

HOUSING REVENUE ACCOUNT BUDGETS 2014/15 TO 2019/20
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2013/14 Actual £		2014/15 Original £	2014/15 Probable £	2015/16 Original £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £
	INCOME							
(35,365,151)	Net Rent	(37,359,000)	(37,349,000)	(38,445,000)	(39,120,000)	(40,291,000)	(41,496,000)	(43,631,000)
(174,900)	Service Charges	(101,340)	(168,470)	(206,040)	(218,560)	(218,560)	(218,560)	(218,560)
(792,398)	Non-Dwelling Rents	(784,790)	(802,650)	(779,000)	(780,990)	(782,980)	(785,030)	(787,120)
(516,386)	Contributions towards Expenditure	(539,150)	(545,390)	(563,790)	(574,470)	(580,390)	(586,390)	(592,440)
(432,245)	Supporting People Grant	(401,000)	(447,600)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)
(37,281,080)	Total Income	(39,185,280)	(39,313,110)	(40,293,830)	(40,994,020)	(42,172,930)	(43,385,980)	(45,529,120)
	EXPENDITURE							
	Management and Maintenance ;							
5,171,218	Supervision and Management -General	5,577,460	5,676,300	5,723,330	5,797,900	5,872,360	5,938,360	6,005,080
2,456,661	Supervision and Management -Special	2,256,170	2,404,410	2,472,680	2,550,240	2,610,980	2,673,760	2,739,600
261,738	Rent, rates, taxes and other charges	268,570	339,790	317,190	323,490	330,000	336,710	343,600
8,789,371	Repairs and Maintenance	9,109,000	9,181,000	9,166,000	9,427,000	9,688,000	9,959,000	10,238,000
6,817,781	Depreciation, Impairment & Reval. of Fixed Assets	7,715,520	7,021,630	7,214,030	7,422,910	7,642,070	7,862,070	8,082,070
58,331	Debt Management Expenses	58,790	69,500	76,630	77,140	73,000	73,000	73,000
89,231	Increase Bad Debts Provision	265,000	150,000	155,000	160,000	165,000	170,000	175,000
23,644,331	Total Expenditure	25,250,510	24,842,630	25,124,860	25,758,680	26,381,410	27,012,900	27,656,350
(13,636,749)	NET COST OF SERVICES per Authority Income & Expenditure Account	(13,934,770)	(14,470,480)	(15,168,970)	(15,235,340)	(15,791,520)	(16,373,080)	(17,872,770)
25,084	HRA share of Corporate & Democratic Core	22,040	23,600	23,400	23,860	24,010	24,130	24,270
(13,611,665)	NET COST OF HRA SERVICES	(13,912,730)	(14,446,880)	(15,145,570)	(15,211,480)	(15,767,510)	(16,348,950)	(17,848,500)
0	(Gain) or loss on sale of HRA fixed assets							
5,479,027	HRA share of interest payable etc	5,328,910	5,329,730	5,228,040	5,107,030	5,011,270	4,911,000	4,813,000
(39,132)	Interest on Working Balance	(82,240)	(146,940)	(212,510)	(373,910)	(458,460)	(458,460)	(458,460)
0	Mortgage Interest	0	(60)	0	0	0	0	0
(499,586)	Share of DLO/DSO Surpluses	(500,000)	(100,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)
(8,671,356)	(SURPLUS)/DEFICIT in Year on HRA Services	(9,166,060)	(9,364,150)	(10,530,040)	(10,878,360)	(11,614,700)	(12,296,410)	(13,893,960)
	STATEMENT of MOVEMENT on the HRA BALANCE							
	Surplus or Deficit on the HRA Income & Expenditure Account	(9,166,060)	(9,364,150)	(10,530,040)	(10,878,360)	(11,614,700)	(12,296,410)	(13,893,960)
(8,671,356)	Transfer to/(from) Reserves	0	0	0	0	0	0	0
(52,340)	Capital Expenditure Funded from HRA	6,608,000	1,401,640	10,835,000	10,640,950	8,395,670	8,100,000	8,000,000
34,642	Provision for Debt Repayment	2,108,100	2,108,100	2,076,480	2,045,330	2,014,650	1,983,650	1,952,650
2,140,203	Transfer to/(from) Major Repairs Reserve	1,728,000	2,428,000	2,523,000	2,626,000	2,730,000	2,730,000	2,730,000
2,329,814								
(4,219,037)	(Increase)/decrease in HRA balance for the year	1,278,040	(3,426,410)	4,904,440	4,433,920	1,525,620	517,240	(1,211,310)
(8,275,631)	HRA Balance Bfwd 1st April	(5,114,431)	(12,494,668)	(15,921,078)	(11,016,638)	(6,582,718)	(5,057,098)	(4,539,858)
(12,494,668)	HRA Balance Cfwd at 31st March	(3,836,391)	(15,921,078)	(11,016,638)	(6,582,718)	(5,057,098)	(4,539,858)	(5,751,168)
	Analysis of HRA Balance as at 31st March							
(3,000,000)	Minimum Working Balance	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)
(9,494,668)	Set Aside for Future Investment in Stock	(836,391)	(12,921,078)	(8,016,638)	(3,582,718)	(2,057,098)	(1,539,858)	(2,751,168)
(12,494,668)	Total HRA Balance at 31st March	(3,836,391)	(15,921,078)	(11,016,638)	(6,582,718)	(5,057,098)	(4,539,858)	(5,751,168)

