



**NORTHAMPTON**  
BOROUGH COUNCIL

**HOUSING REVENUE ACCOUNT**  
**FINANCIAL YEAR 2012/2013**

For Period Ending 31 January 2013

	£,000's Current Budget	£,000's Actuals	£,000's Forecast Outturn	£,000's Variance	RAG Status
<b>INCOME</b>					
Rents - Dwellings Only	(46,572)	(35,179)	(46,853)	(281)	
Rents - Non Dwellings Only	(1,112)	(892)	(1,110)	2	
Service Charges	(2,453)	(1,730)	(2,169)	284	
Other Income	(85)	(49)	(51)	34	
<b>Total Income</b>	<b>(50,222)</b>	<b>(37,850)</b>	<b>(50,183)</b>	<b>39</b>	<b>G</b>
<b>EXPENDITURE</b>					
Repairs and Maintenance	10,990	9,534	11,042	52	
General Management	6,294	4,341	6,236	(58)	
Special Services	3,173	2,479	3,190	17	
Rents, Rates, Taxes & Other Charges	87	14	27	(61)	
Increase in Bad Debt Provision	450	229	275	(175)	
Rent Rebate Subsidy Deductions	643	17	20	(623)	
<b>Total Expenditure</b>	<b>21,638</b>	<b>16,614</b>	<b>20,790</b>	<b>(848)</b>	<b>B</b>
<b>Net Cost of Services</b>	<b>(28,584)</b>	<b>(21,235)</b>	<b>(29,393)</b>	<b>(809)</b>	<b>B</b>
Net Recharges to the General Fund	4,921	4,042	4,850	(71)	
Interest & Financing Costs	6,072	5,305	6,366	293	
Voluntary Debt Repayment	8,198	0	0	(8,198)	
RCCO	3,148	772	926	(2,222)	
Depreciation/MRA	8,246	9,277	11,133	2,887	
Net Contribution (from) / to Earmarked Reserves	(2,000)	5,098	6,118	8,118	
<b>Net Transfer From / (To) Working Balance</b>	<b>(0)</b>	<b>3,259</b>	<b>(0)</b>	<b>(0)</b>	<b>G</b>
Working Balance b/f	(5,000)	(5,000)	(5,000)	0	
<b>Working Balance Outturn</b>	<b>(5,000)</b>	<b>(1,741)</b>	<b>(5,000)</b>	<b>(0)</b>	<b>G</b>

**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.

General Management

Lower costs in relation to the Stock Condition survey as data is now being collected as part of the Stock Options project.

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 regime 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).