

## Annex 1

Housing Revenue Account - 30 Sept 2015					
	2015/16 Original Budget Estimate £'000	2015/16 Working Budget Estimate £'000	2015/16 Forecast Outturn £'000	Variance £'000	Comments
<b>INCOME</b>					
Dwelling Rents (gross)	-13,094	- 13,094	- 13,014	80	Delay in achieving Affordable Rents
Non-dwelling Rents (gross)	-200	- 200	- 102	98	Garages now void awaiting demolition for new development
Charges for services and facilities	-331	- 343	- 343	-	
Contributions towards expenditure	-290	- 248	- 265	- 17	Additional income due to increase in Insurance Premiums
Other Charges for services & facilities	-11	- 41	- 65	- 24	Additional Income due to recovered costs
				-	
<b>Sub Total</b>	<b>- 13,926</b>	<b>- 13,926</b>	<b>- 13,789</b>	<b>137</b>	
<b>EXPENDITURE</b>					
Repairs & Maintenance	3,368	3,368	3,382	14	Increase in Assisted Decortaing, Lightening Conductors & Estate Clearance
Supervision and management-General	2,859	2,859	2,859	-	
Supervision and management-Special	555	555	555	-	
Rents, rates, taxes and other charges	366	366	366	-	
Increased provision for bad or doubtful debts	170	170	170	-	
Depreciation and impairments of fixed assets	2,543	2,543	2,543	-	
Capital expenditure funded from HRA	1,126	1,356	2,513	1,157	Cabinet agreed to fund part of the Fort Road Hotel total capital scheme from HRA balances at 2/4/2015 Cabinet meeting (£665k, part of the total scheme of £950k).Cabinet agreed to utilise HRA balances for works to 93 Westcliff Road at the 30/7/2015 meeting (remaining balance £151K). Empty Property Programme - additional defects found on void inspections (£341k).
Debt Management Costs	9	9	9	-	
Non-service specific expenditure	800	800	800	-	
<b>Sub Total</b>	<b>11,796</b>	<b>12,026</b>	<b>13,197</b>	<b>1,171</b>	
				-	
<b>Sub Total: Net Costs of Services</b>	<b>- 2,130</b>	<b>- 1,900</b>	<b>- 592</b>	<b>1,308</b>	
				-	
HRA Investment Income	- 76	- 76	- 76	-	
Debt Interest Charges	988	988	988	-	
Government Grants and Contributions	-1362	- 1,362	- 1,362	-	
Adjustments made between accounting basis and funding basis	2359	2,359	2,359	-	
				-	
<b>Sub Total: Surplus(-)/Deficit for the Year</b>	<b>- 221</b>	<b>9</b>	<b>1,317</b>	<b>1,308</b>	
<b>HRA Surplus at 1 April 2015</b>	<b>- 5,391</b>	<b>- 5,391</b>	<b>- 5,391</b>	<b>- 5,391</b>	
<b>Estimated HRA Surplus at 31 March 2016</b>	<b>- 5,612</b>	<b>- 5,382</b>	<b>- 4,074</b>	<b>- 4,083</b>	