HOUSING REVENUE ACCOUNT BUDGETS 2014/15 TO 2019/20
SUPERVISION AND MANAGEMENT EXPENSES

2013/14 Actual £		2014/15 Original £	2014/15 Probable £	2015/16 Original £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £
HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES								
Community Housing Services - Cost Centres 0600/0601/0602/0604/0608/0614/0615/0618/0622/0960								
2,391,180	Employee Expenses	2,639,230	2,514,250	2,735,540	2,778,750	2,816,940	2,846,590	2,876,580
568,811	Premises Related Expenses	530,880	629,160	572,680	580,520	588,620	596,980	605,600
54,048	Transport Related Expenses	74,760	36,680	36,980	37,290	37,610	37,930	38,270
561,596	Supplies and Services	683,930	698,180	626,370	628,610	630,820	633,200	635,660
102,855	Agency and Contracted Services	112,380	105,960	108,220	109,200	110,450	111,690	112,930
(152,091)	Controllable Income	(154,900)	(159,900)	(168,150)	(168,150)	(168,150)	(168,150)	(168,150)
3,526,399	Net Controllable	3,886,280	3,824,330	3,911,640	3,966,220	4,016,290	4,058,240	4,100,890
2,092,898	Central and Departmental Support	2,307,580	2,404,620	2,447,460	2,476,480	2,510,460	2,543,240	2,576,140
(448,079)	Recharge Income	(616,400)	(552,650)	(635,770)	(644,800)	(654,390)	(663,120)	(671,950)
5,171,218	NET	5,577,460	5,676,300	5,723,330	5,797,900	5,872,360	5,938,360	6,005,080
Rent Collection - Cost Centre 0414								
18,340	Employee Expenses	18,340	18,830	19,460	20,090	20,720	21,350	21,980
0	Transport Related Expenses	0	0	0	0	0	0	0
41,192	Supplies and Services	39,310	52,790	52,810	52,830	52,850	52,870	52,890
396,672	Agency and Contracted Services	357,270	397,820	413,340	420,510	425,300	430,090	434,880
(92,636)	Controllable Income	(91,920)	(91,040)	(92,910)	(94,810)	(96,760)	(98,760)	(100,810)
363,568	Net Controllable	323,000	378,400	392,700	398,620	402,110	405,550	408,940
268,597	Central and Departmental Support	270,510	229,620	233,200	236,790	239,640	241,910	244,190
(632,165)	Recharge Income	(593,510)	(608,020)	(625,900)	(635,410)	(641,750)	(647,460)	(653,130)
0	NET	0	0	0	0	0	0	0
5,171,218	TOTAL - GENERAL EXPENSES	5,577,460	5,676,300	5,723,330	5,797,900	5,872,360	5,938,360	6,005,080

