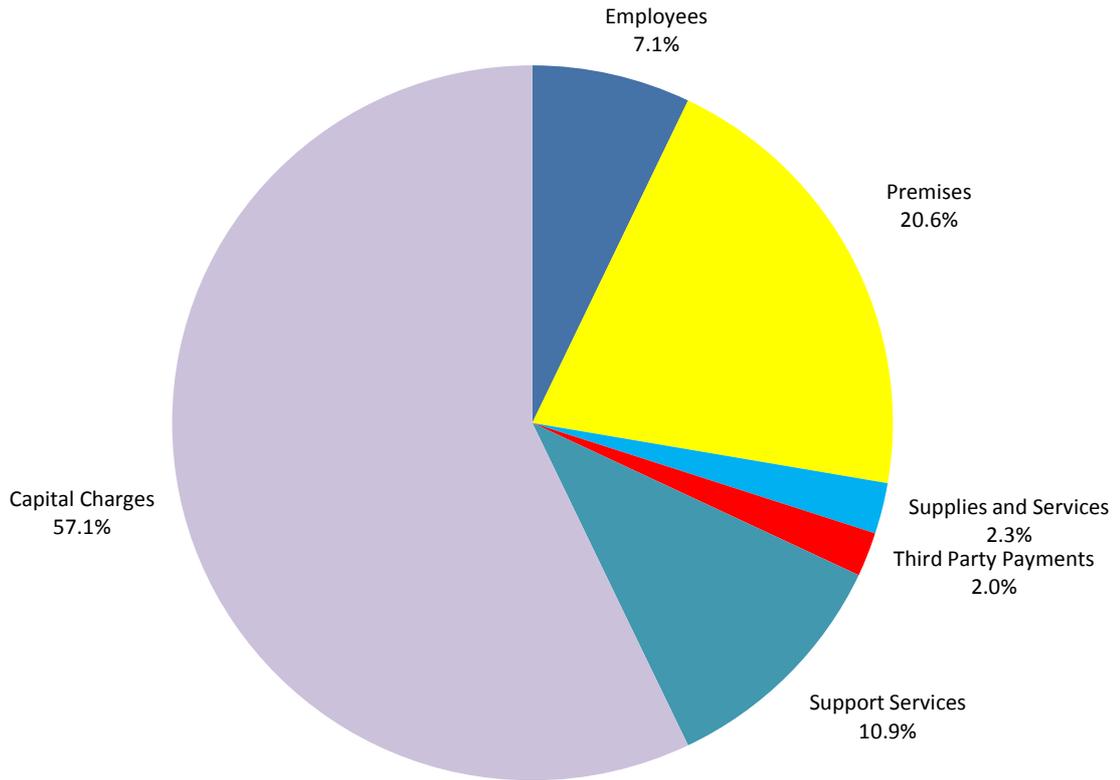
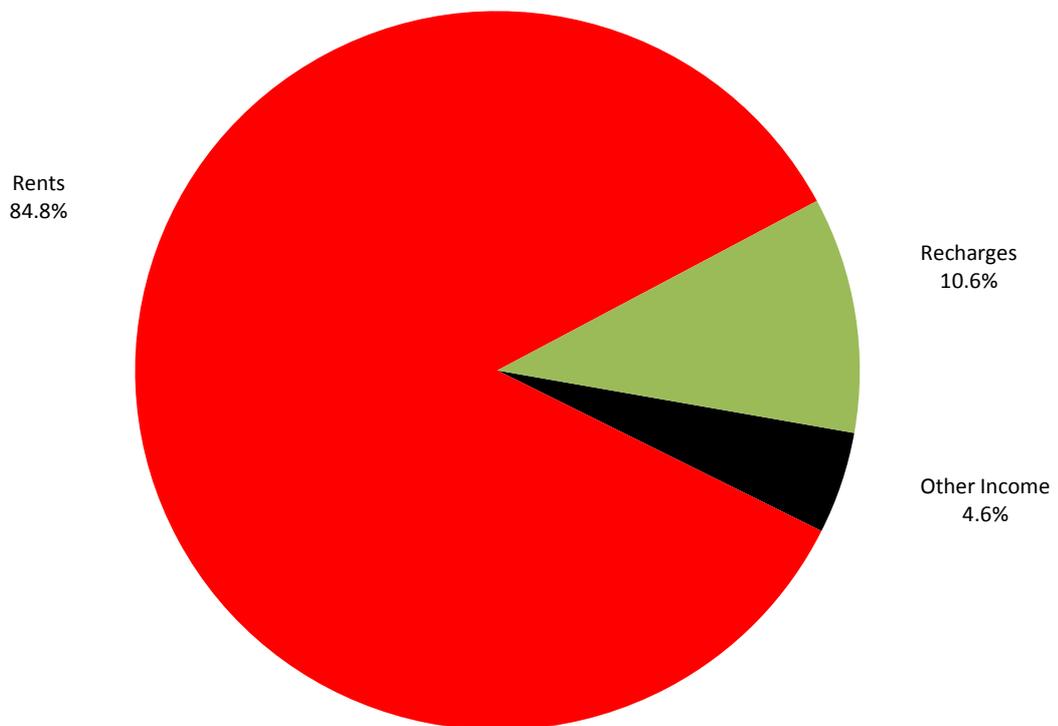


