

HRA Management Accounts 2022-23
Results as at 30th June
HRA

	Previous Year	Original Budget	Latest	Year to Date		Annual Total	Variances		Comment
	Actuals		Approved Budget	Actual	Budget	Forecast	Year to date	Full Year	
	£k	£k	£k	£k	£k	£k	Actual	Forecast	
							£k	£k	
Income									
Investment Income	-65	-43	-43			-243		-200	Forecast annual return driven by the recent sustained rises in Bank of England base rate seen over the previous months in an effort to combat inflationary increases. Base Rate has accordingly risen from 0.25% when budgets were initially set, to their current level of 1.25%.
Garage Rents	-91	-109	-109	-16	-27	-91	11	18	A shortfall in Garage income as sites have been identified and cleared for HDP schemes, the budget has not been reduced to reflect that position. Ongoing shortfall in rents against budget. This follows the ongoing impact of Covid-19 on households, cost of living increases on families impacting on collection rates and higher than anticipated void levels due to resource availability and condition issues when returned in to management leading to longer periods empty. Contractors have been procured to address some of the refurbishment issues that can't be delivered by our Trades Team.
Housing Rents	-12,111	-12,649	-12,649	-2,343	-2,372	-12,547	29	102	Income returns for alternative heating system installs (£30k) offsetting increased gas servicing charges in premises.
Customer & Client Receipts	-192	-153	-153	-31	-32	-187	1	-34	Internal rechargeable works on corporate buildings have not been taking place due to Covid-19 restrictions and prioritisation of resources available, therefore no charges raised to date in this financial year.
Recharges		-18	-18		-5	-14	5	5	
Total Service Income	-12,460	-12,972	-12,972	-2,390	-2,435	-13,082	45	-110	
Expenditure									
Employees	70	75	75	12	19	72	-7	-3	Small saving on Housing Enforcement officer post and tenant training fees.
Premises	746	792	787	162	207	855	-46	68	Although this is a small net cost, it is made up of a number of items. There is an estimated shortfall in budget for Gas Servicing £30k, this is offset by savings on estimated solid fuel servicing (£18k) as systems are being replaced with gas heating and alternative systems which contributes to this saving. Although is early in the year, it is anticipated there will be increased energy costs due to the ongoing energy crisis. Forecasts are currently assumed at 50% above budget giving a £67k shortfall, this will be closely monitored as the year progresses and more information becomes available.
Supplies And Services	1,268	1,304	1,308	259	268	1,278	-9	-30	Based on payments to date and estimated future charges, the new housing system has the potential generated savings of (£27k) on annual maintenance costs.
Support Services	2,788	2,816	2,836			3,031		195	Delays in implementation of the housing system phase 2 until September 22 mean that savings are unlikely to be realised in 2022/23.
Transport	54	148	148	51	34	135	18	-13	Estimated saving on the cost of renting vans over the year (£18k), fuel charges for the vehicle fleet traditionally underspend, due to vacancies in the team, with the cost of fuel it is anticipated that this will exceed this saving and budget by £5k and will be closely monitored.
Debt Management Expenses	6	6	6			6			No borrowing anticipated to support the HDP Capital Programme in 22/23, therefore savings anticipated, the focus is on acquisition of property.
External Interest Payable	1,847	1,901	1,901	-14		1,842	-14	-60	The contingency hasn't been required during quarter 1.
Contingencies		77	77			57		-19	Rent provision has been calculated as a proportion of rents to meet arrears, it is anticipated that there will be an impact on this as the cost of living crisis continues to impact on households.
Provision for Bad Debts	82	278	278			278			
Total Service Expenditure	6,861	7,398	7,417	469	528	7,554	-59	138	
Accounting & non service budgets									
Total Accounting & Non Service Budgets	5,599	5,574	5,555			5,555			
Net Total				-1,921	-1,907	28	-14	28	