

Kettering *Borough Council*

DRAFT BUDGET BOOKLET - 2020/21

Section 2

Housing Revenue Account Estimates 2020/21

HOUSING REVENUE ACCOUNT ESTIMATES 2020/21

Ref		Original 2019/20	Revised 2019/20	Draft 2020/21
		£	£	£
	INCOME			
1	Rents - Dwellings Only	14,875,000	14,944,000	14,978,400
	Service Charges	436,000	453,000	453,000
	HRA Investment Income	6,600	6,600	6,600
	Total Income	15,317,600	15,403,600	15,438,000
	EXPENDITURE			
2	Repairs and Maintenance	3,803,760	3,941,890	3,816,760
3	General Management	2,692,130	2,602,600	2,741,160
4	Special Services	1,096,790	1,080,040	1,095,570
5	Rents, Rates, Taxes & Other Charges	130,000	130,000	130,000
6	Contribution to Bad Debt Provision	150,000	150,000	150,000
7	Revenue Contribution to Capital	2,598,900	2,605,600	2,578,900
8	HRA Self Financing & New Build	5,146,670	5,146,670	5,161,670
9	Interest Payable	199,350	199,350	199,350
	Contingency	0	47,450	64,590
10	Transfer To/From Reserves	(500,000)	(500,000)	(500,000)
	Total Expenditure	15,317,600	15,403,600	15,438,000
	Net Operating Expenditure	0	0	0
	Net Change in Balances	0	0	0
	Balance Carried Forward	(850,000)	(850,000)	(850,000)

Variance Explanations

- 1 The Council continues to follow Government policy for rent setting. In 2020/21, KBC tenants face average increases of 2.7% per week equivalent to £2.11, the average rent per week in 2020/2021 being £80.96. The increase 2019/20 revised budget is due to the Council having a lower number of void properties than anticipated.
- 2 This represents the cost of maintaining the council's housing stock to the expected Housing Standard and includes general maintenance, gas servicing and repair costs. The change in the 2019/20 revised budget reflects an increase in resources into voids resulting in a reduction in void levels.
- 3 General Management represents the cost of managing the Housing services provided by the Council and includes the cost of running the department efficiently and effectively. The change in the 2019/20 revised budget reflects savings on vacant posts, the increase in the 2020/21 draft budget reflects changes in National Pay Policy.
- 4 This represents the cost of running the Council's Sheltered Housing Scheme for vulnerable residents and includes expenditure on maintaining the Scheme properties.
- 5 This reflects charges for Council Tax on void properties. The revised budget for 2019/20 and the draft budget for 2020/21 remains unchanged.
- 6 This represents the cost of Bad Debts to the Housing Revenue Account. The draft budget for 2020/21 remains unchanged from the 2019/20 budget.
- 7 This reflects the level of investment into the Capital Programme that is funded by rents. This calculation is determined by legislation and is based around the valuation of the Council's Housing Stock.
- 8 This reflects the borrowing undertaken by the HRA for New Build Council Housing and the self-financing regime which came into effect on 1st April 2012, the Council's share of the national housing debt was £72.9m.
- 9 This relates to technical recharges between the General Fund and the HRA.
- 10 This line reflects transfers to and from reserves.