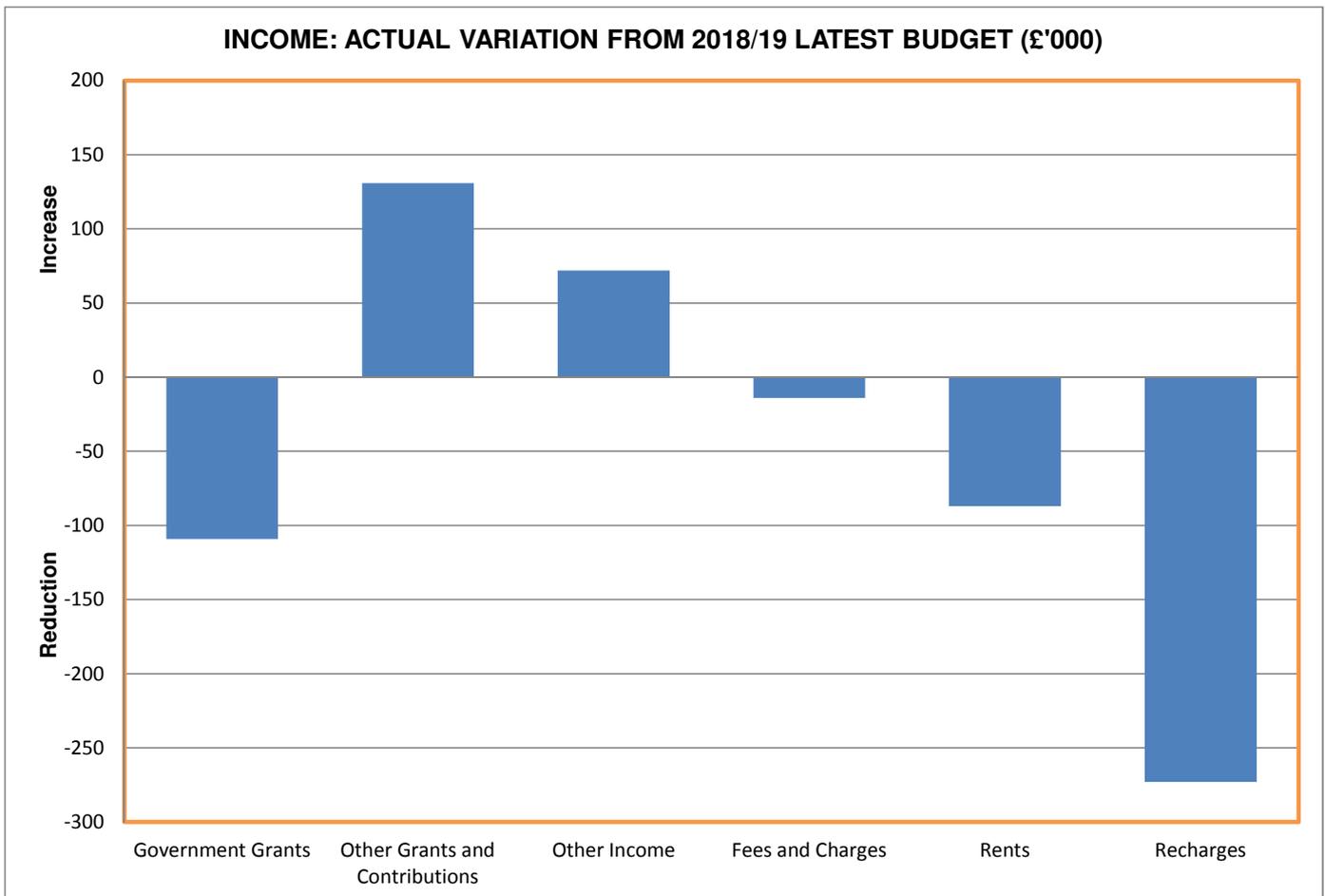
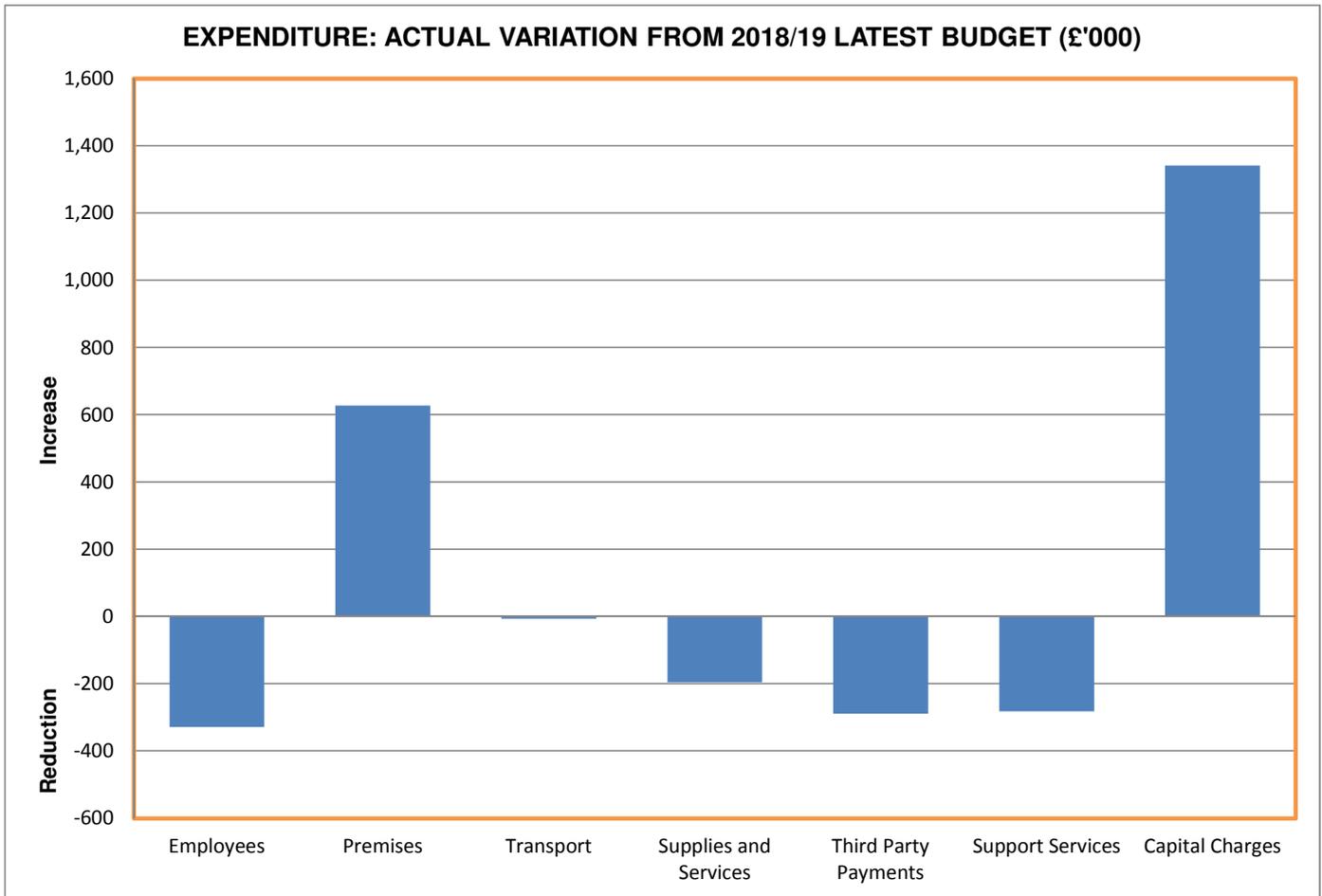
	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
<u>SUBJECTIVE ANALYSIS:</u>				
<u>EXPENDITURE:</u>				
Employees	2,985,900	2,656,735	(329,165)	(F)
Premises	7,030,000	7,656,753	626,753	(A)
Transport	36,200	30,402	(5,798)	(F)
Supplies and Services	1,032,000	836,821	(195,179)	(F)
Third Party Payments	1,021,700	732,787	(288,913)	(F)
Support Services	4,326,700	4,044,404	(282,296)	(F)
Capital Charges	19,867,200	21,208,226	1,341,026	(A)
Total Expenditure	36,299,700	37,166,128	866,428	(A)
<u>INCOME:</u>				
Government Grants	(286,700)	(177,776)	108,924	(A)
Other Grants and Contributions	(57,900)	(189,239)	(131,339)	(F)
Other Income	(151,200)	(222,970)	(71,770)	(F)
Fees and Charges	(831,100)	(816,730)	14,370	(A)
Rents	(26,284,200)	(26,196,929)	87,271	(A)
Recharges	(3,562,600)	(3,289,702)	272,898	(A)
Total Income	(31,173,700)	(30,893,346)	280,354	(A)
NET EXPENDITURE / (INCOME) FROM SERVICES	5,126,000	6,272,782	1,146,782	(A)

