

**HOUSING REVENUE ACCOUNT 2015/16**  
**STATUTORY HRA OPERATING ACCOUNT**  
**SUMMARY**

2014/15 Actual £		2015/16 Original £	2015/16 Revised £	2015/16 Actual £
	<b>INCOME</b>			
(37,329,717)	Rent of Dwellings	(38,445,000)	(38,933,000)	<b>(38,226,463)</b>
(629,528)	Charges for Services & Facilities	(506,040)	(658,510)	<b>(589,717)</b>
(785,742)	Non-Dwelling Rents	(779,000)	(766,840)	<b>(770,871)</b>
(540,706)	Contributions towards Expenditure	(563,790)	(524,060)	<b>(522,582)</b>
<b>(39,285,693)</b>	<b>Total Income</b>	<b>(40,293,830)</b>	<b>(40,882,410)</b>	<b>(40,109,633)</b>
	<b>EXPENDITURE</b>			
5,321,024	Supervision and Management -General	5,810,430	6,138,900	<b>5,475,467</b>
2,452,399	Supervision and Management -Special	2,472,680	2,301,040	<b>2,440,763</b>
369,188	Rent, rates, taxes and other charges	317,190	462,460	<b>485,615</b>
8,473,201	Repairs and Maintenance	9,166,000	9,238,000	<b>8,943,157</b>
7,183,572	Depreciation, Impairment & Revaluation of Fixed Assets	7,214,030	7,267,070	<b>7,267,508</b>
69,800	Debt Management Expenses	76,630	57,790	<b>57,121</b>
442,238	Increase in Bad Debts Provision	155,000	295,000	<b>295,000</b>
<b>24,311,422</b>	<b>Total Expenditure</b>	<b>25,211,960</b>	<b>25,760,260</b>	<b>24,964,631</b>
(14,974,271)	<b>NET COST OF SERVICES per Authority income &amp; Expenditure Account</b>	(15,081,870)	(15,122,150)	(15,145,002)
20,930	HRA share of Corporate & Democratic Core	23,400	25,360	<b>24,420</b>
<b>(14,953,341)</b>	<b>NET COST OF HRA SERVICES</b>	<b>(15,058,470)</b>	<b>(15,096,790)</b>	<b>(15,120,582)</b>
5,330,395	HRA share of interest payable, premiums & discounts	5,228,040	5,223,060	<b>5,223,145</b>
(178,262)	Interest and Investment Income	(212,510)	(116,260)	<b>(172,973)</b>
(100,000)	Share of DLO/DSO surplus	(400,000)	(100,000)	<b>0</b>
<b>(9,901,208)</b>	<b>(SURPLUS)/DEFICIT IN YEAR on HRA Income &amp; Expenditure</b>	<b>(10,442,940)</b>	<b>(10,089,990)</b>	<b>(10,070,410)</b>
	<b>STATEMENT of MOVEMENT on the HRA BALANCE</b>			
	<b>Increase/(decrease) in HRA balance comprising:</b>			
(9,901,208)	Surplus or deficit on HRA Income & Expenditure Account	(10,442,940)	(10,089,990)	<b>(10,070,410)</b>
0	Capital Expenditure funded from HRA	10,835,000	7,121,260	<b>3,097,403</b>
(4,464)	Transfer to/(from) Reserves	0	0	<b>(21,226)</b>
2,108,100	Provision for Debt Repayment	2,076,480	2,077,230	<b>2,077,228</b>
2,265,999	Transfer to/(from) Major Repairs Reserve	2,523,000	2,473,000	<b>2,472,560</b>
<b>(5,531,573)</b>	<b>(Increase)/decrease in HRA balance for the Year</b>	<b>4,991,540</b>	<b>1,581,500</b>	<b>(2,444,445)</b>
<b>(12,494,668)</b>	<b>HRA Balance Bfwd 1st April</b>	<b>(15,921,078)</b>	<b>(18,026,241)</b>	<b>(18,026,241)</b>
0	Growth from Working Balance	0	0	<b>0</b>
<b>(18,026,241)</b>	<b>HRA Balance C fwd at 31st March</b>	<b>(10,929,538)</b>	<b>(16,444,741)</b>	<b>(20,470,686)</b>