HOUSING REVENUE ACCOUNT BUDGETS 2014/15 TO 2019/20
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2013/14 Actual £		2014/15 Original £	2014/15 Probable £	2015/16 Original £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £
HOUSING SUPERVISION AND MANAGEMENT								
SPECIAL EXPENSES								
Warden Schemes - Cost Centres 0619/0620/0621/0631/0633								
1,094,954	Employee Expenses	893,760	1,060,660	1,062,080	1,085,550	1,096,710	1,107,980	1,119,390
43,898	Premises Related Expenses	70,420	46,470	47,670	48,990	50,400	51,920	53,540
51,784	Transport Related Expenses	53,280	41,550	47,130	48,160	49,250	50,400	51,620
187,165	Supplies and Services	227,960	210,400	229,980	231,680	233,440	235,260	237,130
4,165	Agency and Contracted Services	4,620	4,790	4,940	4,990	5,040	5,090	5,140
(223,343)	Controllable Income	(310,530)	(303,520)	(332,810)	(333,440)	(334,080)	(334,730)	(335,400)
1,158,623	Net Controllable	939,510	1,060,350	1,058,990	1,085,930	1,100,760	1,115,920	1,131,420
38,061	Central & Departmental Support	31,480	55,990	54,390	55,070	55,400	55,870	56,390
0	Recharge Income	0	0	0	0	0	0	0
1,196,684	NET	970,990	1,116,340	1,113,380	1,141,000	1,156,160	1,171,790	1,187,810
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669								
324,910	Premises Related Expenses	251,660	284,150	318,770	307,130	329,990	354,580	380,980
3,083	Supplies and Services	2,070	3,200	3,440	3,300	3,300	3,420	3,420
(140,051)	Controllable Income	(104,230)	(112,990)	(112,990)	(79,630)	(79,630)	(79,630)	(79,630)
187,942	Net Controllable	149,500	174,360	209,220	230,800	253,660	278,370	304,770
3,898	Central & Departmental Support	3,600	5,280	5,300	5,360	5,430	5,490	5,550
(3,898)	Recharge Income	(3,600)	(5,280)	(5,300)	(5,360)	(5,430)	(5,490)	(5,550)
187,942	NET	149,500	174,360	209,220	230,800	253,660	278,370	304,770
Maintenance of Grassed Areas - Cost Centres 0605 & 0646								
460,740	Premises Related Expenses	469,990	471,900	479,160	483,610	488,090	492,620	497,190
44,110	Agency and Contracted Services	44,450	44,450	45,000	45,450	45,900	46,360	46,830
37,100	Central & Departmental Support	36,350	33,540	34,500	35,010	35,360	35,730	36,090
(18,986)	Controllable Income	(20,850)	(20,850)	(22,940)	(22,940)	(22,940)	(22,940)	(22,940)
522,964	NET	529,940	529,040	535,720	541,130	546,410	551,770	557,170
Common Rooms and Areas - Cost Centres 0650/0652								
31,101	Premises Related Expenses	36,340	36,270	37,580	38,890	40,290	41,780	43,380
1,541	Supplies and Services	1,090	1,000	1,000	1,000	1,000	1,000	1,000
4,665	Agency and Contracted Services	4,720	4,850	5,040	5,090	5,140	5,190	5,240
(3,274)	Controllable Income	(3,200)	(3,200)	(3,200)	(3,200)	(3,200)	(3,200)	(3,200)
34,033	NET	38,950	38,920	40,420	41,780	43,230	44,770	46,420
Homelessness - Cost Centre 0660								
161,481	Employee Expenses	149,390	160,830	209,770	202,150	163,080	164,770	166,470
0	Premises Related Expenses	0	0	0	0	0	0	0
703	Transport Related Expenses	700	450	450	450	450	450	450
71,699	Supplies and Services	92,280	92,280	95,820	97,390	98,990	100,620	102,280
1,414	Agency and Contracted Services	11,420	11,480	11,530	11,550	11,570	11,590	11,610
4	Transfer Payments	200	100	100	100	100	100	100
(25,382)	Controllable Income	(27,190)	(40,270)	(80,970)	(69,410)	(29,150)	(29,660)	(30,170)
209,919	Net Controllable	226,800	224,870	236,700	242,230	245,040	247,870	250,740
45,980	Central & Departmental Support	48,620	53,360	57,000	58,150	58,710	59,290	59,860
255,899	NET	275,420	278,230	293,700	300,380	303,750	307,160	310,600
Other Community Services - Cost Centres 0670/0671/0672/0675								
135,680	Employee Expenses	140,960	138,150	139,740	145,470	148,250	149,810	151,380
107,772	Premises Related Expenses	127,800	109,760	117,990	126,840	136,350	146,570	157,570
21,426	Transport Related Expenses	23,280	22,330	22,450	22,710	22,990	23,270	23,570
1,238	Supplies and Services	3,300	2,840	3,740	3,760	3,780	3,800	3,820
(10,362)	Controllable Income	(7,630)	(9,570)	(7,630)	(7,630)	(7,630)	(7,630)	(7,630)
255,754	Net Controllable	287,710	263,510	276,290	291,150	303,740	315,820	328,710
3,385	Central & Departmental Support	3,660	4,010	3,950	4,000	4,030	4,080	4,120
259,139	NET	291,370	267,520	280,240	295,150	307,770	319,900	332,830
2,456,661	TOTAL - SPECIAL EXPENSES	2,256,170	2,404,410	2,472,680	2,550,240	2,610,980	2,673,760	2,739,600