ACTUAL HOUSING REVENUE ACCOUNT EXPENDITURE 2018/19



ACTUAL HOUSING REVENUE ACCOUNT INCOME 2018/19





HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
S7000 HOUSING REVENUE AC				
Housing Repairs Supervision	890,000	878,189	(11,811)	(F)
HRA Repairs and Maintenance	5,237,500	5,857,087	619,587	(A)
Electricity	400	(3,080)	(3,480)	(F)
Gas	-	2,864	2,864	(A)
R+M(r) Responsive Main Contract	-	194	194	(A)
R+M(r) Mansafe Lines etc	-	2,070	2,070	(A)
Rates	-	3,051	3,051	(A)
Council Tax	137,100	151,001	13,901	(A)
Water Charges-Metered	40,000	53,726	13,726	(A)
Premises	6,305,000	6,945,102	640,102	(A)
Oth Hired & Con Serv	-	1,348	1,348	(A)
Debt Recovery Agency Costs	3,900	-	(3,900)	(F)
Contributions To Provisions	72,900	85,017	12,117	(A)
Bad Debts Provision	380,200	205,335	(174,865)	(F)
Supplies and Services	457,000	291,700	(165,300)	(F)
Consultants Fees	-	6,600	6,600	(A)
Third Party Payments	-	6,600	6,600	(A)
Housing Services	4,400	-	(4,400)	(F)
Supervision & Management - General	2,979,300	2,322,533	(656,767)	(F)
Supervision & Management - Special	2,119,800	2,021,489	(98,311)	(F)
Support Services	5,103,500	4,344,022	(759,478)	(F)
Notional Interest	13,214,700	13,214,729	29	(A)
Loss On Impairment/Revaluation Of Assets	-	1,376,788	1,376,788	(A)
Depreciation on Council Dwellings	6,100,000	6,046,428	(53,572)	(F)
Depreciation on Other HRA Properties	541,800	522,246	(19,554)	(F)
Depreciation on Equipment	10,700	48,035	37,335	(A)
Capital Charges	19,867,200	21,208,226	1,341,026	(A)
GROSS EXPENDITURE	31,732,700	32,795,650	1,062,950	(A)
INCOME				
Other Licences	(4,100)	(3,870)	230	(A)
Heating Charges	(149,400)	(146,304)	3,096	(A)
Service Charges	(200,000)	(200,466)	(466)	(F)
Service Charges Supporting People	(100,000)	(104,047)	(4,047)	(F)
Water Charges	(31,100)	(33,064)	(1,964)	(F)
Service Charges Leasehold	-	(754)	(754)	(F)
Rents-Housing	(24,535,600)	(24,451,879)	83,721	(A)
Rents-Shared Ownership	(71,000)	(62,003)	8,997	(A)
Rent Sayer Court	(495,600)	(495,891)	(291)	(F)
Use and Occupation - Homeless	-	(39,309)	(39,309)	(F)
Rents-Garages	(662,000)	(634,325)	27,675	(A)
Rents-Others	(320,000)	(313,056)	6,944	(A)
General Fund	(37,900)	(37,900)	-	
GROSS INCOME	(26,606,700)	(26,522,868)	83,832	(A)
NET EXPENDITURE / (INCOME) FROM SERVICES	5,126,000	6,272,782	1,146,782	(A)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £
S7000 HOUSING REVENUE AC (Continued)			
NET EXPENDITURE / (INCOME) FROM SERVICES	5,126,000	6,272,782	1,146,782 (A)
Interest-Balances	(213,300)	(335,090)	(121,790) (F)
Capital Charges - Adj	(100,000)	-	100,000 (A)
NET OPERATIONAL EXPENDITURE / (INCOME)	4,812,700	5,937,692	1,124,992 (A)
APPROPRIATIONS:			
Reversal of Notional Interest	(13,214,700)	(13,214,729)	(29) (F)
External Interest	4,765,600	4,765,564	(36) (F)
Approp HRA Resource Equiv to Depn to MRR	-	6,616,709	6,616,709 (A)
Approp from CAA to Offset HRA Resources	-	(6,616,709)	(6,616,709) (F)
Capital financing	-	2,557,601	2,557,601 (A)
Cap Fin-Rev Contr to Cap Outlay(GF+HIP)	119,600	77,950	(41,650) (F)
Cont from Reserves	8,000	66,295	58,295 (A)
Contrib HRA Capital Invest Reserve (Dr)	3,882,200	3,998,270	116,070 (A)
recognised gains/losses - asset sales	-	2,521,510	2,521,510 (A)
F Assets sales b/s val trf to I & E a/c	-	1,862,835	1,862,835 (A)
Capital financing	-	(2,557,601)	(2,557,601) (F)
Cont from Reserves	(100,000)	(36,100)	63,900 (A)
rec gains/losses - fa - reversal	-	(2,521,510)	(2,521,510) (F)
NCA impair/Revals losses charged to rev	-	(1,376,788)	(1,376,788) (F)
F Asset sales trf from I & E to CAA a/c	-	(1,862,835)	(1,862,835) (F)
employee benefits accruals (cr)	-	(2,543)	(2,543) (F)
Net IAS19 Charges for Retirement Benefits	(831,400)	(695,725)	135,675 (A)
Employers Contribs payable to Pension Fd	368,600	308,014	(60,586) (F)
Pensions Interest+Rate of Return Assets	160,900	143,600	(17,300) (F)
Transfer (To) / From HRA Balance	(28,500)	(28,500)	-
HRA Balance Brought Forward	(1,425,000)	(1,425,000)	-
HRA BALANCE CARRIED FORWARD	(1,453,500)	(1,453,500)	-

