

HOUSING REVENUE ACCOUNT BUDGETS 2015/16 TO 2020/21
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2014/15 Actual £		2015/16 Original £	2015/16 Probable £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £
	INCOME							
(37,329,717)	Net Rent	(38,445,000)	(38,933,000)	(37,026,630)	(36,539,850)	(36,057,860)	(36,781,160)	(36,986,180)
(161,414)	Service Charges	(206,040)	(192,510)	(215,410)	(219,880)	(225,310)	(229,940)	(234,640)
(785,742)	Non-Dwelling Rents	(779,000)	(766,840)	(775,680)	(793,620)	(812,460)	(832,240)	(853,010)
(540,706)	Contributions towards Expenditure	(563,790)	(524,060)	(548,630)	(557,910)	(566,130)	(571,920)	(577,930)
(468,114)	Supporting People Grant	(300,000)	(466,000)	(353,480)	(353,480)	(353,480)	(353,480)	(353,480)
(39,285,693)	Total Income	(40,293,830)	(40,882,410)	(38,919,830)	(38,464,740)	(38,015,240)	(38,768,740)	(39,005,240)
	EXPENDITURE							
	Management and Maintenance ;							
5,321,024	Supervision and Management -General	5,810,430	6,138,900	6,098,470	6,146,720	6,221,270	6,243,080	6,322,270
2,452,399	Supervision and Management -Special	2,472,680	2,301,040	2,060,370	2,097,100	2,149,260	2,200,250	2,254,800
369,188	Rent, rates, taxes and other charges	317,190	462,460	402,660	384,850	389,320	393,870	398,530
8,473,201	Repairs and Maintenance	9,166,000	9,238,000	9,191,000	9,362,000	9,616,000	9,842,000	10,072,000
7,183,572	Depreciation, Impairment & Reval. of Fixed Assets	7,214,030	7,267,070	7,483,000	7,702,160	7,931,530	8,169,480	8,414,560
69,800	Debt Management Expenses	76,630	57,790	51,970	53,880	55,390	56,890	58,390
442,238	Increase Bad Debts Provision	155,000	295,000	900,000	2,780,000	2,000,000	1,700,000	1,700,000
24,311,422	Total Expenditure	25,211,960	25,760,260	26,187,470	28,526,710	28,362,770	28,605,570	29,220,550
(14,974,271)	NET COST OF SERVICES per Authority Income & Expenditure Account	(15,081,870)	(15,122,150)	(12,732,360)	(9,938,030)	(9,652,470)	(10,163,170)	(9,784,690)
20,930	HRA share of Corporate & Democratic Core	23,400	25,360	25,950	26,160	26,500	26,690	26,880
(14,953,341)	NET COST OF HRA SERVICES	(15,058,470)	(15,096,790)	(12,706,410)	(9,911,870)	(9,625,970)	(10,136,480)	(9,757,810)
0	(Gain) or loss on sale of HRA fixed assets							
5,330,395	HRA share of interest payable etc	5,228,040	5,223,060	5,079,180	4,994,340	4,898,710	4,798,710	4,698,710
(178,262)	Interest on Working Balance	(212,510)	(116,260)	(146,920)	(213,460)	(239,550)	(250,000)	(250,000)
0	Mortgage Interest	0	0	0	0	0	0	0
(100,000)	Share of DLO/DSO Surpluses	(400,000)	(100,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
(9,901,208)	(SURPLUS)/DEFICIT in Year on HRA Services	(10,442,940)	(10,089,990)	(7,974,150)	(5,330,990)	(5,166,810)	(5,787,770)	(5,509,100)
	STATEMENT of MOVEMENT on the HRA BALANCE							
(9,901,208)	Surplus or Deficit on the HRA Income & Expenditure Account	(10,442,940)	(10,089,990)	(7,974,150)	(5,330,990)	(5,166,810)	(5,787,770)	(5,509,100)
(4,464)	Transfer to/(from) Reserves	0	0	0	0	0	0	0
0	Capital Expenditure Funded from HRA	10,835,000	7,121,260	10,125,160	8,532,670	4,565,800	4,550,000	4,550,000
2,108,100	Provision for Debt Repayment	2,076,480	2,077,230	2,046,070	2,015,380	1,985,150	1,955,370	1,926,040
2,265,999	Transfer to/(from) Major Repairs Reserve	2,523,000	2,473,000	2,566,000	2,670,000	2,773,000	2,873,000	2,973,000
(5,531,573)	(Increase)/decrease in HRA balance for the year	4,991,540	1,581,500	6,763,080	7,887,060	4,157,140	3,590,600	3,939,940
(12,494,668)	HRA Balance Bfwd 1st April	(15,921,078)	(18,026,241)	(16,444,741)	(9,681,661)	(1,794,601)	2,362,539	5,953,139
(18,026,241)	HRA Balance Cfwd at 31st March	(10,929,538)	(16,444,741)	(9,681,661)	(1,794,601)	2,362,539	5,953,139	9,893,079

