

HOUSING REVENUE ACCOUNT 2014/15
STATUTORY HRA OPERATING ACCOUNT
SUMMARY

2013/14 Actual £		2014/15 Original £	2014/15 Revised £	2014/15 Actual £
	INCOME			
(35,365,151)	Rent of Dwellings	(37,359,000)	(37,349,000)	(37,329,717)
(607,145)	Charges for Services & Facilities	(502,340)	(616,070)	(629,528)
(792,398)	Non-Dwelling Rents	(784,790)	(802,650)	(785,742)
(516,386)	Contributions towards Expenditure	(539,150)	(545,390)	(540,706)
(37,281,080)	Total Income	(39,185,280)	(39,313,110)	(39,285,693)
	EXPENDITURE			
5,171,218	Supervision and Management -General	5,577,460	5,676,300	5,321,024
2,456,661	Supervision and Management -Special	2,256,170	2,404,410	2,452,399
261,738	Rent, rates, taxes and other charges	268,570	339,790	369,188
8,789,371	Repairs and Maintenance	9,109,000	9,181,000	8,473,201
0	Negative HRA Subsidy	0	0	0
6,817,781	Depreciation, Impairment & Revaluation of Fixed Assets	7,715,520	7,021,630	7,183,572
58,331	Debt Management Expenses	58,790	69,500	69,800
89,231	Increase in Bad Debts Provision	265,000	150,000	442,238
23,644,331	Total Expenditure	25,250,510	24,842,630	24,311,422
(13,636,749)	NET COST OF SERVICES per Authority income & Expenditure Account	(13,934,770)	(14,470,480)	(14,974,271)
25,084	HRA share of Corporate & Democratic Core	22,040	23,600	20,930
(13,611,665)	NET COST OF HRA SERVICES	(13,912,730)	(14,446,880)	(14,953,341)
5,479,027	HRA share of interest payable, premiums & discounts	5,328,910	5,329,730	5,330,395
(39,132)	Interest and Investment Income	(82,240)	(147,000)	(178,262)
(499,586)	Share of DLO/DSO surplus	(500,000)	(100,000)	(100,000)
(8,671,356)	(SURPLUS)/DEFICIT IN YEAR on HRA Income & Expenditure	(9,166,060)	(9,364,150)	(9,901,208)
	STATEMENT of MOVEMENT on the HRA BALANCE			
	Increase/(decrease) in HRA balance comprising:			
(8,671,356)	Surplus or deficit on HRA Income & Expenditure Account	(9,166,060)	(9,364,150)	(9,901,208)
34,642	Capital Expenditure funded from HRA	6,608,000	1,401,640	0
(52,340)	Transfer to/(from) Reserves	0	0	(4,464)
2,140,203	Provision for Debt Repayment	2,108,100	2,108,100	2,108,100
2,329,814	Transfer to/(from) Major Repairs Reserve	1,728,000	2,428,000	2,265,999
(4,219,037)	(Increase)/decrease in HRA balance for the Year	1,278,040	(3,426,410)	(5,531,573)
(8,275,631)	HRA Balance Bfwd 1st April	(5,114,431)	(12,494,668)	(12,494,668)
0	Growth from Working Balance	0	0	0
(12,494,668)	HRA Balance Cfwd at 31st March	(3,836,391)	(15,921,078)	(18,026,241)

Analysis of HRA Balance as at 31st March

(3,000,000)	Minimum Working Balance	(3,000,000)	(3,000,000)	(3,000,000)
(9,494,668)	Set Aside for Future Investment in Stock	(836,391)	(12,921,078)	(15,026,241)
(12,494,668)		(3,836,391)	(15,921,078)	(18,026,241)

