



NORTHAMPTON
BOROUGH COUNCIL

HOUSING REVENUE ACCOUNT
FINANCIAL YEAR 2012/2013

For Period Ending 28 February 2013

	£,000's Current Budget	£,000's Actuals	£,000's Forecast Outturn	£,000's Variance	RAG Status
INCOME					
Rents - Dwellings Only	(46,572)	(41,961)	(46,833)	(261)	
Rents - Non Dwellings Only	(1,112)	(1,011)	(1,107)	5	
Service Charges	(2,453)	(2,000)	(2,169)	284	
Other Income	(85)	(50)	(51)	34	
Total Income	(50,222)	(45,022)	(50,160)	62	A
EXPENDITURE					
Repairs and Maintenance	10,990	10,569	11,058	67	
General Management	6,294	4,716	6,313	18	
Special Services	3,173	2,802	3,179	6	
Rents, Rates, Taxes & Other Charges	87	14	31	(57)	
Increase in Bad Debt Provision	450	275	300	(150)	
Rent Rebate Subsidy Deductions	643	18	20	(623)	
Total Expenditure	21,638	18,394	20,900	(738)	B
Net Cost of Services	(28,584)	(26,628)	(29,260)	(677)	B
Net Recharges to the General Fund	4,921	4,445	4,849	(72)	
Interest & Financing Costs	6,072	5,836	6,367	295	
Voluntary Debt Repayment	8,198	0	0	(8,198)	
RCCO	3,148	849	926	(2,222)	
Depreciation/MRA	8,246	10,205	11,133	2,887	
Net Contribution (from) / to Earmarked Reserves	(2,000)	5,487	5,986	7,986	
Net Transfer From / (To) Working Balance	(0)	194	0	0	G
Working Balance b/f	(5,000)	(5,000)	(5,000)	0	
Working Balance Outturn	(5,000)	(4,806)	(5,000)	0	G

Notes on Forecast Variances

Rents - Dwellings Only

Projected higher rent income largely as a result of faster turnaround times on void properties (currently 1.27% against estimated 2.5%).

Service Charges

Anticipated lower charges to Leaseholders in respect of repair and maintenance expenditure (includes prior year adjustment).
Note that depooled service charges are now shown on this line (this income was previously included in Dwelling Rents).

Repairs and Maintenance

Higher levels of repairs and maintenance work to gas systems and boilers than had been anticipated.

Rents, Rates, Taxes & Other Charges

Savings largely relate to Robinson House and Paget House (Council Tax & utility cost savings for empty properties).

Increase in Bad Debt Provision

Lower contribution to the Bad Debt Provision, reflecting lower levels of rent arrears than projected.

Rent Rebate Subsidy Deductions

Lower expenditure as a result of the depooling of service charges from rent.

Interest & Financing Costs

Interest rates on the new HRA long-term borrowing is higher than budgeted.

Voluntary Debt Repayment / Contribution to Reserves

Fixed debt repayment schedules have been put in place. Balances will be transferred to HRA Reserves.

RCCO / Depreciation/MRA

The implementation of the Self-Financing HRA has led to changes in the funding of capital expenditure. There has been an increase in the Major Repairs Allowance (MRA) and a subsequent reduction in the required contribution from Revenue (RCCO).