**SUPERVISION AND MANAGEMENT EXPENSES**

2014/15 Actual £		2015/16 Original £	2015/16 Revised £	2015/16 Actual £
<b><u>HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES</u></b>				
<b><u>Community Housing Department - Cost Centres 0600 to 0604, 0608/9, 0614/5, 0622 &amp; 0960</u></b>				
2,727,785	Employee Expenses	2,798,250	2,686,450	<b>2,878,473</b>
571,572	Premises Related Expenses	572,680	638,420	<b>567,440</b>
32,196	Transport Related Expenses	36,980	40,260	<b>36,977</b>
523,135	Supplies and Services	661,370	660,030	<b>391,240</b>
105,969	Agency and Contracted Services	108,220	108,040	<b>107,794</b>
(164,162)	Controllable Income	(168,150)	(169,000)	<b>(193,146)</b>
3,796,495	Net Controllable	4,009,350	3,964,200	<b>3,788,778</b>
2,082,594	Central and Departmental Support	2,447,460	2,727,710	<b>2,258,342</b>
(558,065)	Recharge Income	(646,380)	(553,010)	<b>(571,653)</b>
<b>5,321,024</b>	<b>NET</b>	<b>5,810,430</b>	<b>6,138,900</b>	<b>5,475,467</b>
<b><u>Rent Collection - Cost Centre 0414</u></b>				
18,830	Employee Expenses	19,460	19,460	<b>19,460</b>
0	Transport Related Expenses	0	0	<b>0</b>
49,630	Supplies and Services	52,810	48,810	<b>41,405</b>
462,166	Agency and Contracted Services	413,340	480,210	<b>478,654</b>
(106,097)	Controllable Income	(92,910)	(97,690)	<b>(123,355)</b>
424,529	Net Controllable	392,700	450,790	<b>416,164</b>
231,672	Central and Departmental Support	233,200	244,960	<b>241,959</b>
(656,201)	Recharge Income	(625,900)	(695,750)	<b>(658,123)</b>
<b>0</b>	<b>NET</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>5,321,024</b>	<b>TOTAL - GENERAL EXPENSES</b>	<b>5,810,430</b>	<b>6,138,900</b>	<b>5,475,467</b>