HOUSING REVENUE ACCOUNT 2014/15
SUPERVISION AND MANAGEMENT EXPENSES

Annexe 1a

2013/14 Actual £		2014/15 Original £	2014/15 Revised £	2014/15 Actual £
HOUSING SUPERVISION AND MANAGEMENT GENERAL EXPENSES				
Community Housing Department - Cost Centres 0600 to 0604, 0608/0614/0615/0622/0960				
2,391,180	Employee Expenses	2,639,230	2,514,250	2,727,785
568,811	Premises Related Expenses	530,880	629,160	571,572
54,048	Transport Related Expenses	74,760	36,680	32,196
561,596	Supplies and Services	683,930	698,180	523,135
102,855	Agency and Contracted Services	112,380	105,960	105,969
(152,091)	Controllable Income	(154,900)	(159,900)	(164,162)
3,526,399	Net Controllable	3,886,280	3,824,330	3,796,495
2,092,898	Central and Departmental Support	2,307,580	2,404,620	2,082,594
(448,079)	Recharge Income	(616,400)	(552,650)	(558,065)
5,171,218	NET	5,577,460	5,676,300	5,321,024
Rent Collection - Cost Centre 0414				
18,340	Employee Expenses	18,340	18,830	18,830
0	Transport Related Expenses	0	0	0
41,192	Supplies and Services	39,310	52,790	49,630
396,672	Agency and Contracted Services	357,270	397,820	462,166
(92,636)	Controllable Income	(91,920)	(91,040)	(106,097)
363,568	Net Controllable	323,000	378,400	424,529
268,597	Central and Departmental Support	270,510	229,620	231,672
(632,165)	Recharge Income	(593,510)	(608,020)	(656,201)
0	NET	0	0	0
5,171,218	TOTAL - GENERAL EXPENSES	5,577,460	5,676,300	5,321,024

HOUSING REVENUE ACCOUNT 2014/15
SUPERVISION AND MANAGEMENT EXPENSES (CONT'D)

2013/14 Actual £		2014/15 Original £	2014/15 Revised £	2014/15 Actual £
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	1,148,977
43,898	Premises Related Expenses	70,420	46,470	42,532
51,784	Transport Related Expenses	53,280	41,550	39,660
187,165	Supplies and Services	227,960	210,400	141,434
4,165	Agency and Contracted Services	4,620	4,790	4,717
(223,343)	Controllable Income	(310,530)	(303,520)	(236,414)
1,158,623	Net Controllable	939,510	1,060,350	1,140,906
38,061	Central & Departmental Support	31,480	55,990	54,019
0	Recharge Income	0	0	0
1,196,684	NET	970,990	1,116,340	1,194,925
District/Group Heating Schemes - Cost Centres 0190, 0640-0643/0654-0659/0664-0669				
324,910	Premises Related Expenses	251,660	284,150	252,146
3,083	Supplies and Services	2,070	3,200	1,313
(140,051)	Controllable Income	(104,230)	(112,990)	(114,635)
187,942	Net Controllable	149,500	174,360	138,824
3,898	Central & Departmental Support	3,600	5,280	5,228
(3,898)	Recharge Income	(3,600)	(5,280)	(5,228)
187,942	NET	149,500	174,360	138,824
Maintenance of Grass Areas - Cost Centres 0605 & 0646				
460,740	Premises Related Expenses	469,990	471,900	482,880
44,110	Agency and Contracted Services	44,450	44,450	44,680
37,100	Central & Departmental Support	36,350	33,540	33,140
(18,986)	Controllable Income	(20,850)	(20,850)	(20,916)
522,964	NET	529,940	529,040	539,784
Common Rooms and Areas - Cost Centre 0650				
31,101	Premises Related Expenses	36,340	36,270	29,188
1,541	Supplies and Services	1,090	1,000	117
4,665	Agency and Contracted Services	4,720	4,850	4,808
(3,274)	Controllable Income	(3,200)	(3,200)	(2,052)
34,033	NET	38,950	38,920	32,061
Homelessness - Cost Centre 0660				
161,481	Employee Expenses	149,390	160,830	162,369
0	Premises Related Expenses	0	0	0
703	Transport Related Expenses	700	450	354
71,699	Supplies and Services	92,280	92,280	76,786
1,414	Agency and Contracted Services	11,420	11,480	11,457
4	Transfer Payments	200	100	271
(25,382)	Controllable Income	(27,190)	(40,270)	(27,190)
209,919	Net Controllable	226,800	224,870	224,047
45,980	Central & Departmental Support	48,620	53,360	52,872
255,899	NET	275,420	278,230	276,919
Other Community Services - Cost Centres 0670/0671/0675				
135,680	Employee Expenses	140,960	138,150	153,088
107,772	Premises Related Expenses	127,800	109,760	98,781
21,426	Transport Related Expenses	23,280	22,330	21,242
1,238	Supplies and Services	3,300	2,840	849
(10,362)	Controllable Income	(7,630)	(9,570)	(7,914)
255,754	Net Controllable	287,710	263,510	266,046
3,385	Central & Departmental Support	3,660	4,010	3,840
259,139	NET	291,370	267,520	269,886
2,456,661	TOTAL - SPECIAL EXPENSES	2,256,170	2,404,410	2,452,399