Variations:

<u>HRA Repairs and Maintenance</u> See page 13 and 14	619,587 (A)
<u>Bad Debts Provision</u> Continued delays to the full implementation of Universal Credit, and improved collection rates	(174,865) (F)
<u>Supervision & Management - General</u> See page 6	(656,767) (F)
<u>Supervision & Management - Special</u> See page 8-12	(98,311) (F)
<u>Depreciation</u> Based on valuation as at 1 April 2018	(35,791) (F)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £
<u>S7010 HSG SUP+MAN GENERAL</u>			
DIRECT EXPENDITURE			
Employees	7,200	6,988	(212) (F)
Premises	190,900	187,210	(3,690) (F)
Supplies and Services	98,200	108,617	10,417 (A)
Third Party Payments	411,200	162,905	(248,295) (F)
TOTAL DIRECT EXPENDITURE	707,500	465,720	(241,780) (F)
DIRECT INCOME			
Other Income	(41,000)	(78,430)	(37,430) (F)
Other Grants and Contributions	(20,000)	(37,051)	(17,051) (F)
Fees and Charges	(130,800)	(129,594)	1,206 (A)
TOTAL DIRECT INCOME	(191,800)	(245,075)	(53,275) (F)
NET DIRECT EXPENDITURE / (INCOME)	515,700	220,645	(295,055) (F)
Support Services	3,353,600	2,978,277	(375,323) (F)
Recharges	(890,000)	(876,389)	13,611 (A)
NET (INCOME) / EXPENDITURE TO SUMMARY	2,979,300	2,322,533	(656,767) (F)

Variations:Third Party Payments

No structural survey work carried out in year	(120,000) (F)
Consultants Fees not required	(120,100) (F)

Other Income

Additional Insurances recovered from tenants	(32,800) (F)
Additional Solar Panel income received	(9,500) (F)

Other Grants and Contributions

Additional Renewable Heat Initiative income	(17,100) (F)
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Support Services

Change in allocations	(375,300) (F)
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Recharges