**HOUSING REVENUE ACCOUNT 2015/16**  
**SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)**

2014/15 Actual £		2015/16 Original £	2015/16 Revised £	2015/16 Actual £
<b>HOUSING SUPERVISION AND MANAGEMENT SPECIAL EXPENSES</b>				
<b><u>Warden Schemes - Cost Centres 0619/0620/0621/0631/0633</u></b>				
1,148,977	Employee Expenses	1,062,080	1,077,330	1,220,262
42,532	Premises Related Expenses	47,670	49,140	45,821
39,660	Transport Related Expenses	47,130	48,700	47,523
141,434	Supplies and Services	229,980	169,130	155,502
4,717	Agency and Contracted Services	4,940	4,940	5,034
(236,414)	Controllable Income	(332,810)	(363,300)	(381,131)
1,140,906	Net Controllable	1,058,990	985,940	1,093,011
54,019	Central & Departmental Support	54,390	55,710	54,792
0	Recharge Income	0	0	0
1,194,925	<b>NET</b>	1,113,380	1,041,650	1,147,803
<b><u>District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669</u></b>				
252,146	Premises Related Expenses	318,770	184,220	152,260
1,313	Supplies and Services	3,440	2,800	17,924
(114,635)	Controllable Income	(112,990)	(71,630)	(63,433)
138,824	Net Controllable	209,220	115,390	106,751
5,228	Central & Departmental Support	5,300	5,280	5,241
(5,228)	Recharge Income	(5,300)	(5,280)	(5,241)
138,824	<b>NET</b>	209,220	115,390	106,751
<b><u>Maintenance of Grass Areas - Cost Centres 0605 &amp; 0646</u></b>				
482,880	Premises Related Expenses	479,160	472,290	470,511
44,680	Agency and Contracted Services	45,000	45,410	45,410
33,140	Central & Departmental Support	34,500	36,440	36,597
(20,916)	Controllable Income	(22,940)	(22,940)	(23,571)
539,784	<b>NET</b>	535,720	531,200	528,947
<b><u>Common Rooms and Areas - Cost Centre 0650</u></b>				
29,188	Premises Related Expenses	37,580	58,260	47,464
117	Supplies and Services	1,000	500	0
4,808	Agency and Contracted Services	5,040	5,040	5,132
(2,052)	Controllable Income	(3,200)	(2,200)	(1,552)
32,061	<b>NET</b>	40,420	61,600	51,044
<b><u>Homelessness - Cost Centre 0660</u></b>				
162,369	Employee Expenses	209,770	165,150	173,223
0	Premises Related Expenses	0	0	0
354	Transport Related Expenses	450	850	974
76,786	Supplies and Services	95,820	96,030	88,191
11,457	Agency and Contracted Services	11,530	11,530	11,555
271	Transfer Payments	100	300	0
(27,190)	Controllable Income	(80,970)	(52,640)	(54,190)
224,047	Net Controllable	236,700	221,220	219,753
52,872	Central & Departmental Support	57,000	54,860	54,329
276,919	<b>NET</b>	293,700	276,080	274,082
<b><u>Other Community Services - Cost Centres 0670/0671/0675</u></b>				
153,088	Employee Expenses	139,740	148,130	149,317
98,781	Premises Related Expenses	117,990	102,200	158,257
21,242	Transport Related Expenses	22,450	22,310	25,220
849	Supplies and Services	3,740	2,950	1,536
(7,914)	Controllable Income	(7,630)	(4,750)	(6,294)
266,046	Net Controllable	276,290	270,840	328,036
3,840	Central & Departmental Support	3,950	4,280	4,100
269,886	<b>NET</b>	280,240	275,120	332,136
2,452,399	<b>TOTAL - SPECIAL EXPENSES</b>	2,472,680	2,301,040	2,440,763

## HOUSING REVENUE ACCOUNT 2015/16

## GENERAL FUND CONTRIBUTIONS

## Cost Centres Detail 0371/0372/0373/0374/0375/0376/Summary 0695

2014/15 Actual £		2015/16 Original £	2015/16 Revised £	2015/16 Actual £
(276,919)	Homelessness	(293,700)	(276,080)	<b>(274,082)</b>
(165,480)	Maintenance of Grassed Areas	(167,210)	(167,800)	<b>(168,150)</b>
(8,000)	Social Services - Communal Area Use	(8,000)	(8,000)	<b>(8,000)</b>
(8,000)	Community Rooms-General Fund Use	(8,000)	(8,000)	<b>(8,000)</b>
(49,630)	Private Sector Initiatives	(50,560)	(51,360)	<b>(51,530)</b>
(22,226)	Tenant Participation	(23,500)	0	<b>0</b>
(10,451)	Careline Charge	(12,820)	(12,820)	<b>(12,820)</b>
<b>(540,706)</b>	<b>NET</b>	<b>(563,790)</b>	<b>(524,060)</b>	<b>(522,582)</b>



