

# Isle of Anglesey County Council

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|-----------------------------------|---|
| Report to:                        | <b>EXECUTIVE COMMITTEE</b>  |
| Date:                             | <b>2 MARCH 2023</b>   |
| Subject:                          | <b>HOUSING REVENUE ACCOUNT BUDGET MONITORING, QUARTER 3 2022/23</b>   |
| Portfolio Holder(s):              | <b>COUNCILLOR ROBIN WYN WILLIAMS – PORTFOLIO HOLDER FOR FINANCE, CORPORATE BUSINESS AND CUSTOMER EXPERIENCE</b> |
| Head of Service / Director:       | <b>MARC JONES, DIRECTOR OF FUNCTION (RESOURCES) &amp; SECTION 151 OFFICER</b>                                   |
| Report Author:<br>Tel:<br>E-mail: | <b>BETHAN HUGHES OWEN</b><br>01248 752663<br>BETHANOWEN2@YNYSMON.LLYW.CYMRU                                     |
| Local Members:                    | <b>N/A</b>  |

## **A –Recommendation/s and reason/s**

1. The Executive is requested to note the following:-
  - (i) The position set out in respect of the financial performance of the Housing Revenue Account (HRA) for Quarter 3 2022/23.
  - (ii) The forecast outturn for 2022/23.
2. **Background**
  - (i) The report here shows the revenue budget with a budgeted surplus of £6,218k.
  - (ii) The capital budget for 2022/23 is £15,034k. This was to be part funded by grants (£2,688k).
  - (iii) The combination of both the revenue budget and adjusted capital budget gave a planned budget deficit of £6,128k, which would be funded from the HRA reserve.
  - (iv) The HRA is 'ring-fenced', and its reserves cannot be transferred to the General Fund, nor can General Fund reserves be used to fund the HRA.
3. This report sets out the financial performance of the HRA for the period from 1<sup>st</sup> April 2022 to 31<sup>st</sup> December 2022.
4. **Overview**
  - 4.1 The HRA revenue surplus / deficit at the end of Quarter 3 shows an overspend of £544k compared to the profiled budget. The forecast has been reviewed, and shows a forecast overspend of £951k for the year (compared to £958k at the end of Quarter 2). £298k of this overspend relates to the 2022/23 pay award which the HRA is required to fund in full. More detail is shown in Appendix A.
  - 4.2 The Capital expenditure is £4,509k below the profiled budget. The profiled budget assumes that much of the work is carried out in the second half of the year. The forecast expenditure for the year is £4,891k below budget (compared to £2,949k below budget at the end of Quarter 2) as explained below. More detail is shown in Appendix B.

- 4.3** The forecast deficit (combining both revenue and capital) is now £2,187k (£4,137k in Quarter 2), £3,940k less than budget, largely the result of lower than budgeted capital expenditure.

## **5. Income**

- 5.1** At the end of Quarter 3, the level of income received was £13k above the profiled budget, as noted below.
- 5.2** Rental income was marginally below the profiled budget at the end of Quarter 3. The forecast has been reviewed in the light of new properties being tenanted (49 new properties have recently become available for rent) and the forecast has been increased by a further £20k, to £19,472k (£19,452k in Quarter 2).
- 5.3** A similar review has taken place indicating that garage revenue is expected to be £7k better than budget (£5k in Quarter 2), and income from service charges are expected to be £8k below budget (£7k better than budget in Quarter 2) following a full review.
- 5.4** Provision for bad debt has been calculated at 1.5% of rent income, similar to last year. Currently, the total rent arrears stands at £977k, compared to £899k at the same period last year, an increase of £78k (8.68%). Given the uncertainty surrounding the rate of inflation and the long term effect it will have on the cost of living crisis, the forecast is unchanged at present, but will be kept under review and revised during the year if the level of arrears suggests that there is an increased risk of a greater level of arrears not being collected.
- 5.5** The overall forecast for income is an overachievement of £51k compared to the annual budget (£44k in Quarter 2).