Changes in allocations	13,611 (A)
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HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £
<u>S7200 HOUSING SERVICES</u>			
DIRECT EXPENDITURE			
Employees	1,740,100	1,553,932	(186,168) (F)
Transport	15,900	14,877	(1,023) (F)
Supplies and Services	225,000	170,726	(54,274) (F)
Third Party Payments	161,600	74,991	(86,609) (F)
TOTAL DIRECT EXPENDITURE	2,142,600	1,814,526	(328,074) (F)
DIRECT INCOME			
Other Income	(43,300)	(47,279)	(3,979) (F)
Fees and Charges	(31,100)	(15,823)	15,277 (A)
TOTAL DIRECT INCOME	(74,400)	(63,102)	11,298 (A)
NET DIRECT EXPENDITURE / (INCOME)	2,068,200	1,751,424	(316,776) (F)
Support Services	581,800	634,463	52,663 (A)
Recharges	(2,645,600)	(2,385,887)	259,713 (A)
NET (INCOME) / EXPENDITURE TO SUMMARY	4,400	-	(4,400) (F)

Variations:Employees

Staff vacancies	(140,600) (F)
IAS19 Pension adjustments	(29,400) (F)
Staff training	(15,600) (F)

Supplies and Services

Did not send the four newsletters to tenants and leaseholders due to waiting for confirmation on tenant engagement via the government green paper	(18,900) (F)
Less surveys, consultations and training undertaken	(24,900) (F)

Third Party Payments

Lower direct court fees expenditure reflected by lower court cost recovery	(45,500) (F)
Reduced legal costs	(34,400) (F)

Fees and Charges

Lower court costs recovered	17,400 (A)
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Support Services

Change in allocations	52,700 (A)
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Recharges

Changes in allocations	259,713 (A)
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HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
<u>S7015 SUPERVISION & MANAGEMENT - SPECIAL</u>				
S7410 WARWICK RESPONSE	693,500	610,705	(82,795)	(F)
S7430 VERY SHELTERED HOUSING	5,900	(40,766)	(46,666)	(F)
S7440 HOUSING SUPPORT	73,900	77,504	3,604	(A)
S7450 CENTRAL HEATING	165,600	170,079	4,479	(A)
S7460 COMMUNITY CENTRES	8,800	12,621	3,821	(A)
S7620 HSG OPEN SPACES	554,400	625,073	70,673	(A)
S7630 HSG COMMUNAL AREAS	354,200	388,387	34,187	(A)
S7635 ESTATE SUPERVISORS	214,200	177,886	(36,314)	(F)
S7928 FIRE RISK ASSESSMENTS- COMMUNAL	49,300	-	(49,300)	(F)
NET (INCOME) / EXPENDITURE TO SUMMARY	2,119,800	2,021,489	(98,311)	(F)

S7410 WARWICK RESPONSE**DIRECT EXPENDITURE**

Employees	712,500	684,963	(27,537)	(F)
Premises	11,900	11,914	14	(A)
Transport	5,900	1,012	(4,888)	(F)
Supplies and Services	231,400	202,913	(28,487)	(F)
Third Party Payments	300	642	342	(A)
TOTAL DIRECT EXPENDITURE	962,000	901,444	(60,556)	(F)
DIRECT INCOME				
Other Grants and Contributions	-	(14,228)	(14,228)	(F)
Other Income	(51,300)	(68,707)	(17,407)	(F)
Fees and Charges	(384,600)	(370,415)	14,185	(A)
TOTAL DIRECT INCOME	(435,900)	(453,350)	(17,450)	(F)
NET DIRECT EXPENDITURE / (INCOME)	526,100	448,094	(78,006)	(F)
Support Services	167,400	162,611	(4,789)	(F)
NET (INCOME) / EXPENDITURE TO SUMMARY	693,500	610,705	(82,795)	(F)

Variations:

<u>Employees</u>				
Staff vacancies			(17,600)	(F)
IAS19 Pension adjustments			(8,300)	(F)
<u>Supplies and Services</u>				
Reduction in telephone lines being paid for			(12,200)	(F)
Reduced Lifeline units			(7,100)	(F)
<u>Other Grants and Contributions</u>				
Benefit payments in respect William Wallsgrove House and Beauchamp House			(11,700)	(F)
<u>Other Income</u>				
Increased income received			(17,000)	(F)
<u>Fees and Charges</u>				
Reduction in Central Alarm income			14,200	(A)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
<u>S7430 VERY SHELTERED HOUSING</u>				
DIRECT EXPENDITURE				
Employees	292,600	185,956	(106,644)	(F)
Premises	-	20,323	20,323	(A)
Transport	-	53	53	(A)
Supplies and Services	-	35,495	35,495	(A)
TOTAL DIRECT EXPENDITURE	292,600	241,827	(50,773)	(F)
DIRECT INCOME				
Government Grants	(286,700)	(177,776)	108,924	(A)
Other Grants and Contributions	-	(100,000)	(100,000)	(F)
Other Income	-	(5,396)	(5,396)	(F)
TOTAL DIRECT INCOME	(286,700)	(283,172)	3,528	(A)
NET DIRECT EXPENDITURE / (INCOME)	5,900	(41,345)	(47,245)	(F)
Support Services	-	579	579	(A)
NET (INCOME) / EXPENDITURE TO SUMMARY	5,900	(40,766)	(46,666)	(F)