**HOUSING REVENUE ACCOUNT ACTUALS 2015/16**  
**STATUTORY HRA OPERATING ACCOUNT**  
**SUMMARY SUBJECTIVE ANALYSIS**

	Original £	2015/16 Revised £	Actual £
<b><u>EXPENDITURE</u></b>			
Employee Expenses	4,229,300	4,096,520	<b>4,440,735</b>
Premises Expenses	11,057,040	11,204,990	<b>10,870,525</b>
Transport Expenses	107,010	112,120	<b>110,694</b>
Supplies and Services	1,048,160	980,250	<b>695,798</b>
Agency Services	588,070	655,170	<b>653,579</b>
Transfer Payments	100	300	<b>0</b>
Bad Debts Provision	155,000	295,000	<b>295,000</b>
Central and Departmental Support	2,859,200	3,154,600	<b>2,679,780</b>
Capital Financing Costs	17,118,180	17,098,150	<b>17,097,562</b>
Direct Revenue Financing	10,835,000	7,121,260	<b>3,097,403</b>
	<b>47,997,060</b>	<b>44,718,360</b>	<b>39,941,076</b>
<b><u>INCOME</u></b>			
Supporting People Grant	(300,000)	(466,000)	<b>(459,814)</b>
Rent	(38,445,000)	(38,933,000)	<b>(38,226,463)</b>
Fees and Charges etc.	(1,806,640)	(1,743,500)	<b>(1,747,446)</b>
Recharges	(1,277,580)	(1,254,040)	<b>(1,235,017)</b>
Interest	(212,510)	(116,260)	<b>(172,973)</b>
Contribution to/from Reserves	0	0	<b>(21,226)</b>
General Fund Contribution	(563,790)	(524,060)	<b>(522,582)</b>
Transfer from OSD	(400,000)	(100,000)	<b>0</b>
	<b>(43,005,520)</b>	<b>(43,136,860)</b>	<b>(42,385,521)</b>
	<b>4,991,540</b>	<b>1,581,500</b>	<b>(2,444,445)</b>

**HOUSING REVENUE ACCOUNT  
VARIANCE ANALYSIS**

Programme Area / Service	Reason	Over/(Under) Spent £'000	Carry Fwd Requests £'000
Rent of Dwellings	Rent Income over-estimated	707	
Charges for Services & Facilities	Supporting People grant and Service Charge income lower than forecast	69	
Non-dwelling rents etc	Income from rent of land and shops higher than forecast	(4)	
DLO Surplus	Lower than anticipated	100	
General Fund Contributions	Mainly due to reduction in Homelessness bed & breakfast costs	(1)	
<b>INCOME</b>		<b>871</b>	<b>0</b>
Supervision & Management - General and Special	Employers Superannuation costs higher than forecast (offset by pension adjustment included in CAC below)	263	
	Short Term Accumulated Absences	60	
	Redundancy costs of Wardens (£64k) and Customer Services Manager (£25k)	89	
	Delays in setting up new Careline Consortium	(31)	31
	Underspend on previously approved growth on IT	(43)	43
	Underspend on approved growth for training for Contract Management Team.	(9)	9
	No spend on approved growth for HRA contribution to Document Management System	(50)	50
	Production of Tenant Handbook delayed.	(35)	35
	Temporary Data Administrative Officers not appointed due to delays in acquiring new system.	(53)	53
	Underspend on Estate Improvement budget due to delays in design and approval process.	(9)	9
	Reduction in CAC charges to offset increased superannuation charge above (£263k), changes to the allocation of architects recharges (£199k) and other reductions (£13k)	(475)	
	No spend on approved growth for new It for mobile working for Asset Management Officers	(10)	10
	Reduction in Homelessness costs of bed & breakfast	(1)	
	Underspend on Supplies & Services on Tenant Participation	(23)	
	Underspend on IT support charges and incidentals	(43)	
	Underspend on Transfer Incentive Scheme	(14)	
Court Costs less than anticipated	(10)		
Underspend on equipment on Sheltered Schemes	(12)		
Utility bills less than forecast on District/Group Heating Schemes	(32)		
Rent, Rates, Taxes	NNDR costs higher than anticipated	23	
Repairs and Maintenance	Planned works; underspends on gas heating improvements (£115k), painting programme (£36k), work managed by non-OSD staff (£131k) and other programmes (£98k)	(380)	
	Responsive works; overspend mainly due to higher incidence of Change of Tenancy repairs	157	
	Provision of a covered area for disabled persons scooter storage due to delays in the planning process	(72)	72
Direct Revenue Financing	Reduced financing resulting from an under-spend of the capital programme.	(4,024)	
Interest Received	More income than anticipated due to higher interest rate on balances.	(57)	
Transfer to/(from) Reserves	Provision for accumulated absences	(21)	
Other Minor Variances	Net of all other variances (mainly supplies & services)	(85)	
<b>EXPENDITURE</b>		<b>(4,897)</b>	<b>312</b>
<b>GRAND TOTAL</b>		<b>(4,026)</b>	<b>312</b>