## **6. Non Repairs and Maintenance Expenditure**

- 6.1** At the end of Quarter 3, non-repairs and maintenance expenditure was £122k below the profiled budget.
- 6.2** The Tenant Participation heading shows an underspend of £52k at the end of Quarter 3. The budget included allowance for additional staff, however, these vacant posts have not been filled, and it is not expected that they will be filled in the current financial year. Accordingly, the forecast has been revised to show a projected underspend of £70k.
- 6.3** The forecasted overspends on Rent Administration and Estate Management of £30k and £15k respectively are unchanged from Quarter 2, and are due to the effects of the pay award.
- 6.4** Other Revenue expenditure underspent by £100k up to Quarter 3 ICT software costs amounting to £62k and postage and stationary costs relating to rent increase notices amounting to £54k are expected to be incurred in Quarter 4. It is forecasted that Other Revenue expenditure will overspend £15k by year end due to the effects of the pay award.

## **7. Repairs and Maintenance**

- 7.1** The Housing Maintenance Unit (HMU) shows an overspend of £749k at the end of Quarter 3. The volume of work orders post Covid19 restrictions remains high, and Quarter 3 expenditure continues to demonstrate the increase in demand led, reactive maintenance works compared to the previous two years and also the number and extent of works required at change of tenancy, typically works underway at between 40 and 50 properties at any given time. This increase in demand is reflected in the increased use of subcontractors, expected to cost an extra £700k above the original budget. The effect of inflation on materials prices is also a cause of concern, with the additional cost of materials forecast to be over £100k higher, and utility bills a further £100k in addition. The effect of the 2022/23 pay award accounts for a further £100k. There is no indication that the level of work will decrease, therefore, the forecast is unchanged with expenditure expected to be £1,000k above the original budget by the end of the financial year.
- 7.2** Expenditure on Other Repairs and Maintenance is forecast to be £50k below budget by the end of the financial year, as additional costs arising from the repair of sewage treatment works has not been required.

## **8. Year End Adjustments**

- 8.1** This heading covers items of expenditure (capital financing costs and recharges from the General Fund) that form part of the year end accounting process. It is expected that the recharge from the Housing Service will overspend by £32k, and the recharge from Central services will overspend by £30k due to the effect of the 2022/23 pay award.

## **9. Capital Expenditure**

- 9.1** The capital budget totals £15,034k, which was to be funded by the Major Repairs Allowance (MRA) (£2,688k) and a contribution from the HRA reserve (£12,346k). The forecast annual expenditure has been revised to £10,143k, £4,891k below budget, a further reduction of £1,943k since Quarter 2. The most significant variances are outlined below:-
- 9.2** The revised Capital budget for each new build / acquisition scheme, including the total number of new units per scheme, the expenditure to date, the forecast expenditure, the forecasted under or overspends per scheme and the anticipated completion date for the scheme are shown in Appendix C.

Works on the Clwb Cymdeithasol Biwmares site are running slightly behind schedule, due to delays owing to archaeological works. It is anticipated that these works will be completed early in the 2023/24 Financial Year. An underspend of £487k is forecast on this scheme in 2022/23.

The Ysgol Llanfachraeth project has run over budget to the value of £58k, this is mainly due to unforeseen drainage works encountered during the course of the contract. There is also a retention payment of £17k due in early 2023/24, which will take the overall project overspend to £75k.

It was initially anticipated that the purchase of 10 affordable dwellings from Clwyd Alyn at the Pentraeth site would have been completed in 2022/23, with forecasted expenditure of £750k included in our Quarter 2 forecast for the year, The original intention was to buy the land and pay towards the construction costs based on schedule of works completed. However, Welsh Government has stipulated that we are required to purchase 'completed' properties. Therefore, this scheme will slip into 2023/24, with the properties expected to be completed by September 2023.

The projects at Plas Alltran and Cae Braenar have both slipped into the 2023/24 financial year, the former due to planning delays and the latter due to higher than expected tenders for the work being received. The tendered prices were deemed excessive and did not pass the feasibility assessment, and this scheme will be retendered in the coming months. An underspend of £250k is forecast on the Plas Alltran project and an underspend of £456k on the Cae Braenar project in 2022/23.

Works on the Extra Care Facility and the Parc y Coed site is progressing ahead of schedule, with an overspend of £92k and £271k forecast on the respective schemes.

It is planned to buy back a further 3 properties in the current financial year, taking the overall number purchased in the year to 15, compared to the planned number of 12 properties. This results in an overspend of £349k on this scheme.