HOUSING REVENUE ACCOUNT BUDGETS 2014/15 TO 2019/20

GENERAL FUND CONTRIBUTIONS

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

2013/14 Actual £		2014/15 Original £	2014/15 Probable £	2015/16 Original £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £
(255,899)	Homelessness	(274,420)	(278,230)	(293,700)	(300,380)	(303,750)	(307,160)	(310,600)
(161,710)	Maintenance of Grassed Areas	(165,740)	(164,920)	(167,210)	(168,910)	(170,620)	(172,330)	(174,060)
(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)
(50,170)	Private Sector Initiatives	(48,330)	(50,250)	(50,560)	(52,520)	(53,030)	(53,570)	(54,100)
(20,038)	Tenant Participation	(20,920)	(23,300)	(23,500)	(23,710)	(23,920)	(24,120)	(24,340)
(12,569)	Careline charge	(13,740)	(12,690)	(12,820)	(12,950)	(13,070)	(13,210)	(13,340)
(516,386)		(539,150)	(545,390)	(563,790)	(574,470)	(580,390)	(586,390)	(592,440)
0	Rent Rebate Local Scheme	0						
(516,386)	NET	(539,150)	(545,390)	(563,790)	(574,470)	(580,390)	(586,390)	(592,440)

HOUSING REVENUE ACCOUNT BUDGETS 2014/15 TO 2019/20
STATUTORY HOUSING REVENUE ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	2014/15 Original £	2014/15 Probable £	2015/16 Original £	2016/17 Original £	2017/18 Original £	2018/19 Original £	2019/20 Original £
EXPENDITURE							
Employee Expenses	3,841,680	3,892,720	4,166,590	4,232,010	4,245,700	4,290,500	4,335,800
Premises Expenses	10,864,660	11,098,500	11,057,040	11,336,470	11,651,740	11,980,160	12,319,860
Transport Expenses	152,020	101,010	107,010	108,610	110,300	112,050	113,910
Supplies and Services	1,049,940	1,060,690	1,013,160	1,018,570	1,024,180	1,030,170	1,036,200
Agency Services	534,860	569,350	588,070	596,790	603,400	610,010	616,630
Transfer Payments	200	100	100	100	100	100	100
Bad Debts Provision	265,000	150,000	155,000	160,000	165,000	170,000	175,000
Central and Departmental Support	2,723,840	2,810,020	2,859,200	2,894,720	2,933,040	2,969,740	3,006,610
Capital Financing Costs	16,939,320	16,956,960	17,118,180	17,278,410	17,470,990	17,559,720	17,650,720
Direct Revenue Financing	6,608,000	1,401,640	10,835,000	10,640,950	8,395,670	8,100,000	8,000,000
	42,979,520	38,040,990	47,899,350	48,266,630	46,600,120	46,822,450	47,254,830
INCOME							
Government Grants	0	0	0	0	0	0	0
Supporting People Grant	(401,000)	(447,600)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)
Rent	(37,359,000)	(37,349,000)	(38,445,000)	(39,120,000)	(40,291,000)	(41,496,000)	(43,631,000)
Fees and Charges etc.	(1,606,580)	(1,712,460)	(1,806,640)	(1,778,760)	(1,743,080)	(1,748,290)	(1,753,610)
Recharges	(1,213,510)	(1,165,950)	(1,266,970)	(1,285,570)	(1,301,570)	(1,316,070)	(1,330,630)
Interest	(82,240)	(147,000)	(212,510)	(373,910)	(458,460)	(458,460)	(458,460)
Contribution from Pension Reserve	0	0	0	0	0	0	0
General Fund Contribution	(539,150)	(545,390)	(563,790)	(574,470)	(580,390)	(586,390)	(592,440)
Transfer from OSD	(500,000)	(100,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)
	(41,701,480)	(41,467,400)	(42,994,910)	(43,832,710)	(45,074,500)	(46,305,210)	(48,466,140)
Decrease/(Increase) in HRA Balance for the Year	1,278,040	(3,426,410)	4,904,440	4,433,920	1,525,620	517,240	(1,211,310)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2014/15 ORIGINAL TO 2014/15 PROBABLE**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents - slight decrease due to increased voids & rtb's compared to budget	10,000	
Service charges - anticipated increased income		(67,130)
Non - Dwelling Rents - reduced income from rent of shops, land and other misc - Nationwide Solar FIT	22,140	(40,000)
Supporting People Grant - expected to be higher than forecast		(46,600)
GF Contributions - increase in homelessness contribution - decrease in mtce. of grassed areas - increase in private sector initiatives - increase in tenant participation - decrease in Careline	820 1,050	(3,810) (1,920) (2,380)
Interest - higher interest rate than anticipated		(64,760)
DLO Surplus lower than forecast	400,000	
	434,010	(226,600)
Net Reduction in Income	207,410	
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	51,040	
- increased waste clearance and cleaning costs for Neighbourhoods	24,620	
- premises costs at Venture House higher than forecast	17,980	
- approved carry forward for Careline Consortium	50,000	
- reduced transport costs (mainly car allowances)		(51,010)
- carry forward of previously approved growth for IT	42,740	
- increased court costs (bailiffs warrants and possession orders)	21,000	
- increased Co-op Paypoint charges	13,500	
- Transfer Incentive Scheme - costs lower than anticipated		(76,000)
- supplies and services various	9,510	