**HOUSING REVENUE ACCOUNT 2015/16  
CARRY FORWARD REQUESTS**

Programme Area/Service	Budget Head	Reason	Amount (£)		C-fwd Request (£)
Community Housing	Employee Expenses	Temporary Data Administrative Officers to sort Housing Services paper files and prepare them for input into Document Management System not appointed due to delays in acquiring new system.	Revised	53,070	53,070
			Actual	-	
			Balance	53,070	
Community Housing	Employee Expenses	Approved Growth for training for Contract Management Team (new CDM regs, managing asbestos, IOSH and or NEBOSH).	Revised	10,000	8,460
			Actual	1,540	
			Balance	8,460	
Community Housing	Information Technology	Unused Balance of previously Approved Growth for IT (Keystone).	Revised	42,740	42,740
			Actual	-	
			Balance	42,740	
Community Housing	Information Technology	Approved Growth for the HRA contribution to the upgrade of the Document Management System.	Revised	50,000	50,000
			Actual	-	
			Balance	50,000	
Community Housing	Supplies & Services	Production of Tenant Handbook delayed.	Revised	35,000	35,000
			Actual	-	
			Balance	35,000	
Community Housing	Supplies & Services	Underspend on Estate Improvement work due to delays in design and approval process.	Revised	160,000	9,220
			Actual	150,780	
			Balance	9,220	
Community Housing	Supplies & Services	Careline Consortium setting up costs (equipment, consultancy etc).	Revised	50,000	31,380
			Actual	18,620	
			Balance	31,380	
Community Housing	Supplies & Services	Approved Growth for the provision of new IT for mobile working for Asset Management Officers	Revised	10,000	10,000
			Actual	-	
			Balance	10,000	
Repairs and Maintenance	Supplies & Services	The provision of a covered area for disabled persons scooter storage.	Revised	72,000	72,000
			Actual	-	
			Balance	72,000	
		TOTAL CARRY FORWARD REQUESTS FOR APPROVAL.			311,870



