

Winchester City Council	HRA Service Summary 2020/21				Appendix 1
Housing Revenue Account	19/20	19/20	19/20	19/20	20/21
	Original Budget per CAB3111(HSG)	Brought Forward from 18/19 per CAB3161	Revised Budget per CAB3161	Forecast Budget	Original Budget
Service Summary	£	£	£	£	£
Housing Management General					
Estate Management	(1,363,347)	94,687	(1,268,660)	(1,268,660)	(1,381,884)
HRA General	(2,127,947)	(26,094)	(2,154,041)	(2,331,237)	(2,127,090)
Removal Incentive Scheme	(60,000)	0	(60,000)	(60,000)	(60,000)
Rent Accounting	(263,638)	82,091	(181,547)	(181,547)	(155,539)
Tenants Information	(112,926)	3,806	(109,120)	(109,120)	(94,320)
Vacant Dwellings	(24,550)	0	(24,550)	(24,550)	(24,550)
New Build Programme Support	(894,900)	(159,388)	(1,054,288)	(622,758)	(1,048,121)
	(4,847,308)	(4,898)	(4,852,206)	(4,597,872)	(4,891,504)
Housing Management Special					
Communal Services	82,856	501	83,357	83,417	85,461
Disabled Adaptations	(117,338)	(1,732)	(119,070)	(126,070)	(127,336)
Estate Maintenance	(481,717)	(32,848)	(514,565)	(514,565)	(564,525)
Homelessness	52,350	6,299	58,649	23,074	18,583
Sewage Works	(185,179)	(145,797)	(330,976)	(381,756)	(391,459)
Sheltered Housing	(747,878)	14,567	(733,311)	(740,199)	(818,440)
	(1,396,906)	(159,010)	(1,555,916)	(1,656,099)	(1,797,716)
Repairs					
Responsive Maintenance	(2,264,897)	9,669	(2,255,228)	(2,134,162)	(2,234,162)
Voids	(981,910)	0	(981,910)	(1,149,910)	(1,184,496)
Cyclic	(775,192)	0	(775,192)	(800,192)	(900,000)
Sub - total Repairs Works	(4,021,999)	9,669	(4,012,330)	(4,084,264)	(4,318,658)
Repairs Administration	(1,233,443)	119,702	(1,113,741)	(1,148,967)	(1,155,995)
	(5,255,442)	129,371	(5,126,071)	(5,233,231)	(5,474,653)
Debt Management Expenses	(18,297)	4,125	(14,172)	(14,172)	(14,172)
Interest Payable	(5,188,000)	0	(5,188,000)	(5,188,000)	(5,961,000)
Depreciation of Fixed Assets	(6,904,000)	(1,445,000)	(8,349,000)	(8,349,000)	(8,570,000)
Capital Grants and Contributions	0	0	0	4,831,500	0
	(12,110,297)	(1,440,875)	(13,551,172)	(8,719,672)	(14,545,172)
Rents and Other Income					
Dwelling Rents	26,444,804	0	26,444,804	26,552,792	26,842,975
Garage Rents	387,111	0	387,111	466,804	217,465
Other Income	286,221	(5,678)	280,543	314,017	331,392
Sheltered Charges	548,647	0	548,647	548,647	552,700
Interest Receivable	21,000	0	21,000	21,000	21,000
	27,687,783	(5,678)	27,682,105	27,903,260	27,965,532
Surplus for year on HRA Services	4,077,830	(1,481,090)	2,596,740	7,696,386	1,256,487
Capital Expenditure funded by HRA	(8,622,000)	0	(8,622,000)	(2,680,000)	0
Right to Buy Admin Fees	20,800	0	20,800	20,800	26,000
Net (increase)/decrease in HRA Balance before transfers to or from reserves	(4,523,370)	(1,481,090)	(6,004,460)	5,037,186	1,282,487
Transfer re Insurance Reserve	(66,300)	0	(66,300)	(66,300)	(66,300)
Reversal of Capital Grants and Contributions	0	0	0	(4,831,500)	0
(Increase)/ decrease in HRA Balance	(4,589,670)	(1,481,090)	(6,070,760)	139,386	1,216,187
HRA Working Balance					
Opening Balance	10,665,737		11,626,674	11,626,674	11,766,060
Add Projected Deficit/(Surplus)	(4,589,670)		(6,070,760)	139,386	1,216,187
Projected Balance at Year End	6,076,067		5,555,914	11,766,060	12,982,247