- 9.3** The WHQS project has been delayed whilst the design for the new kitchen programme is completed. This originally involved 135 properties. The programme now envisages 80 properties being completed in 2022/23, with the remainder slipping into 2023/24. Tender documentation has now been issued for the next phase of works, meaning that the works can be undertaken slightly ahead of the schedule that we anticipated in Quarter 2. It is expected that this Capital Project will underspend by £601k in 2022/23 (£900k in Quarter 2).
- 9.4** The Energy Performance budget relies on consultation with the District Network Operator (DNO) prior to installing Solar PV panels to generate renewable electricity. Unfortunately, gaining DNO approval to undertake large scale Solar PV work has, and continues to be, difficult due to a requirement to reinforce the network prior to installing Solar PV. Regrettably, there has been no progress with the approvals from the DNO, so it is likely that there will be no further significant expenditure this year, therefore, the forecast has been reduced by a further £173k compared to Quarter 2 to reflect the further delay in approvals.
- 9.5** The forecast underspend on traditional planned maintenance is £1,955k for the year. The primary reason is that the budget that was originally set for 2022/23 with the intention to undertake works at Cemaes Bay under one scheme scheduled to be tendered and awarded during Quarter 1. It was subsequently decided to undertake the work over two phases. Phase 1 is currently on site and progressing well, and Phase 2 will be tendered and awarded during Quarter 4. It was considered possible to award the phase 2 contract to the contractor undertaking phase 1 of the scheme, based on the schedule of rates submitted for phase 1. However, the Procurement and Legal Teams have advised that this would be contrary to the Council's procurement regulations and that the work must be tendered in the normal way. This has delayed commencement of the project and increases the forecasted underspend by £500k. A further scheme involving 10 properties at Menai Bridge, Llandegfan and Brynteg was tendered via sell2wales during Quarter 3. Tender evaluation and award will follow early during Quarter 4.

The Heating component of the project is progressing well and will be fully completed by the end of the year.

**9.6** The environmental budget allows for significant investment involving upgrading sewage disposal arrangements at Carreglefn, in order to comply with requirements set out by Natural Resources Wales (NRW). The proposed solution involves negotiations with a private land owner and securing a Permit for the scheme from NRW. Whilst the permit has been approved, discussions are still ongoing with the land owner and the contractor. Realistically, work is not expected to commence before the turn of the current financial year. In addition, Garage demolition forms a significant part of this capital programme in 2022/23. It was anticipated that these would have been completed by Quarter 4 2022/23, however, due to delays in serving demolition notices, awaiting scheme approvals and availability of the Authority's framework contractors, the scheme is expected to underspend by a further £300k in 2022/23. We are, therefore, forecasting an underspend of £671k at year end due to factors beyond our control.

**9.7** The underspend on capital expenditure means that the amount funded from the HRA revenue account is similarly reduced. The balance is then available to fund projects that have been deferred into next year.

**10. HRA Balance**

**10.1** The opening balance of the HRA reserve stood at £12,333k. The revised budget allowed for the use of £6,128k of this balance. However, the revised forecasts highlighted above will use only £2,187k. This will give a reserve balance of £10,146k by the end of the financial year. This balance is 'ringfenced' and is, therefore, only available to fund future HRA expenditure.

**B – What other options did you consider and why did you reject them and/or opt for this option?**

Not applicable

**C – Why is this a decision for the Executive?**

This matter is delegated to the Executive.

**Ch – Is this decision consistent with policy approved by the full Council?**

Yes

**D – Is this decision within the budget approved by the Council?**

Yes

**Dd – Assessing the potential impact (if relevant):**

|   |  |   |
|---|--|---|
| 1 | How does this decision impact on our long term needs as an Island?   | The report is for monitoring purposes only and is used along with other reports to set the HRA business plan and annual budget. In setting the annual budget, the impact on the long term needs of the Island will be assessed. |
| 2 | Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?    | Not applicable  |
| 3 | Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom. | Not applicable  |