HOUSING REVENUE ACCOUNT BUDGETS 2015/16 TO 2020/21
SUPERVISION AND MANAGEMENT EXPENSES

2014/15 Actual £		2015/16 Original £	2015/16 Probable £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £
HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES								
Community Housing Services - Cost Centres 0600/0601/0602/0604/0608/0614/0615/0618/0622/0960								
2,727,785	Employee Expenses	2,798,250	2,686,450	2,811,110	2,831,460	2,862,100	2,884,020	2,913,200
571,572	Premises Related Expenses	572,680	638,420	582,970	589,710	596,690	603,880	611,290
32,196	Transport Related Expenses	36,980	40,260	40,600	40,940	41,280	41,620	41,960
523,135	Supplies and Services	661,370	660,030	472,750	465,990	468,770	428,510	438,290
105,969	Agency and Contracted Services	108,220	108,040	109,000	110,240	111,490	112,730	113,970
(164,162)	Controllable Income	(168,150)	(169,000)	(176,700)	(178,320)	(179,950)	(181,600)	(183,270)
3,796,495	Net Controllable	4,009,350	3,964,200	3,839,730	3,860,020	3,900,380	3,889,160	3,935,440
2,082,594	Central and Departmental Support	2,447,460	2,727,710	2,917,400	2,948,920	2,999,000	3,032,880	3,081,830
(558,065)	Recharge Income	(646,380)	(553,010)	(658,660)	(662,220)	(678,110)	(678,960)	(695,000)
5,321,024	NET	5,810,430	6,138,900	6,098,470	6,146,720	6,221,270	6,243,080	6,322,270
Rent Collection - Cost Centre 0414								
18,830	Employee Expenses	19,460	19,460	20,090	20,740	21,410	22,100	22,820
0	Transport Related Expenses	0	0	0	0	0	0	0
49,630	Supplies and Services	52,810	48,810	49,000	50,000	51,000	52,000	53,000
462,166	Agency and Contracted Services	413,340	480,210	419,780	424,570	429,360	434,150	438,950
(106,097)	Controllable Income	(92,910)	(97,690)	(92,600)	(94,330)	(96,110)	(97,920)	(99,760)
424,529	Net Controllable	392,700	450,790	396,270	400,980	405,660	410,330	415,010
231,672	Central and Departmental Support	233,200	244,960	249,140	251,730	255,040	258,580	262,010
(656,201)	Recharge Income	(625,900)	(695,750)	(645,410)	(652,710)	(660,700)	(668,910)	(677,020)
0	NET	0	0	0	0	0	0	0
5,321,024	TOTAL - GENERAL EXPENSES	5,810,430	6,138,900	6,098,470	6,146,720	6,221,270	6,243,080	6,322,270