Description	Out-turn 2015/16	2015/16 Budget	Overspend	Underspend	Carry Over 2016/17	Comments/Reasons for Major Underspends
			Against 2015/16 Bud	Against 2015/16 Bud		
Communal Lighting Replacement	1,990.13	10,000.00		8,009.87	0.00	
Fire Risk Works/Bin Stores	128,118.84	447,510.00		319,391.16	0.00	No carry forward as new budget allocation in 2016/17
Fire Risk Assessments	40,600.00	41,000.00		400.00	0.00	
Communal Rising Main (Electricity)	9,360.00	50,000.00		40,640.00	20,000.00	To complete work to blocks showing signs of deterioration
External Wall Insulation	3,136,522.25	3,328,189.00		191,666.75	0.00	Saving made during procurement process, tenders came in under budget.
Structural Works	100,104.96	134,880.00		34,775.04	0.00	
Bacons lane conversion	268.89	269.00		0.11	0.00	
Adaptations	895,479.00	750,000.00	145,479.00		0.00	
Central Heating Replacement	2,820,780.00	2,737,000.00	83,780.00		0.00	Overspend in relation to owner occupiers at Lowgates where disconnected from heating scheme
4G Filters	23,817.00	25,000.00		1,183.00	0.00	
Door Renewals	93,812.44	100,000.00		6,187.56	0.00	
Community room conversion	17,309.48	20,269.00		2,959.52	0.00	
Communal Door Replacement	196,700.76	202,270.00		5,569.24	0.00	
Kitchens & Bathrooms	481,450.89	500,000.00		18,549.11	18,550.00	
Hanging Tiles	121,863.73	147,000.00		25,136.27	25,140.00	To cover cost of work not completed in 2015/16
Sheltered Refurbishment	110,731.39	2,000,000.00		1,889,268.61	1,889,270.00	Late start on site. Carry forward to cover kitchens and rewires.
Windows	1,229,272.94	1,185,070.00	44,202.94		0.00	
Rewiring incl CO retro programme	845,847.19	860,000.00		14,152.81	0.00	
Roof Renewal	2,855,196.32	3,200,000.00		344,803.68	344,800.00	
Pointing General	56,118.52	100,000.00		43,881.48	0.00	
Brick Up Bin Chutes	6,000.00	29,130.00		23,130.00	0.00	
RTB Social Mobility Scheme	40,000.00	400,000.00		360,000.00	0.00	Take up insufficient - reported to Cabinet March 2016
DPC/Damp Works	64,633.19	100,000.00		35,366.81	0.00	
Neighbourhood Action Plan - Barrow Hill	463,567.38	456,000.00	7,567.38		0.00	
Sheltered Scheme - Parkside	2,088,634.86	2,000,000.00	88,634.86		0.00	
Stairlift Replacement	9,942.71	10,000.00		57.29	0.00	
Smoke Detector Replacement	129,747.62	130,000.00		252.38	0.00	
Footpath - Proactive Maintenance	42,104.56	250,000.00		207,895.44	0.00	No carry forward as new budget allocation in 2016/17
Unfilled Cavities	8,793.95	100,000.00		91,206.05	0.00	
Asbestos Works	2,270.00	50,000.00		47,730.00	0.00	
St Augustines Wetlands	8,440.00	8,440.00		0.00	0.00	
Sheltered Scheme Demolition - Heaton Court	11,400.44	12,000.00		599.56	0.00	
Lead Water Pipe/Stop Tap Replacement	0.00	15,000.00		15,000.00	0.00	
Estate Environmental	759,502.39	900,000.00		140,497.61	0.00	No carry forward as new budget allocation in 2016/17
PRC Programme	834,967.27	809,290.00	25,677.27		0.00	
Internal Soil Stacks	106,199.71	100,000.00	6,199.71		0.00	
Fire Safety Sprinkler Systems	60,725.17	45,000.00	15,725.17		0.00	
Demolitions at Court Place & Westwood Avenue	1,865.00	10,000.00		8,135.00	8,140.00	Demolitions due to start September 2016
SKY+ conversion	7,139.75	7,420.00		280.25	0.00	
HRA Property Acquisitions	141,082.56	300,000.00		158,917.44	65,000.00	Agreed repurchase has been delayed
Coniston Road Land Drainage Scheme	6,690.00	6,690.00	0.00	0.00	0.00	
Grange Court Conversion & 47 Paisley Ave	105,931.30	88,090.00	17,841.30		0.00	
Loft Insulation Top Ups	44,379.92	112,000.00		67,620.08	0.00	
New Build Fees	15,827.56	30,000.00		14,172.44	0.00	
Refurb 11/13/15 King Street North	0.00	90,000.00		90,000.00	90,000.00	Acquired late in 2015/16 and conversion to family homes delayed until 2016/17
<b>Total All Schemes</b>	<b>18,125,190.07</b>	<b>21,897,517.00</b>	<b>435,107.63</b>	<b>4,207,434.56</b>	<b>2,460,900.00</b>	

**Net Position - (UNDER)/OVER-SPEND (3,772,326.93)**