HOUSING REVENUE ACCOUNT 2014/15

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

2013/14 Actual £		2014/15 Original £	2014/15 Revised £	2014/15 Actual £
(255,899)	Homelessness	(274,420)	(278,230)	(276,919)
(161,710)	Maintenance of Grassed Areas	(165,740)	(164,920)	(165,480)
(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)
(50,170)	Private Sector Initiatives	(48,330)	(50,250)	(49,630)
(20,038)	Tenant Participation	(20,920)	(23,300)	(22,226)
(12,569)	Careline Charge	(13,740)	(12,690)	(10,451)
(516,386)	NET	(539,150)	(545,390)	(540,706)

HOUSING REVENUE ACCOUNT ACTUALS 2014/15
STATUTORY HRA OPERATING ACCOUNT
SUMMARY SUBJECTIVE ANALYSIS

	Original £	2014/15 Revised £	Actual £
<u>EXPENDITURE</u>			
Employee Expenses	3,841,680	3,892,720	4,211,049
Premises Expenses	10,864,660	11,098,500	10,319,488
Transport Expenses	152,020	101,010	93,452
Supplies and Services	1,049,940	1,060,690	793,264
Agency Services	534,860	569,350	633,797
Transfer Payments	200	100	271
Bad Debts Provision	265,000	150,000	442,238
Central and Departmental Support	2,723,840	2,810,020	2,484,295
Capital Financing Costs	16,939,320	16,956,960	16,957,866
Direct Revenue Financing	6,608,000	1,401,640	0
	42,979,520	38,040,990	35,935,720
<u>INCOME</u>			
Supporting People Grant	(401,000)	(447,600)	(468,114)
Rent	(37,359,000)	(37,349,000)	(37,329,717)
Fees and Charges etc.	(1,606,580)	(1,712,460)	(1,626,536)
Recharges	(1,213,510)	(1,165,950)	(1,219,494)
Interest	(82,240)	(147,000)	(178,262)
Contribution to/from Reserves	0	0	(4,464)
General Fund Contribution	(539,150)	(545,390)	(540,706)
Transfer from OSD	(500,000)	(100,000)	(100,000)
	(41,701,480)	(41,467,400)	(41,467,293)
	1,278,040	(3,426,410)	(5,531,573)

