

HOUSING REVENUE ACCOUNT 2013/14
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2012/13 Actual £		2013/14 Original £	2013/14 Revised £	2013/14 Actual £
	INCOME			
(33,867,259)	Rent of Dwellings	(35,261,500)	(35,137,000)	(35,365,151)
(591,054)	Charges for Services & Facilities	(502,340)	(511,000)	(607,145)
(689,788)	Non-Dwelling Rents	(778,290)	(801,790)	(792,398)
(494,141)	Contributions towards Expenditure	(532,160)	(535,130)	(516,386)
(35,642,242)	Total Income	(37,074,290)	(36,984,920)	(37,281,080)
	EXPENDITURE			
4,772,038	Supervision and Management -General	5,339,150	5,343,450	5,171,218
2,252,241	Supervision and Management -Special	2,374,110	2,428,550	2,456,661
163,624	Rent, rates, taxes and other charges	175,450	266,700	261,738
8,238,816	Repairs and Maintenance	8,593,000	9,132,830	8,789,371
(15,377)	Negative HRA Subsidy	0	0	0
6,887,037	Depreciation, Impairment & Revaluation of Fixed Assets	5,895,780	7,357,480	6,817,781
53,946	Debt Management Expenses	59,500	58,260	58,331
252,890	Increase in Bad Debts Provision	245,000	255,000	89,231
22,605,215	Total Expenditure	22,681,990	24,842,270	23,644,331
(13,037,027)	NET COST OF SERVICES per Authority income & Expenditure Account	(14,392,300)	(12,142,650)	(13,636,749)
38,200	HRA share of Corporate & Democratic Core	38,080	25,570	25,084
(12,998,827)	NET COST OF HRA SERVICES	(14,354,220)	(12,117,080)	(13,611,665)
5,606,017	HRA share of interest payable, premiums & discounts	5,513,460	5,478,890	5,479,027
(93,729)	Interest and Investment Income	(98,450)	(40,810)	(39,132)
(509,011)	Share of DLO/DSO surplus	(500,000)	(500,000)	(499,586)
(7,995,550)	(SURPLUS)/DEFICIT IN YEAR on HRA Income & Expenditure	(9,439,210)	(7,179,000)	(8,671,356)
	STATEMENT of MOVEMENT on the HRA BALANCE			
	Increase/(decrease) in HRA balance comprising:			
(7,995,550)	Surplus or deficit on HRA Income & Expenditure Account	(9,439,210)	(7,179,000)	(8,671,356)
4,131,803	Capital Expenditure funded from HRA	6,516,000	6,410,000	34,642
8,484	Transfer to/(from) Reserves	0	0	(52,340)
0	Provision for Debt Repayment	0	2,140,200	2,140,203
1,976,364	Transfer to/(from) Major Repairs Reserve	3,240,000	1,790,000	2,329,814
(1,878,899)	(Increase)/decrease in HRA balance for the Year	316,790	3,161,200	(4,219,037)
(6,396,732)	HRA Balance Bfwd 1st April	(7,572,920)	(8,275,631)	(8,275,631)
0	Growth from Working Balance	0	0	0
(8,275,631)	HRA Balance Cfwd at 31st March	(7,256,130)	(5,114,431)	(12,494,668)

SUPERVISION AND MANAGEMENT EXPENSES

2012/13 Actual £		2013/14 Original £	2013/14 Revised £	2013/14 Actual £
<u>HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES</u>				
<u>Community Housing Department - Cost Centres 0600 to 0604, 0608/0614/0615/0617/0618/0622/0960</u>				
2,248,134	Employee Expenses	2,584,950	2,272,410	2,391,180
460,752	Premises Related Expenses	473,840	594,710	568,811
63,416	Transport Related Expenses	75,830	76,060	54,048
487,714	Supplies and Services	544,120	619,160	561,596
110,326	Agency and Contracted Services	102,290	104,900	102,855
(159,802)	Controllable Income	(156,050)	(148,000)	(152,091)
3,210,540	Net Controllable	3,624,980	3,519,240	3,526,399
1,963,252	Central and Departmental Support	2,158,450	2,271,940	2,092,898
(401,754)	Recharge Income	(444,280)	(447,730)	(448,079)
4,772,038	NET	5,339,150	5,343,450	5,171,218
<u>Rent Collection - Cost Centre 0414</u>				
18,340	Employee Expenses	18,340	18,340	18,340
0	Transport Related Expenses	0	0	0
19,140	Supplies and Services	11,780	38,810	41,192
327,519	Agency and Contracted Services	346,520	348,540	396,672
(209,973)	Controllable Income	(216,510)	(89,840)	(92,636)
155,026	Net Controllable	160,130	315,850	363,568
241,459	Central and Departmental Support	250,240	263,920	268,597
(396,485)	Recharge Income	(410,370)	(579,770)	(632,165)
0	NET	0	0	0
4,772,038	TOTAL - GENERAL EXPENSES	5,339,150	5,343,450	5,171,218