HOUSING REVENUE ACCOUNT BUDGETS 2015/16 TO 2020/21
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2014/15 Actual £		2015/16 Original £	2015/16 Probable £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £
HOUSING SUPERVISION AND MANAGEMENT								
SPECIAL EXPENSES								
Careline & Response - Cost Centres 0619/0620/0621/0631/0633/0634/0635								
1,148,977	Employee Expenses	1,062,080	1,077,330	879,610	888,350	897,170	906,060	915,040
42,532	Premises Related Expenses	47,670	49,140	47,840	50,670	53,150	55,800	58,660
39,660	Transport Related Expenses	47,130	48,700	30,660	30,920	31,180	31,440	31,710
141,434	Supplies and Services	229,980	169,130	198,460	200,090	201,740	203,400	205,080
4,717	Agency and Contracted Services	4,940	4,940	24,990	25,240	25,490	25,740	26,000
(236,414)	Controllable Income	(332,810)	(363,300)	(516,840)	(521,340)	(525,000)	(529,590)	(534,230)
1,140,906	Net Controllable	1,058,990	985,940	664,720	673,930	683,730	692,850	702,260
54,019	Central & Departmental Support	54,390	55,710	55,940	55,980	56,560	57,120	57,630
0	Recharge Income	0	0	0	0	0	0	0
1,194,925	NET	1,113,380	1,041,650	720,660	729,910	740,290	749,970	759,890
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669								
252,146	Premises Related Expenses	318,770	184,220	130,160	137,940	151,660	166,720	183,330
1,313	Supplies and Services	3,440	2,800	2,280	1,980	1,980	1,980	1,980
(114,635)	Controllable Income	(112,990)	(71,630)	0	0	0	0	0
138,824	Net Controllable	209,220	115,390	132,440	139,920	153,640	168,700	185,310
5,228	Central & Departmental Support	5,300	5,280	5,340	5,390	5,470	5,530	5,590
(5,228)	Recharge Income	(5,300)	(5,280)	(5,340)	(5,390)	(5,470)	(5,530)	(5,590)
138,824	NET	209,220	115,390	132,440	139,920	153,640	168,700	185,310
Maintenance of Grassed Areas - Cost Centres 0605 & 0646								
482,880	Premises Related Expenses	479,160	472,290	474,380	479,750	485,180	490,680	496,260
44,680	Agency and Contracted Services	45,000	45,410	45,530	45,980	46,440	46,910	47,380
33,140	Central & Departmental Support	34,500	36,440	37,230	37,620	38,050	38,490	38,920
(20,916)	Controllable Income	(22,940)	(22,940)	(25,840)	(26,620)	(27,420)	(28,240)	(29,090)
539,784	NET	535,720	531,200	531,300	536,730	542,250	547,840	553,470
Common Rooms and Areas - Cost Centre 0650								
29,188	Premises Related Expenses	37,580	58,260	38,760	40,930	43,210	45,700	48,420
117	Supplies and Services	1,000	500	500	500	500	500	500
4,808	Agency and Contracted Services	5,040	5,040	5,090	5,140	5,190	5,240	5,290
(2,052)	Controllable Income	(3,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)
32,061	NET	40,420	61,600	42,150	44,370	46,700	49,240	52,010
Homelessness - Cost Centre 0660								
162,369	Employee Expenses	209,770	165,150	187,130	179,510	169,890	171,590	173,300
0	Premises Related Expenses	0	0	0	0	0	0	0
354	Transport Related Expenses	450	850	850	850	850	850	850
76,786	Supplies and Services	95,820	96,030	97,600	99,200	100,830	102,490	104,190
11,457	Agency and Contracted Services	11,530	11,530	11,540	11,560	11,570	11,590	11,600
271	Transfer Payments	100	300	300	300	300	300	300
(27,190)	Controllable Income	(80,970)	(52,640)	(61,620)	(48,930)	(35,830)	(36,360)	(36,870)
224,047	Net Controllable	236,700	221,220	235,800	242,490	247,610	250,460	253,370
52,872	Central & Departmental Support	57,000	54,860	61,830	62,040	62,700	63,240	63,910
276,919	NET	293,700	276,080	297,630	304,530	310,310	313,700	317,280
Other Community Services - Cost Centres 0670/0671/0675								
153,088	Employee Expenses	139,740	148,130	190,670	194,590	197,410	199,410	201,430
98,781	Premises Related Expenses	117,990	102,200	112,420	113,760	125,130	137,640	151,400
21,242	Transport Related Expenses	22,450	22,310	30,090	30,280	30,470	30,660	30,860
849	Supplies and Services	3,740	2,950	3,470	3,470	3,470	3,470	3,470
(7,914)	Controllable Income	(7,630)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)	(4,750)
266,046	Net Controllable	276,290	270,840	331,900	337,350	351,730	366,430	382,410
3,840	Central & Departmental Support	3,950	4,280	4,290	4,290	4,340	4,370	4,430
269,886	NET	280,240	275,120	336,190	341,640	356,070	370,800	386,840
2,452,399	TOTAL - SPECIAL EXPENSES	2,472,680	2,301,040	2,060,370	2,097,100	2,149,260	2,200,250	2,254,800