**HOUSING REVENUE ACCOUNT
VARIANCE ANALYSIS**

Programme Area / Service	Reason	Over/(Under) Spent £'000	Carry Fwd Requests £'000
Rent of Dwellings	Rent Income slightly lower than forecast	19	
Charges for Services & Facilities	Increased Supporting People grant (£20k) offset by reduced Service Charge income	(14)	
Non-dwelling rents etc	Reduced income from rent of land and shops	17	
General Fund Contributions	Mainly due to reduction in homelessness bed & breakfast, contribution to Housing Associations and rough sleeping service costs	5	
INCOME		27	0
Supervision & Management - General and Special	Employers Superannuation costs higher than forecast (offset by pension adjustment included in CAC below)	392	
	Salary & Agency costs lower than anticipated mainly due to vacant posts and other posts being filled later than forecast.	(74)	
	Delay in setting up new Careline Consortium	(50)	50
	Underspend on previously approved growth on IT	(43)	43
	No spend on approved growth for IT for mobile working	(10)	10
	No spend on approved growth for HRA contribution to Document Management System	(50)	50
	Underspend on premises costs at the On the Move Shop for work to reception area.	(10)	10
	Reduction in CAC charges to offset increased superannuation charge above (£392k) offset by other increases	(326)	
	Transport costs lower than forecast (mainly car allowances)	(8)	
	Reduction in Homelessness costs of bed & breakfast & rough sleeping service	(5)	
	HRA contribution to replacement of Core Virtual Infrastructure included as approved growth in 14/15 budget, but spend actually at end of 13/14 financial year	(37)	
	Internal Recharges higher than forecast mainly due to increased Rent Collection Cost	(50)	
	General underspends on supplies and services (equipment, printing, phones etc)	(58)	
	Agency Services higher than estimated as costs of temporary Rent staff omitted from budget.	64	
Utility bills less than forecast (mainly District Heating Schemes)	(40)		
Rent, Rates, Taxes	NNDR costs higher than anticipated	29	
Repairs and Maintenance	Planned works; capitalisation of whole property heating upgrades (£220k) along with underspends on prior to painting (£96k), painting programme (£138k), work managed by non-OSD staff (£105k) and other programmes (£97k)	(656)	
	Responsive works; overspend due to higher incidence of repairs	20	
	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.	(1,402)	
Interest Received	More income than anticipated due to higher interest rate on balances.	(31)	
Transfer to/(from) Reserves	Provision for accumulated absences	(4)	
Bad Debt Provision	Increase in provision for bad debts due to an increase in arrears and write offs in the year.	292	
Other Minor Variances	Net of all other variances	(3)	
EXPENDITURE		(2,132)	235
GRAND TOTAL		(2,105)	235

HOUSING REVENUE ACCOUNT 2014/15 CARRY FORWARD REQUESTS					
Programme Area/Service	Budget Head	Reason	Amount (£)		C-fwd Request (£)
Community Housing	Information Technology	Unused Balance of Previously Agreed Growth	Revised	42,740	42,740
			Actual	-	
			Balance	42,740	
Community Housing	Premises	Improvements to reception at the On The Move Shop	Revised	10,000	10,000
			Actual	-	
			Balance	10,000	
Community Housing	Supplies & Services	Careline Consortium setting up costs (equipment, consultancy etc)	Revised	50,000	50,000
			Actual	-	
			Balance	50,000	
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	
Community Housing	Supplies & Services	Approved Growth for the HRA contribution to the upgrade of the Document Management System	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.			234,740