HOUSING REVENUE ACCOUNT 2013/14
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2012/13 Actual £		2013/14 Original £	2013/14 Revised £	2013/14 Actual £
HOUSING SUPERVISION AND MANAGEMENT SPECIAL EXPENSES				
Warden Schemes - Cost Centres 0619/0620/0621/0631/0633				
956,398	Employee Expenses	885,490	980,690	1,094,954
131,917	Premises Related Expenses	76,160	69,150	43,898
58,989	Transport Related Expenses	60,760	52,780	51,784
177,337	Supplies and Services	274,940	258,340	187,165
2,178	Agency and Contracted Services	2,200	4,160	4,165
(385,471)	Controllable Income	(283,610)	(295,070)	(223,343)
941,348	Net Controllable	1,015,940	1,070,050	1,158,623
39,154	Central & Departmental Support	37,280	31,430	38,061
0	Recharge Income	0	0	0
980,502	NET	1,053,220	1,101,480	1,196,684
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669				
402,607	Premises Related Expenses	394,550	377,020	324,910
2,942	Supplies and Services	3,060	2,770	3,083
(213,609)	Controllable Income	(201,060)	(157,330)	(140,051)
191,940	Net Controllable	196,550	222,460	187,942
3,424	Central & Departmental Support	4,620	3,540	3,898
(3,424)	Recharge Income	(4,620)	(3,540)	(3,898)
191,940	NET	196,550	222,460	187,942
Maintenance of Grass Areas - Cost Centres 0605/0646/0647/0648/0649				
455,661	Premises Related Expenses	466,870	465,670	460,740
44,000	Agency and Contracted Services	44,110	44,110	44,110
49,650	Central & Departmental Support	53,410	38,580	37,100
(17,494)	Controllable Income	(21,090)	(18,950)	(18,986)
531,817	NET	543,300	529,410	522,964
Common Rooms and Areas - Cost Centres 0650/0652				
31,626	Premises Related Expenses	36,350	34,610	31,101
324	Supplies and Services	4,090	1,090	1,541
4,619	Agency and Contracted Services	4,670	4,670	4,665
(1,719)	Controllable Income	(1,730)	(3,200)	(3,274)
34,850	NET	43,380	37,170	34,033
Homelessness - Cost Centre 0660				
147,813	Employee Expenses	184,950	150,780	161,481
0	Premises Related Expenses	11,950	0	0
529	Transport Related Expenses	900	700	703
37,825	Supplies and Services	53,530	90,200	71,699
835	Agency and Contracted Services	11,410	11,410	1,414
2	Transfer Payments	200	200	4
(6,554)	Controllable Income	(48,260)	(26,830)	(25,382)
180,450	Net Controllable	214,680	226,460	209,919
58,417	Central & Departmental Support	54,980	45,360	45,980
238,867	NET	269,660	271,820	255,899
Other Community Services - Cost Centres 0670/0671/0672/0675				
126,359	Employee Expenses	137,610	127,490	135,680
127,795	Premises Related Expenses	108,060	116,180	107,772
22,403	Transport Related Expenses	22,190	22,950	21,426
1,647	Supplies and Services	4,660	3,300	1,238
(7,079)	Controllable Income	(7,530)	(7,460)	(10,362)
271,125	Net Controllable	264,990	262,460	255,754
3,140	Central & Departmental Support	3,010	3,750	3,385
274,265	NET	268,000	266,210	259,139
2,252,241	TOTAL - SPECIAL EXPENSES	2,374,110	2,428,550	2,456,661

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

2012/13 Actual £		2013/14 Original £	2013/14 Revised £	2013/14 Actual £
(238,866)	Homelessness	(269,660)	(271,820)	(255,899)
(162,750)	Maintenance of Grassed Areas	(166,790)	(164,080)	(161,710)
(8,000)	Social Services - Communal Area Use	(8,000)	(8,000)	(8,000)
(8,000)	Community Rooms-General Fund Use	(8,000)	(8,000)	(8,000)
(49,250)	Private Sector Initiatives	(51,970)	(50,480)	(50,170)
(16,341)	Tenant Participation	(17,670)	(20,640)	(20,038)
(10,934)	Careline Charge	(10,070)	(12,110)	(12,569)
(494,141)	NET	(532,160)	(535,130)	(516,386)