GENERAL FUND CONTRIBUTIONS
Cost Centres Detail 0371/0372/0373/0374/0375/0376/HRA Summary 0695

2014/15 Actual £		2015/16 Original £	2015/16 Probable £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £
(276,919)	Homelessness	(293,700)	(276,080)	(297,630)	(304,530)	(310,310)	(313,700)	(317,280)
(165,480)	Maintenance of Grassed Areas	(167,210)	(167,800)	(168,350)	(170,050)	(171,780)	(173,500)	(175,240)
(8,000)	Social Services-Communal Area Use	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
(8,000)	Community Rooms-General Fund Use	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
(49,630)	Private Sector Initiatives	(50,560)	(51,360)	(53,700)	(54,250)	(54,830)	(55,380)	(55,940)
(22,226)	Tenant Participation	(23,500)	0	0	0	0	0	0
(10,451)	Careline charge	(12,820)	(12,820)	(12,950)	(13,080)	(13,210)	(13,340)	(13,470)
(540,706)		(563,790)	(524,060)	(548,630)	(557,910)	(566,130)	(571,920)	(577,930)
0	Rent Rebate Local Scheme	0	0	0	0	0	0	0
(540,706)	NET	(563,790)	(524,060)	(548,630)	(557,910)	(566,130)	(571,920)	(577,930)

HOUSING REVENUE ACCOUNT BUDGETS 2015/16 TO 2020/21
STATUTORY HOUSING REVENUE ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	2015/16 Original £	2015/16 Probable £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £	2020/21 Original £
EXPENDITURE							
Employee Expenses	4,229,300	4,096,520	4,088,610	4,114,650	4,147,980	4,183,180	4,225,790
Premises Expenses	11,057,040	11,204,990	10,980,190	11,159,610	11,460,340	11,736,290	12,019,890
Transport Expenses	107,010	112,120	102,200	102,990	103,780	104,570	105,380
Supplies and Services	1,048,160	980,250	824,060	821,230	828,290	792,350	806,510
Agency Services	588,070	655,170	615,930	622,730	629,540	636,360	643,190
Transfer Payments	100	300	300	300	300	300	300
Bad Debts Provision	155,000	295,000	900,000	2,780,000	2,000,000	1,700,000	1,700,000
Central and Departmental Support	2,859,200	3,154,600	3,357,120	3,392,130	3,447,660	3,486,900	3,541,200
Capital Financing Costs	17,118,180	17,098,150	17,226,220	17,435,760	17,643,780	17,853,450	18,070,700
Direct Revenue Financing	10,835,000	7,121,260	10,125,160	8,532,670	4,565,800	4,550,000	4,550,000
	47,997,060	44,718,360	48,219,790	48,962,070	44,827,470	45,043,400	45,662,960
INCOME							
Government Grants	0	0	0	0	0	0	0
Supporting People Grant	(300,000)	(466,000)	(353,480)	(353,480)	(353,480)	(353,480)	(353,480)
Rent	(38,445,000)	(38,933,000)	(37,026,630)	(36,539,850)	(36,057,860)	(36,781,160)	(36,986,180)
Fees and Charges etc.	(1,806,640)	(1,743,500)	(1,871,640)	(1,889,990)	(1,909,030)	(1,942,840)	(1,977,820)
Recharges	(1,277,580)	(1,254,040)	(1,309,410)	(1,320,320)	(1,344,280)	(1,353,400)	(1,377,610)
Interest	(212,510)	(116,260)	(146,920)	(213,460)	(239,550)	(250,000)	(250,000)
Contribution from Pension Reserve	0	0	0	0	0	0	0
General Fund Contribution	(563,790)	(524,060)	(548,630)	(557,910)	(566,130)	(571,920)	(577,930)
Transfer from OSD	(400,000)	(100,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
	(43,005,520)	(43,136,860)	(41,456,710)	(41,075,010)	(40,670,330)	(41,452,800)	(41,723,020)
Decrease/(Increase) in HRA Balance for the Year	4,991,540	1,581,500	6,763,080	7,887,060	4,157,140	3,590,600	3,939,940

