/03/2024</b>	<b>(520,000)</b>

Note that some of the budgets will not be utilised until year-end therefore will not be able to provide any commentary at this point