Variations:**Employees**

Staff vacancies	(88,700)	(F)
IAS19 Pension adjustments	(20,300)	(F)

Premises

Increased utility costs	10,900	(A)
Contract cleaning costs	8,900	(A)

Supplies and Services

Setting up costs at William Wallsgrove House and Beauchamp House	35,500	(A)
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Government Grants

RSI Hostel Intervention grant	108,900	(A)
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Other Grants and Contributions

WCC funding - budget not built in	(100,000)	(F)
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S7440 HOUSING SUPPORT**DIRECT EXPENDITURE**

Employees	57,300	57,308	8	(A)
Premises	9,100	11,092	1,992	(A)
Transport	300	320	20	(A)
Supplies and Services	100	104	4	(A)
TOTAL DIRECT EXPENDITURE	66,800	68,824	2,024	(A)
Support Services	7,100	8,680	1,580	(A)
NET (INCOME) / EXPENDITURE TO SUMMARY	73,900	77,504	3,604	(A)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
<u>S7450 CENTRAL HEATING</u>				
DIRECT EXPENDITURE				
Premises	163,300	167,903	4,603	(A)
Supplies and Services	1,900	1,768	(132)	(F)
TOTAL DIRECT EXPENDITURE	165,200	169,671	4,471	(A)
Support Services	400	408	8	(A)
NET (INCOME) / EXPENDITURE TO SUMMARY	165,600	170,079	4,479	(A)
<u>S7460 COMMUNITY CENTRES</u>				
DIRECT EXPENDITURE				
Premises	5,300	6,794	1,494	(A)
Supplies and Services	4,200	6,547	2,347	(A)
TOTAL DIRECT EXPENDITURE	9,500	13,341	3,841	(A)
DIRECT INCOME				
Other Income	(700)	(720)	(20)	(F)
TOTAL DIRECT INCOME	(700)	(720)	(20)	(F)
NET (INCOME) / EXPENDITURE TO SUMMARY	8,800	12,621	3,821	(A)
<u>S7620 HSG OPEN SPACES</u>				
DIRECT EXPENDITURE				
Premises	30,200	25,446	(4,754)	(F)
Supplies and Services	3,000	4,820	1,820	(A)
Third Party Payments	397,600	423,825	26,225	(A)
TOTAL DIRECT EXPENDITURE	430,800	454,091	23,291	(A)
Support Services	123,600	170,982	47,382	(A)
NET (INCOME) / EXPENDITURE TO SUMMARY	554,400	625,073	70,673	(A)

Variations:

<u>Third Party Payments</u>	24,700	(A)
Additional grounds maintenance costs		
<u>Support Services</u>	47,400	(A)
Changes in allocations		

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
<u>S7630 HSG COMMUNAL AREAS</u>				
DIRECT EXPENDITURE				
Premises	287,900	323,943	36,043	(A)
Supplies and Services	600	121	(479)	(F)
TOTAL DIRECT EXPENDITURE	288,500	324,064	35,564	(A)
Support Services	65,700	64,323	(1,377)	(F)
NET (INCOME) / EXPENDITURE TO SUMMARY	354,200	388,387	34,187	(A)

Variations:

Premises				
Change in electricity supplier and billing procedures			38,200	(A)

S7635 ESTATE SUPERVISORS

DIRECT EXPENDITURE				
Employees	176,200	167,588	(8,612)	(F)
Premises	16,300	6,003	(10,297)	(F)
Transport	14,100	14,140	40	(A)
Supplies and Services	6,300	5,404	(896)	(F)
Third Party Payments	1,200	1,261	61	(A)
TOTAL DIRECT EXPENDITURE	214,100	194,396	(19,704)	(F)
DIRECT INCOME				
Fees and Charges	-	(12,859)	(12,859)	(F)
TOTAL DIRECT INCOME	-	(12,859)	(12,859)	(F)
NET DIRECT EXPENDITURE / (INCOME)	214,100	181,537	(32,563)	(F)
Support Services	27,100	23,775	(3,325)	(F)
Recharges	(27,000)	(27,426)	(426)	(F)
NET (INCOME) / EXPENDITURE TO SUMMARY	214,200	177,886	(36,314)	(F)