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2015/16 ORIGINAL TO 2015/16 PROBABLE**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - anticipated increased income		(488,000)
Service charges - anticipated reduced income	13,530	
Non - Dwelling Rents - reduced income from rent of shops, land and other misc - Nationwide Solar FIT	32,160	(20,000)
Supporting People Grant - Anticipated funding cuts did not occur		(166,000)
GF Contributions - reduction in homelessness contribution - slight increase in mtce. of grassed areas - increase in private sector initiatives - reduction in tenant participation	17,620 23,500	(590) (800)
Interest - lower interest rate than anticipated	96,250	
DCC Falls income - previously transferred to holding code but now included in revenue account		(65,000)
DLO Surplus lower than forecast	300,000	
	483,060	(740,390)
Net Increase in Income		(257,330)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management - savings due to vacant posts offset by costs of cover for Careline operatives - savings on energy costs on district and group heating schemes due to lower than anticipated bills/removal of district heating schemes - approved carry forward for Careline Consortium - approved carry forward for new reception at On the Move - approved carry forward for mobile IT - Asset Management Officers	50,000 10,000 10,000	(132,780) (134,550)

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Expenditure £
Housing Supervision & Management (continued) - approved carry forward for HRA contribution to Document Management System upgrade - carry forward of previously approved growth for IT - increased transport costs (mainly car allowances) - Transfer Incentive Scheme - costs lower than anticipated	50,000 42,740 5,110	(51,000)
Rent, Rates, Taxes & Other Charges - increase mainly due to rates charges on vacant properties	145,270	
Repairs and Maintenance - approved carry forward for scooter storage	72,000	
Bad debts - increase in provision	140,000	
Agency & Contracted - mainly cost of additional welfare reform rent recovery staffing extended to 31.3.16	67,100	
Central & Department Support - revised allocations	295,400	
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in a reduced requirement for DRF support		(3,713,740)
Capital Financing Costs - reduced MRA reserve contribution - reduction in debt management expenses - increase in capital charges - reduction in interest payable	53,040	(50,000) (18,840) (4,980)
Other Minor Variations (Net)	12,520	
	953,180	(4,105,890)
Net Reduction in Expenditure		(3,152,710)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(3,410,040)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2015/16 ORIGINAL TO 2016/17 ORIGINAL**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - decreased by 1% in line with Welfare Reform & Work Bill and an increase in voids	1,418,370	
Service Charges - annual review including new charges for Careline offset by reduced income following removal of District Heating Schemes		(65,000)
Non-Dwelling Rents - reduced income from rent of shops, land and other misc	3,320	
Supporting People - grant reduced less than anticipated		(53,480)
GF Contributions - increase in homelessness contribution		(3,930)
- increase in mtce. of grassed areas		(1,140)
- increase in private sector initiatives		(3,140)
- reduction in tenant participation	23,500	
- increase in Careline		(130)
Interest on Balances - lower interest rates than anticipated	65,590	
DCC Falls Income - previously transferred to holding code but now included in revenue account		(65,000)
Reduced DLO Surplus	200,000	
	1,710,780	(191,820)
Net Decrease in Income	1,518,960	
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		
- employee saving mainly due to restructure of Careline and Neighbourhoods sections		(131,540)
- savings on energy costs on district and group heating schemes due to lower than anticipated bills/removal of district heating schemes		(188,610)
- reduced transport costs due to savings at Careline offset by increased costs at Neighbourhoods following staffing restructure		(4,810)
- software licences now shown under central & departmental support		(124,890)

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
- one-off growth approved for 2015/16		(71,170)
Rent, Rates, Taxes & Other Charges - mainly increase in rates on vacant properties	85,470	
Repairs & Maintenance - addition of indexation allowance/adjustment for right to buy sales	25,000	
Bad debts - increased provision due to introduction of Universal Credit	745,000	
Agency & Contracted - Cleaning of Sheltered Schemes transferred to Building Cleaning ISP - Inflation on contracts (mainly Arvato on Rents)	20,000 7,860	
Central & Department Support - revised allocations	497,920	
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in a reduced requirement for DRF support		(709,840)
Capital Financing Costs - increased major repairs reserve contribution - increase in capital charges - reduction in debt management charges - reduction in interest payable	43,000 268,970	(24,660) (148,860)
Other Minor Variations (Net)		(36,260)
	1,693,220	(1,440,640)
Net Increase in Expenditure	252,580	
TOTAL DECREASE IN HRA BALANCE OVER THE PERIOD	1,771,540	