

HOUSING REVENUE ACCOUNT FINANCIAL MONITORING FOR THE PERIOD 01 APRIL TO 31 DECEMBER 2024

Housing Revenue Account (HRA)	Appendix F Note Ref	Annual Budget £	P9 Actual £	Full Year Forecast £	Full Year Variance (0 = On budget) £	Full Year Variance (0 = On budget) %
Income						
SHO01 Dwelling Rents Income	HRA1a	(14,640,680)	(10,825,044)	(14,352,680)	288,000	-2%
SHO04 Non Dwelling Rents Income	HRA1b	(534,350)	(407,833)	(534,350)	0	0%
SHO07 Leaseholders' Service Charges	HRA1c	(29,000)	(34,835)	(34,800)	(5,800)	20%
SHO08 Contributions Towards Expenditure	HRA1d	(216,500)	(113,886)	(216,500)	0	0%
SHO10 H.R.A. Investment Income	HRA1e	(573,830)	0	(426,030)	147,800	-26%
SHO11 Miscellaneous Income	HRA1f	(6,000)	(4,534)	(6,000)	0	0%
Services						
SHO13A Repairs & Maintenance	HRA2a	5,358,800	3,815,863	4,955,900	(402,900)	-8%
SHO17A Housing & Tenancy Services	HRA2b	2,152,250	1,486,063	2,169,050	16,800	1%
Accounting entries 'below the line'						
SHO29 Bad Debt Provision Movement	HRA3a	300,000	0	300,000	0	0%
SHO30 Share Of Corporate And Democratic	HRA3b	166,870	104,962	177,570	10,700	6%
SHO32 H.R.A. Interest Payable	HRA3c	1,222,310	417,518	993,910	(228,400)	-19%
SHO34 H.R.A. Transfers between earmarked reserves	HRA3d	1,294,950	0	1,294,950	0	0%
SHO37 Capital Receipts Reserve Adjustment	HRA3e	(20,800)	0	(20,800)	0	0%
SHO38 Major Repairs Allowance	HRA3f	2,635,000	0	2,635,000	0	0%
SHO45 Renewable Energy Transactions	HRA3g	(152,500)	(154,788)	(152,500)	0	0%
		(3,043,480)	(5,716,512)	(3,217,280)	(173,800)	(0)

HRA Variances	Description of Major Movements or those above £20k	Gross Full Year Variance £
SHO01 Dwelling Rents Income	HRA1a Reduction in rental income arising from correction of rent charges for 2024/25	288,000
SHO07 Leaseholders' Service Charges	HRA1c Increased income from leaseholder service	(5,800)
SHO10 H.R.A. Investment Income	HRA1e Forecast investment income lower than budget due to reduced cash balances	147,800
SHO13A Repairs & Maintenance	HRA2a Salary underspends expected due to vacant	(402,900)
SHO17A Housing & Tenancy Services	HRA2b Increase in utility charges on greater number of void properties	164,200
SHO17A Housing & Tenancy Services	HRA2b Salary underspends expected due to vacant post	(127,000)
SHO17A Housing & Tenancy Services	HRA2b Overspend due to new charge for Mandatory Regulator of Social Housing fees	14,700
SHO17A Housing & Tenancy Services	HRA2b Reduction in Home loss payments anticipated during 2024-25	(35,100)
SHO30 Share Of Corporate And Democratic	HRA3b Increase in Past Service Pension costs	10,700
SHO32 H.R.A. Interest Payable	HRA3c Reduction of interest payable on PWLB	(228,400)
	Forecast (Surplus)/Deficit as at 31/03/2025	(173,800)