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Rent, Rates, Taxes & Other Charges - increase mainly due to rates charges on vacant properties	71,220	
Repairs and Maintenance - approved carry forward for scooter storage	72,000	
Bad debts - reduction in provision		(115,000)
Agency & Contracted - underestimated cost of additional welfare reform staffing - rent recovery - building cleaning costs lower than anticipated at Venture House	40,550	(6,060)
Central & Department Support - revised allocations (net)	86,180	
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in a reduced requirement for DRF support		(5,206,360)
Capital Financing Costs - increased MRA reserve contribution - increase in debt management expenses - reduction in capital charges - increase in interest payable	700,000 10,710 820	(693,890)
Other Minor Variations (Net)	24,590	
	1,236,460	(6,148,320)
Net Reduction in Expenditure		(4,911,860)
TOTAL INCREASE IN HRA BALANCE OVER THE PERIOD		(4,704,450)

HOUSING REVENUE ACCOUNT**BUDGET VARIANCES - 2014/15 ORIGINAL TO 2015/16 ORIGINAL**

Programme Area & Detail	Decrease in Net Income £	Increase in Net Income £
<u>INCOME</u>		
Rents -increased in line with DCLG rent formula		(1,086,000)
Service Charges - anticipated increase including annual review of service charges		(104,700)
Non-Dwelling Rents - reduced income from rent of shops, land and other misc	5,790	
Supporting People - anticipated reduction in income	101,000	
GF Contributions - increase in homelessness contribution		(19,280)
- increase in mtce. of grassed areas		(1,470)
- increase in private sector initiatives		(2,230)
- increase in tenant participation		(2,580)
- decrease in Careline	920	
Interest on Balances - higher interest rates than anticipated		(130,270)
Reduced DLO Surplus	100,000	
	207,710	(1,346,530)
Net Increase in Income		(1,138,820)
Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
<u>EXPENDITURE</u>		
Housing Supervision & Management		
- employees pay award and increments	62,940	
- delayed appointment of temporary data admin officer (approved growth)	26,900	
- increased cover for Careline and Wardens plus other employee expenses	182,120	
- increased waste clearance & cleaning costs for Neighbourhoods	35,600	
- premises costs at Venture House higher than anticipated	11,840	
- reduced transport costs (mainly car allowances)		(45,010)
- increase in court costs (bailiffs warrants and possession orders)	21,000	
- increased Co-op Paypoint processing charges	13,500	
- one-off growth approved for 2014/15		(102,000)

Programme Area & Detail	Increase in Net Expenditure £	Decrease in Net Net Expenditure £
Rent, Rates, Taxes & Other Charges - mainly increase in rates on vacant properties	48,620	
Repairs & Maintenance - addition of indexation allowance	57,000	
Bad debts - reduced provision		(110,000)
Agency & Contracted - underestimated cost of additional welfare reform staffing - rent recovery - building cleaning costs lower than anticipated at Venture House	56,070	(6,060)
Central & Department Support - revised allocations (net)	135,360	
Direct Revenue Contribution to Capital - revised capital programme and financing resulting in an increased requirement for DRF support	4,227,000	
Capital Financing Costs - increased major repairs reserve contribution - reduction in capital charges - increase in debt management charges - reduction in interest payable - reduction in provision for debt repayment	795,000 17,840	(501,490) (100,870) (31,620)
Other Minor Variations (Net)		(28,520)
	5,690,790	(925,570)
Net Increase in Expenditure	4,765,220	
TOTAL DECREASE IN HRA BALANCE OVER THE PERIOD		3,626,400