HOUSING REVENUE ACCOUNT ACTUALS 2013/14
STATUTORY HRA OPERATING ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	Original £	2013/14 Revised £	Actual £
<u>EXPENDITURE</u>			
Employee Expenses	3,811,340	3,549,510	3,801,635
Premises Expenses	10,336,230	11,056,870	10,588,343
Transport Expenses	159,680	152,490	127,961
Supplies and Services	896,180	1,013,870	867,511
Agency Services	511,200	517,790	553,881
Transfer Payments	200	200	4
Bad Debts Provision	245,000	255,000	89,231
Housing Subsidy	0	0	0
Central and Departmental Support	2,600,070	2,684,090	2,515,004
Capital Financing Costs	14,708,740	16,824,830	16,825,156
Direct Revenue Financing	6,516,000	6,410,000	34,642
	39,784,640	42,464,650	35,403,368
<u>INCOME</u>			
Government Grants	0	0	0
Supporting People Grant	(401,000)	(401,000)	(432,245)
Rent	(35,261,500)	(35,137,000)	(35,365,151)
Fees and Charges etc.	(1,815,470)	(1,658,470)	(1,642,443)
Recharges	(859,270)	(1,031,040)	(1,075,122)
Interest	(98,450)	(40,810)	(39,132)
Contribution to/from Reserves	0	0	(52,340)
General Fund Contribution	(532,160)	(535,130)	(516,386)
Transfer from OSD	(500,000)	(500,000)	(499,586)
	(39,467,850)	(39,303,450)	(39,622,405)
			(4,219,037)

HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

Programme Area / Service	Reason	Over/(Under) Spent £'000	Carry Fwd Requests £'000
Rent of Dwellings	Increase in receipts	(228)	
Charges for Services & Facilities	Increased service charges & Supporting People grant received	(96)	
Non-dwelling rents etc	Reduced income from rent of land and shops	10	
General Fund Contributions	Mainly due to reduction in homelessness bed & breakfast and rough sleeping service costs	19	
INCOME		(295)	0
Supervision & Management - General	Employers Superannuation costs higher than forecast (offset by pension adjustment included in CAC below)	160	
	Salary & Agency costs lower than anticipated	(63)	
	Delay in setting up new Careline Consortium	(50)	50
	Underspend on previously approved growth on IT	(43)	43
	Reduction in net CAC charges (which offset increased superannuation costs)	(180)	
	Other variances -net	4	
Supervision & Management - Special	Maintenance of grassed areas; reduced HRA garden areas and tree/shrub expenditure due to less demand	(6)	
	Wardens; increased costs of employers superannuation, agency labour and CAC offset by reduced spend on supplies and services (mainly winter maintenance).	95	
	District/Group Heating Schemes; Utility bills lower than anticipated offset by reduced income from heating tickets	(35)	
	Homelessness; reduced bed & breakfast, contributions to housing associations and rough sleeping expenditure.	(16)	
	Common Rooms and Areas; reduced utility costs	(3)	
	Other communal services; increased employers superannuation contributions offset by reduced utility costs	(7)	
Rent, Rates, Taxes & Other Charges	Lower than anticipated charges	(5)	
Repairs and maintenance	Planned works; underspend mainly on prior to painting & work managed by non-OSD staff (legionella control & district heating)	(250)	
	Responsive works; underspend due to lower incidence of repairs	(21)	
	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 original programme used for budgeting purposes and slightly higher capital receipts than forecast	(6,375)	
Transfer to/(from) Reserves	Provision for accumulated absences	(52)	
Bad Debt Provision	Reduction in provision for bad debts due to additional income from STWA in respect of irrecoverables and lower write offs	(166)	
EXPENDITURE		(7,085)	165
GRAND TOTAL		(7,380)	165

**HOUSING REVENUE ACCOUNT 2013/14
CARRY FORWARD REQUESTS**

Programme Area/Service	Budget Head	Reason	Amount (£)		C-fwd Request (£)
Community Housing	Information Technology	Unused Balance of Previously Agreed Growth	Revised	49,740	42,740
			Actual	7,000	
			Balance	42,740	
Community Housing	Supplies & Services	Careline Consortium setting up costs (equipment, consultancy etc)	Revised	50,000	50,000
			Actual	-	
			Balance	50,000	
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.			164,740