Variations:

Fees and charges				
Legal fee income received re claim against a bond for the cleaning contractor going into liquidation			(12,900)	(F)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £
<u>S7928 FIRE RISK ASSESSMENTS- COMMUNAL</u>			
DIRECT EXPENDITURE			
Premises	49,300	-	(49,300) (F)
	<u> </u>	<u> </u>	<u> </u>
NET (INCOME) / EXPENDITURE TO SUMMARY	49,300	-	(49,300) (F)
	<u> </u>	<u> </u>	<u> </u>

Variations:Premises

Work delayed to 2019/20

(49,300) (F)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £	
<u>S7900 HOUSING REPAIRS - MAJOR</u>				
7900 PAINTING & DECORATIONS	300,000	102,855	(197,145)	(F)
7901 CONCRETE REPAIRS	40,000	23	(39,977)	(F)
7903 COMMUNAL FLOORING/CARPETS	25,000	24,615	(385)	(F)
7910 ELECTRICAL REPAIRS	573,500	528,014	(45,486)	(F)
7912 GAS/HEATING MAINTENANCE	594,700	824,050	229,350	(A)
7914 HRA LIFT MAINTENANCE	37,300	61,430	24,130	(A)
7916 DOOR ENTRY & SECURITY MAINTENANCE	60,000	106,729	46,729	(A)
7918 SHOP MAINTENANCE	10,700	101,300	90,600	(A)
7920 HRA STAIRLIFT MAINTENANCE	81,700	34,825	(46,875)	(F)
7922 LEGIONELLA TESTING	34,600	15,985	(18,615)	(F)
7926 FIRE PREVENTION WORKS	150,000	116,820	(33,180)	(F)
7930 HRA PATHS AND SURFACING	100,000	110,247	10,247	(A)
7940 HRA ASBESTOS WORKS	400,000	493,693	93,693	(A)
	<hr/>	<hr/>	<hr/>	
NET (INCOME) / EXPENDITURE TO SUMMARY	2,407,500	2,520,586	113,086	(A)
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	

Variations:Painting and Decorations

Delays to commencement of painting contract: to be carried forward as EMR and completed early 2019/20 (197,200) (F)

Concrete Repairs

No revenue work required in year (40,000) (F)

Electrical Repairs

Lower than forecast void repairs required in year (45,500) (F)

Gas / Heating Maintenance

Increased ad-hoc communal repair requirement in year 229,300 (A)

Lift Maintenance

Increased number of call outs and repairs 24,100 (A)

Door Entry and Security Maintenance

Upgrades to improved door entry and monitoring systems across housing stock 46,700 (A)

Shop Maintenance

Ad-hoc roofing and guttering repairs required across a number of HRA shop sites 90,600 (A)

Stairlift Maintenance

No planned programme, contingency for reactive works underspent (46,900) (F)

Legionella Testing

Reduced requirement for subsequent testing repairs in year (18,600) (F)

Fire Prevention Works

Work delayed to 2019/20 (33,200) (F)

Paths and Surfacing

Increased requirement 10,200 (A)

Asbestos Works

Increased requirement 93,700 (A)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2018/19 £	ACTUAL 2018/19 £	VARIATION 2018/19 £
<u>S7950 HOUSING REPAIRS - RESPONSIVE</u>			
7960 VOID REPAIR CONTRACT	1,271,500	1,667,719	396,219 (A)
7964 OUT OF HOURS CONTRACT	-	(27,632)	(27,632) (F)
7966 DAY TO DAY REPAIRS CONTRACT	1,499,800	1,651,241	151,441 (A)
7968 GARAGES: RESPONSIVE REPAIRS	58,700	45,107	(13,593) (F)
	<hr/>	<hr/>	<hr/>
NET (INCOME) / EXPENDITURE TO SUMMARY	2,830,000	3,336,435	506,435 (A)
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Variations:Void Repairs

396,200 (A)

Out of Hours

Reduced requirement

(27,600) (F)

Day to Day Repairs

151,400 (A)

Garages: Responsive Repairs

Reduced requirement

(13,600) (F)