|   |  |   |
|---|--|---|
| 4   | Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.  | The Housing Service regularly consults with its tenants and the results of those consultations are fed into the business planning process and then on to the annual budget process. |
| 5   | Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.   | Not applicable  |
| 6   | If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.   | Not applicable  |
| 7   | Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language. | Not applicable  |
| <b>E – Who did you consult?</b>   |  | <b>What did they say?</b>   |
| 1   | Chief Executive / Leadership Team (LT) (mandatory)   | The report has been considered by the Leadership Team and the comments made incorporated into the report.   |
| 2   | Finance / Section 151(mandatory)   | N/A– this is the Section 151 Officer's report.  |
| 3   | Legal / Monitoring Officer (mandatory)   | The Monitoring Officer is a member of the Leadership Team   |
| 4   | Human Resources (HR)   | N/A   |
| 5   | Property   | N/A   |
| 6   | Information Communication Technology (ICT)   | N/A   |
| 7   | Procurement  | N/A   |
| 8   | Scrutiny   | The results of the HRA quarterly monitoring reports are reported to the Finance Scrutiny Panel.   |
| 9   | Local Members  | N/A   |
| <b>F - Appendices:</b>  |  |   |
| <ul style="list-style-type: none"> <li>• Appendix A – Revenue expenditure and forecasts to end of Quarter 3 2022/23</li> <li>• Appendix B – Capital expenditure and forecast to end of Quarter 3 2022/23</li> <li>• Appendix C – New Build capital schemes</li> </ul> |  |   |
| <b>Ff - Background papers (please contact the author of the Report for any further information):</b>  |  |   |
| <ul style="list-style-type: none"> <li>• HRA 30 Year Business Plan 2022/52 (as approved by this Committee in May 2022).</li> </ul>  |  |   |

**APPENDIX A**

**HRA ACCOUNT 2022/23**

|  | <b>Annual Budget<br/>2022/23</b> | <b>Profiled<br/>Budget to<br/>Month 9</b> | <b>Actual to<br/>Month 9</b> | <b>Variance<br/>to Month 9</b> | <b>Year End<br/>Forecast</b> | <b>Year End<br/>Variance</b> |
|--|----------------------------------|---|------------------------------|--------------------------------|------------------------------|------------------------------|
|  | <b>£</b>                         | <b>£</b>                                  | <b>£</b>                     | <b>£</b>                       | <b>£</b>                     | <b>£</b>                     |
| <b>REVENUE ACCOUNT</b>                           |                                  |   |                              |                                |                              |                              |
| <b>Income</b>                                    |                                  |   |                              |                                |                              |                              |
| Dwellings  | (19,420,000)                     | (14,471,784)                              | (14,471,536)                 | 248                            | (19,472,000)                 | (52,000)                     |
| Garages  | (223,000)                        | (166,181)                                 | (170,821)                    | (4,640)                        | (230,000)                    | (7,000)                      |
| Service Charges                                  | (201,000)                        | (149,786)                                 | (146,491)                    | 3,295                          | (193,000)                    | 8,000                        |
| Other  | (207,860)                        | (93,977)                                  | (106,150)                    | (12,173)                       | (207,860)                    | 0                            |
| Bad Debt Provision                               | 296,000                          | 0   | 0                            | 0                              | 296,000                      | 0                            |
| <b>TOTAL INCOME</b>                              | <b>(19,755,860)</b>              | <b>(14,881,728)</b>                       | <b>(14,894,998)</b>          | <b>(13,270)</b>                | <b>(19,806,860)</b>          | <b>(51,000)</b>              |
| <b>Non Repairs &amp; Maintenance Expenditure</b> |                                  |   |                              |                                |                              |                              |
| Tenant Participation                             | 260,653                          | 195,418                                   | 143,260                      | (52,158)                       | 190,653                      | (70,000)                     |
| Rent Administration                              | 500,013                          | 374,491                                   | 387,231                      | 12,740                         | 530,013                      | 30,000                       |
| Estate Management                                | 180,788                          | 135,345                                   | 152,406                      | 17,061                         | 195,788                      | 15,000                       |
| Other Revenue<br>Expenditure                     | 1,770,934                        | 1,115,409                                 | 1,015,622                    | (99,787)                       | 1,785,934                    | 15,000                       |
| <b>Total Non R &amp; M<br/>Expenditure</b>       | <b>2,712,388</b>                 | <b>1,820,663</b>                          | <b>1,698,519</b>             | <b>(122,144)</b>               | <b>2,702,388</b>             | <b>(10,000)</b>              |
| <b>Repairs and Maintenance</b>                   |                                  |   |                              |                                |                              |                              |
| Housing Maintenance<br>Unit (HMU)                | 3,795,464                        | 2,846,127                                 | 3,595,069                    | 748,942                        | 4,795,464                    | 1,000,000                    |
| Building Maintenance<br>Staff (non HMU)          | 958,583                          | 717,490                                   | 718,205                      | 715                            | 958,583                      | 0                            |
| Other Repairs and<br>Maintenance                 | 793,655                          | 664,839                                   | 595,032                      | (69,807)                       | 743,655                      | (50,000)                     |
| <b>Total Repairs &amp;<br/>Maintenance</b>       | <b>5,547,702</b>                 | <b>4,228,456</b>                          | <b>4,908,306</b>             | <b>679,850</b>                 | <b>6,497,702</b>             | <b>950,000</b>               |
| <b>Year End Adjustments</b>                      |                                  |   |                              |                                |                              |                              |
| Capital Financing<br>Charges                     | 3,674,000                        | 0   | 0                            | 0                              | 3,674,000                    | 0                            |
| Recharge from Housing<br>Services                | 790,630                          | 0   | 0                            | 0                              | 822,630                      | 32,000                       |
| Recharge from Central<br>Services                | 812,831                          | 0   | 0                            | 0                              | 842,831                      | 30,000                       |
| <b>Total Year End<br/>Adjustments</b>            | <b>5,277,461</b>                 | <b>0</b>                                  | <b>0</b>                     | <b>0</b>                       | <b>5,339,461</b>             | <b>62,000</b>                |
| <b>TOTAL REVENUE<br/>EXPENDITURE</b>             | <b>13,537,551</b>                | <b>6,049,119</b>                          | <b>6,606,825</b>             | <b>557,706</b>                 | <b>14,539,551</b>            | <b>1,002,000</b>             |
| <b>TOTAL REVENUE<br/>(SURPLUS) / DEFICIT</b>     | <b>(6,218,309)</b>               | <b>(8,832,609)</b>                        | <b>(8,288,173)</b>           | <b>544,436</b>                 | <b>(5,267,309)</b>           | <b>951,000</b>               |