Description	Out-turn 13/14	13/14 Budget	Overspend	Underspend	Carry Over 14/15	Comments/Reasons for Major Underspends
			Against 13/14 Bud	Against 13/14 Bud		
Communal Lighting Replacement	13,386.95	20,000.00		6,613.05	0.00	Budget to be reduced in 14/15 due to consistent underspends.
Fire Risk Assessments	48,200.00	49,000.00		800.00	0.00	
Communal Rising Main (Electricity)	49,958.00	50,000.00		42.00	0.00	
External Wall Insulation	871,483.53	1,688,430.00		816,946.47	0.00	Work held back due to procurement and ECO/Green Deal issues.
Structural Works	43,335.96	80,000.00		36,664.04	0.00	Budget to be reduced in 14/15 due to consistent underspends.
Bacons lane conversion	140,272.15	150,000.00		9,727.85	0.00	
Adaptations	773,855.58	890,000.00		116,144.42	0.00	
Central Heating	3,224,786.69	3,767,000.00		542,213.31	542,210.00	Delays resulting from change over of outgoing and incoming contractors
Door Renewals	98,161.94	100,000.00		1,838.06	0.00	
Community room conversion	1,090.00	177,180.00		176,090.00	176,090.00	Insufficient capacity at OSD
Communal Door/entry system replace	71,132.36	140,000.00		68,867.64	68,870.00	
Kitchens	1,040,035.52	1,000,000.00	40,035.52		0.00	
Bathrooms	983,603.97	1,000,000.00		16,396.03	0.00	
Pointing & Chimneys	32,308.70	320,000.00		287,691.30	0.00	Work held back due to procurement issue with sub-contractor.
Windows	139,998.03	140,000.00		1.97	0.00	
Rewiring incl CO retro programme	1,114,823.59	1,130,000.00		15,176.41	0.00	
Roof Renewal	1,872,130.13	2,793,000.00		920,869.87	920,870.00	Late start on site due to procurement problem. The 2-year programme will spend by 31.3.15.
Wall Insulation/Damp Remedial	24,795.30	50,000.00		25,204.70	0.00	
Neighbourhood Action Plan - Barrow Hill	2,334.00	750,000.00		747,666.00	747,670.00	Consultants now procured for Master Planning.
Sheltered Scheme Replacement	150,219.00	1,369,000.00		1,218,781.00	1,218,780.00	Currently out to tender.
Mobile Office	(4,983.54)	2,850.00		7,833.54	0.00	
Stairlift Replacement	4,747.60	20,000.00		15,252.40	0.00	Budget to be reduced in 14/15 due to consistent underspends.
Smoke Detector Replacement	231,125.02	190,000.00	41,125.02		0.00	
Footpath - Proactive Maintenance	250,218.03	250,000.00	218.03		0.00	
Stock Condition Survey	158,538.00	200,000.00		41,462.00	12,000.00	Garage Survey Outstanding.
Asbestos Surveys	90,000.00	90,000.00			0.00	
Sheltered Scheme - Heaton Court	38,987.22	0.00	38,987.22		0.00	
Sheltered Scheme Demolitions	95,577.00	195,000.00		99,423.00	0.00	Issues with remaining tenant have delayed demolition of Heaton Court.
Estate Environmental	0.00	250,000.00		250,000.00	0.00	Insufficient capacity to develop programme in 13/14.
New Build (Fees)	0.00	0.00		0.00	0.00	
Cat 2 Design/Investigation	0.00	0.00		0.00	0.00	
PRC Survey/Test	29,000.00	35,000.00		6,000.00	0.00	
PRC Programme	0.00	50,000.00		50,000.00	0.00	Insufficient time following survey results to commence programme.
PVC Soffit/Fascia Programme	194,344.06	559,000.00		364,655.94	364,650.00	Runs in parallel with roofing programme.
Gutters & Rainwater Goods	112,654.07	280,000.00		167,345.93	167,350.00	Runs in parallel with roofing programme.
Internal Soil Stacks	142,449.88	150,000.00		7,550.12	0.00	
Fire Safety Sprinkler Systems	81,890.00	82,000.00		110.00	0.00	
Replace CHP	506,417.49	571,000.00		64,582.51	0.00	
Careline - Call Monitoring Equipment	0.00	25,000.00		25,000.00	0.00	
Relocation of Bin Stores	0.00	50,000.00		50,000.00	0.00	Consultation with residents and Planning in progress.
Roof Compartmentation	0.00	15,000.00		15,000.00	0.00	
Green Deal/ECO	0.00	30,000.00		30,000.00	0.00	Procurement of partner in progress.
Demolitions at Court Place & Westwood Avenue	0.00	70,000.00		70,000.00	37,820.00	Decants taking place with 5 properties now empty.
Energy Efficiency Prog - Grangewood	1,400.00	0.00	1,400.00		0.00	
Installation of Solar PV Panels	15,460.00	0.00	15,460.00		0.00	
SKY+ conversion	2,983.30	13,990.00		11,006.70	0.00	
HRA Property Acquisitions	57,120.00	60,000.00		2,880.00	0.00	
Coniston Road Land Drainage Scheme	705.00	0.00	705.00		0.00	
Improvements to Grit Storage Facility	6,439.72	0.00	6,439.72		0.00	
Core Virtual Infrastructure	28,202.42	0.00	28,202.42		0.00	
Unallocated Budget	0.00	381,230.00		381,230.00	0.00	
Total All Schemes	12,739,186.67	19,233,680.00	172,572.93	6,667,066.26	4,256,310.00	

Net Position - (UNDER)/OVER-SPEND (6,494,493.33)