

HOUSING REVENUE ACCOUNT OUTTURN 2002/03

<i>Service Summary</i>					
2002/03 Original Budget	Description	2002/03 Working Budget	2002/03 Actual	Variance	Variance
£		£	£	£	%
2,021,160	Housing Management - General	2,064,830	1,919,310	(145,520)	(7)
	Housing Management - Special				
1,065,190	- Sheltered services	875,920	786,934	(88,986)	(10)
92,950	- Communal services	85,140	88,756	3,616	4
(15,600)	- Homelessness	(25,550)	(17,210)	8,340	(33)
171,040	- Estate maintenance	171,040	189,362	18,322	11
132,810	- Sewage	106,590	80,981	(25,609)	(24)
64,790	- Emergency Central Control	193,550	184,874	(8,676)	(4)
210,000	- Disabled Adaptations	300,000	329,235	29,235	10
380	- Itchenstoke Borehole	380	420	40	11
<u>1,721,560</u>	Total Housing management Special	<u>1,707,070</u>	<u>1,643,352</u>	<u>(63,718)</u>	<u>(4)</u>
2,885,000	Repairs works	2,820,000	2,756,993	(63,007)	(2)
942,770	Repairs administration	1,024,290	1,032,593	8,303	1
7,166,200	Housing benefits	7,151,180	7,075,836	(75,344)	(1)
4,137,030	Capital financing costs	4,105,670	4,099,587	(6,083)	(0)
(14,929,640)	Dwelling Rents	(15,055,130)	(15,018,995)	36,135	0
(406,400)	Garage Rents	(440,260)	(401,623)	38,637	9
(215,000)	Other Rents	(205,000)	(288,701)	(83,701)	(41)
(745,000)	Sheltered Charges	(724,040)	(713,907)	10,134	1
	Other Income	(50,000)	(65,303)	(15,303)	(31)
<u>(16,296,040)</u>	Total Rents and Other Income	<u>(16,474,430)</u>	<u>(16,488,529)</u>	<u>(14,099)</u>	<u>(0)</u>
(2,371,220)	Housing subsidy	(2,291,630)	(2,243,025)	48,605	2
<u>206,460</u>	Net HRA (Surplus)/Deficit	<u>106,980</u>	<u>(203,883)</u>	<u>(310,863)</u>	<u>(291)</u>

WORKING BALANCE

(1,456,460)	Opening Balance	(2,099,138)	(2,099,138)	0
<u>206,460</u>	(Surplus)/Deficit for year	<u>106,980</u>	<u>(203,883)</u>	<u>(310,863)</u>
<u>(1,250,000)</u>	Closing Balance	<u>(1,992,158)</u>	<u>(2,303,021)</u>	<u>(310,863)</u>

Main Variances

Sheltered services - vacancy management
Sewage - lower spend on reactive maintenance
Disabled adaptations - increased demand
Other rents - additional income from commercial property lettings