|   | <b>Annual Budget<br/>2022/23<br/>£</b> | <b>Profiled<br/>Budget to<br/>Month 9<br/>£</b> | <b>Actual to<br/>Month 9<br/>£</b> | <b>Variance<br/>to Month 9<br/>£</b> | <b>Year End<br/>Forecast<br/>£</b> | <b>Year End<br/>Variance<br/>£</b> |
|---|--|---|------------------------------------|--------------------------------------|------------------------------------|------------------------------------|
| <b>CAPITAL EXPENDITURE ACCOUNT</b>              |  |   |                                    |                                      |                                    |                                    |
| 2022/23 Expenditure                             | 15,034,000                             | 11,283,321                                      | 6,774,669                          | (4,508,652)                          | 10,142,691                         | (4,891,309)                        |
| Major Repairs Allowance                         | (2,688,000)                            | 0   | 0                                  | 0                                    | (2,688,000)                        | 0                                  |
| Other Grants/Borrowing                          | 0                                      | 0   | 0                                  | 0                                    | 0                                  | 0                                  |
| <b>TOTAL CAPITAL (SURPLUS) / DEFICIT</b>        | <b>12,346,000</b>                      | <b>11,283,321</b>                               | <b>6,774,669</b>                   | <b>(4,508,652)</b>                   | <b>7,454,691</b>                   | <b>(4,891,309)</b>                 |
|   |  |   |                                    |                                      |                                    |                                    |
| <b>NET (INCREASE) / DECREASE IN HRA RESERVE</b> | <b>6,127,691</b>                       | <b>2,450,712</b>                                | <b>(1,513,504)</b>                 | <b>(3,964,216)</b>                   | <b>2,187,382</b>                   | <b>(3,940,309)</b>                 |
|   |  |   |                                    |                                      |                                    |                                    |
| <b>Opening HRA Balance</b>                      | <b>(12,333,000)</b>                    |   |                                    | <b>0</b>                             | <b>(12,333,000)</b>                |                                    |
|   |  |   |                                    |                                      |                                    |                                    |
| <b>Net (Increase) / Decrease in HRA Reserve</b> | <b>6,127,691</b>                       |   |                                    | <b>0</b>                             | <b>2,187,382</b>                   |                                    |
|   |  |   |                                    |                                      |                                    |                                    |
| <b>Closing HRA Balance</b>                      | <b>(6,205,309)</b>                     |   |                                    | <b>0</b>                             | <b>(10,145,618)</b>                |                                    |