**HRA Capital Expenditure
2014-15**

Annexe 5

Description	Out-turn 2014/15	2014/15 Budget	Overspend	Underspend	Carry Over 2015/16	Comments/Reasons for Major Underspends
			Against 2014/15 Bud	Against 2014/15 Bud		
Communal Lighting Replacement	15,655.90	10,000.00	5,655.90		0.00	
Fire Risk Works/Bin Stores	2,487.75	300,000.00		297,512.25	297,510.00	Insufficient capacity at OSD
Fire Risk Assessments	5,500.00	6,000.00		500.00	0.00	
Communal Rising Main (Electricity)	59,356.00	59,356.00			0.00	
External Wall Insulation	174,093.42	600,000.00		425,906.58	425,910.00	Work late starting on site. £453k spent in April 2015.
Structural Works	199,075.92	233,960.00		34,884.08	34,880.00	Work completed in 2015/16.
Bacons lane conversion	727.78	728.00		0.22	0.00	
Adaptations	550,020.50	550,000.00	20.50		0.00	
Central Heating Replacement	4,428,425.09	4,176,210.00	252,215.09		0.00	
Replace CHP	87,433.69	200,000.00		112,566.31	0.00	
Door Renewals	98,684.60	100,000.00		1,315.40	0.00	
Community room conversion	147,025.76	126,090.00	20,935.76		0.00	
Communal Door Replacement	46,601.23	208,870.00		162,268.77	162,270.00	Delay in procurement, work now taking place on site.
Kitchens	1,082,371.98	1,800,000.00		717,628.02	0.00	Large number of tenant refusals have resulted in underspend.
Bathrooms	850,064.56	800,000.00	50,064.56		0.00	
Pointing General	52,732.38	100,000.00		47,267.62	0.00	
Hanging Tiles	0.00	100,000.00		100,000.00	0.00	
Fire Alarm Replacement (Sheltered)	3,624.20	10,000.00		6,375.80	0.00	
Windows	39,380.72	250,000.00		210,619.28	210,620.00	Late start on site due to contractual dispute regarding retention.
Rewiring incl CO retro programme	1,003,557.03	1,200,000.00		196,442.97	0.00	
Roof Renewal	3,332,660.04	4,170,870.00		838,209.96	0.00)
Chimneys Repoint/Rebuild	177,835.54	127,000.00	50,835.54		0.00) Net underspend on roofing and associated works of £798,651 due to efficiencies made.
PVC Soffit/Fascia Programme	551,259.03	473,650.00	77,609.03		0.00)
Gutters & Rainwater Goods	281,114.32	370,000.00		88,885.68	0.00)
DPC/Damp Works	5,845.25	200,000.00		194,154.75	0.00	
Neighbourhood Action Plan - Barrow Hill	0.00	65,120.00		65,120.00	0.00	
Sheltered Scheme - Parkside	866,458.22	849,780.00	16,678.22		0.00	
Stairlift Replacement	13,563.52	10,000.00	3,563.52		0.00	
Smoke Detector Replacement	129,027.85	130,000.00		972.15	0.00	
Footpath - Proactive Maintenance	194,173.06	150,000.00	44,173.06		0.00	
Stock Condition Survey	500.00	12,000.00		11,500.00	0.00	
Asbestos Works	9,329.00	25,000.00		15,671.00	0.00	
Asbestos Surveys	6,260.00	15,000.00		8,740.00	8,740.00	
Sheltered Scheme - Heaton Court	4,900.00	4,900.00			0.00	
Lead Water Pipe/Stop Tap Replacement	75,397.37	100,000.00		24,602.63	0.00	
Estate Environmental	467,203.10	900,000.00		432,796.90	0.00	
PRC Programme	4,760.00	111,330.00		106,570.00	106,570.00	Work starting late on site.
Internal Soil Stacks	59,950.10	50,000.00	9,950.10		0.00	
Fire Safety Sprinkler Systems	83,981.00	90,000.00		6,019.00	0.00	
Demolitions at Court Place & Westwood Avenue	9,646.00	47,820.00		38,174.00	0.00	
Energy Efficiency Prog Grangewood	2,955.57	2,956.00		0.43	0.00	
SKY+ conversion	3,010.75	6,000.00		2,989.25	0.00	
HRA Property Acquisitions	192,995.00	85,000.00	107,995.00		0.00	
Coniston Road Land Drainage Scheme	11,790.74	12,000.00		209.26	0.00	
Grange Court Conversion & 47 Paisley Ave	91,909.53	180,000.00		88,090.47	88,090.00	Grange Court due to be completed in June 2015.
Loft Insulation Top Ups	0.00	112,000.00		112,000.00	112,000.00	Included in EWI tender. Late start on site.
New Build Fees	0.00	48,000.00		48,000.00	0.00	
Core Virtual Infrastructure	0.00	0.00	0.00		0.00	
Unallocated Budget	0.00	0.00			0.00	
Total All Schemes	15,423,343.50	19,179,640.00	639,696.28	4,395,992.78	1,446,590.00	

Net Position - (UNDER)/OVER-SPEND (3,756,296.50)