APPENDIX B

| Service  | Annual Budget (£) | Profiled Budget (£) | Total Expenditure (£) | Variance to profile (£) | Projected Expenditure (£) | Projected Under / Over (£) |
|--|-------------------|---------------------|-----------------------|-------------------------|---------------------------|----------------------------|
| <b>Housing HRA</b>   |                   |                     |                       |                         |                           |                            |
| Central Heating Contract   | 800,000           | 600,000             | 560,488               | (39,512)                | 800,000                   | 0                          |
| Planned Maintenance Contract   | 3,955,000         | 2,966,250           | 1,281,183             | (1,685,067)             | 2,000,000                 | (1,955,000)                |
| WHQS   | 1,901,950         | 1,427,438           | 811,182               | (616,256)               | 1,300,975                 | (600,975)                  |
| Vehicles   | 27,383            | 27,383              | 27,383                | (0)                     | 27,383                    | 0                          |
| Environmental Works  | 870,667           | 653,000             | 113,753               | (539,247)               | 200,000                   | (670,667)                  |
| Fire Risk  | 600,000           | 450,000             | 168,976               | (281,024)               | 400,000                   | (200,000)                  |
| Acquisition of Existing Properties and Development of new properties | 5,479,000         | 4,109,250           | 3,485,274             | (623,976)               | 4,936,888                 | (542,112)                  |
| Public Sector Adaptations  | 400,000           | 300,000             | 248,985               | (51,015)                | 400,000                   | 0                          |
| Energy Performance Improvement                                       | 1,000,000         | 750,000             | 77,445                | (672,555)               | 77,445                    | (922,555)                  |
| <b>TOTAL</b>   | <b>15,034,000</b> | <b>11,283,321</b>   | <b>6,774,669</b>      | <b>(4,508,652)</b>      | <b>10,142,691</b>         | <b>(4,891,309)</b>         |

APPENDIX C

**New development budget 2022/23 - Quarter 3 Forecast**

| <u>Scheme</u>                       | Number of Additional Units | 2022-23 Budget<br>£ | Expenditure to P9<br>£ | Forecasted Expenditure P10 to P12<br>£ | Total Forecasted Expenditure 2022-23<br>£ | Overspend/<br>Underspend<br>£ |
|-------------------------------------|----------------------------|---------------------|------------------------|--|---|-------------------------------|
| Pentraeth (Clwyd Alyn Developments) | 10                         | 0                   | 0                      | 0                                      | 0   | 0                             |
| Armenia St, Caerdybi                | 5                          | 8,000               | (6,610)                | 14,610                                 | 8,000                                     | 0                             |
| Retentions from 2021/22             | 1                          | 16,000              | 16,000                 | 0                                      | 16,000                                    | 0                             |
| Marquis, Rhosybol                   | 15                         | 34,000              | 45,989                 | 0                                      | 45,989                                    | 11,989                        |
| Ysgol Llanfachraeth                 | 8                          | 100,000             | 158,789                | 0                                      | 158,789                                   | 58,789                        |
| Extra Care                          | 55                         | 100,000             | 191,812                | 0                                      | 191,812                                   | 91,812                        |
| Plas Alltran, Caerdybi              | 4                          | 250,000             | (3,596)                | 3,596                                  | 0   | (250,000)                     |
| Ysgol Llaingoch, Caerdybi           | 26                         | 300,000             | 288,681                | 0                                      | 288,681                                   | (11,319)                      |
| Cae Braenar, Caerdybi               | 23                         | 460,000             | 3,828                  | 0                                      | 3,828                                     | (456,172)                     |
| Parc y Coed, Llangefni              | 12                         | 500,000             | 197,970                | 573,000                                | 770,970                                   | 270,970                       |
| Clwb Cymdeithasol Biwmares          | 6                          | 1,000,000           | 387,232                | 126,268                                | 513,500                                   | (486,500)                     |
| Renovation of 15 units              | 0                          | 1,318,955           | 1,018,334              | 180,000                                | 1,198,334                                 | (120,621)                     |
| Buyback 15 Units                    | 15                         | 1,392,045           | 1,186,845              | 554,140                                | 1,740,985                                 | 348,940                       |
| <b>Total Allocation 2022-23</b>     | <b>180</b>                 | <b>5,479,000</b>    | <b>3,485,274</b>       | <b>1,451,614</b>                       | <b>4,936,888</b>                          | <b>(542,112)</b>              |