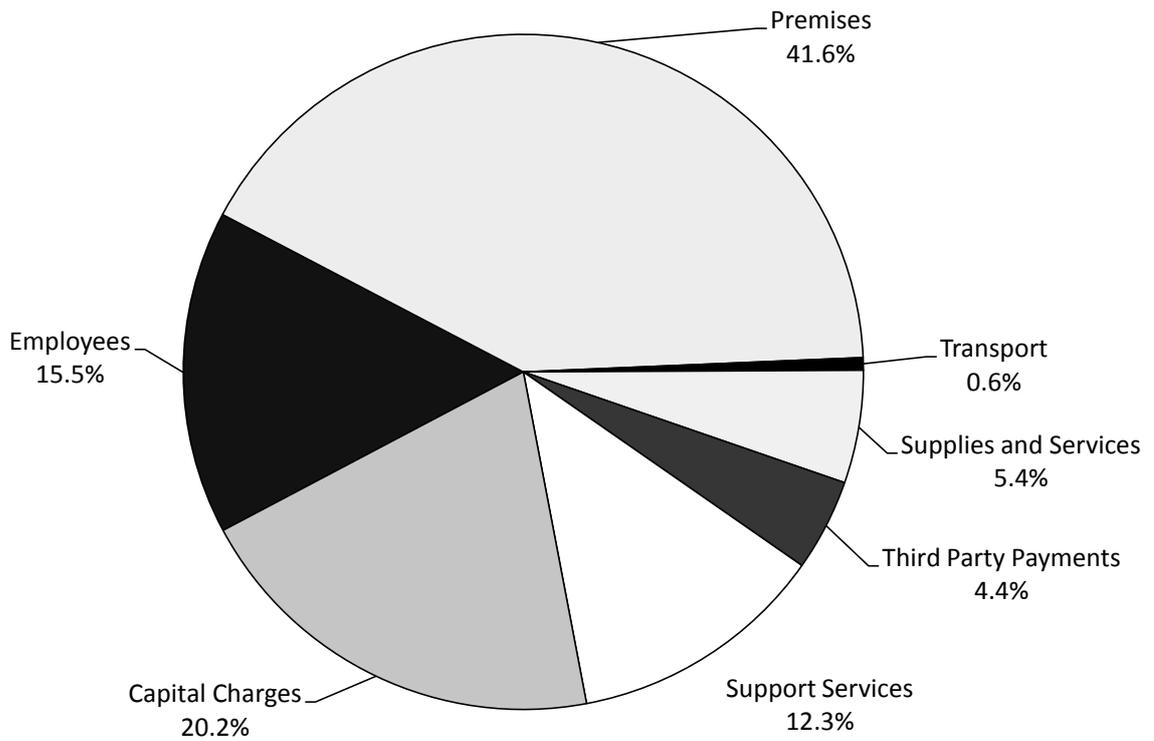
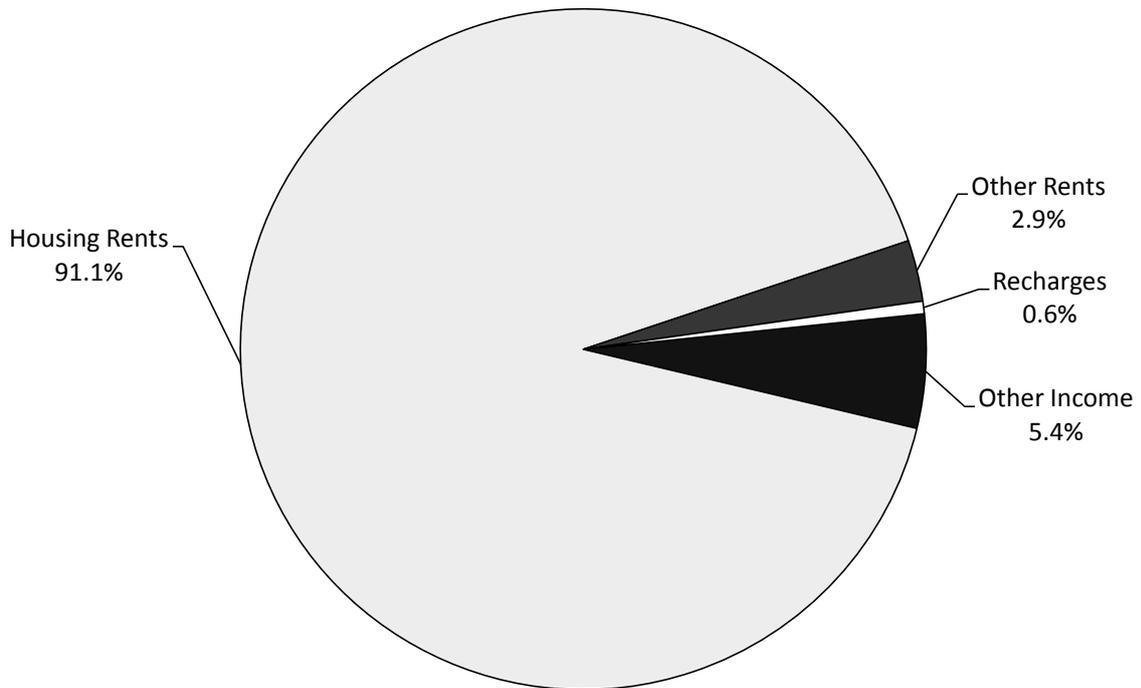


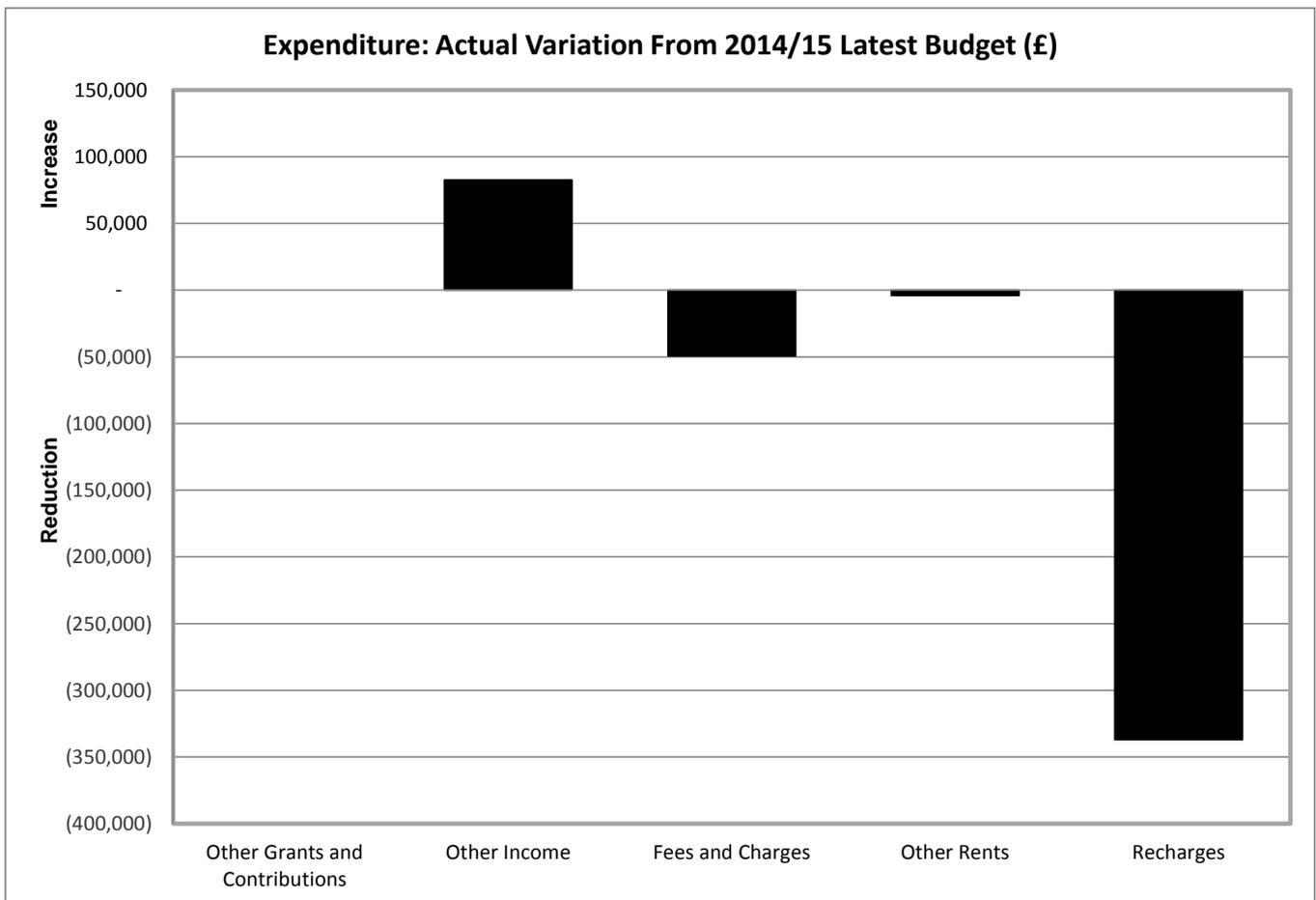
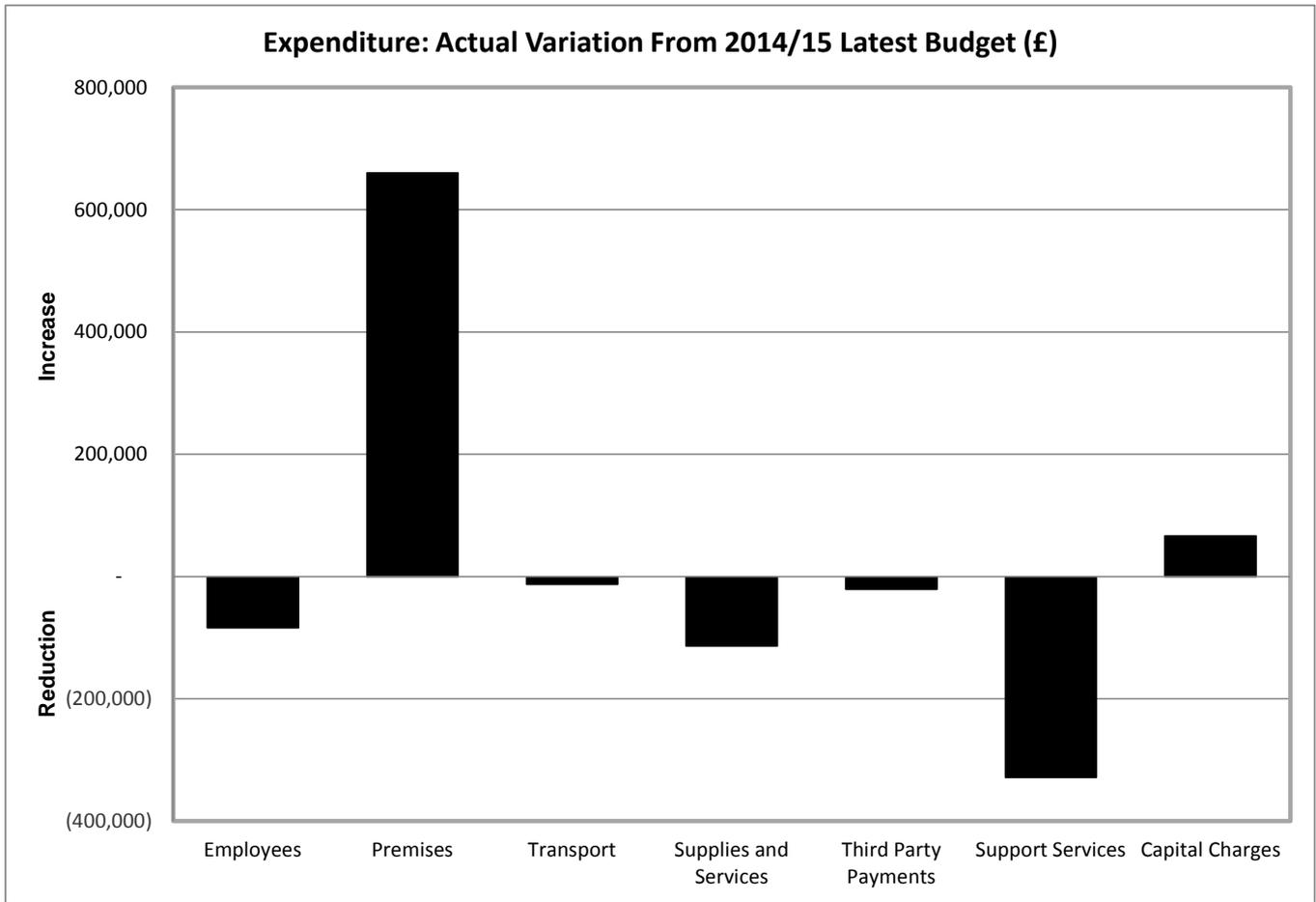
	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £	
<b>Housing Revenue Account Subjective Analysis:</b>				
<b>Expenditure:</b>				
Employees	2,407,700	2,323,903	(83,797)	(F)
Premises	5,588,000	6,248,304	660,304	(A)
Transport	105,100	92,320	(12,780)	(F)
Supplies and Services	925,000	811,263	(113,737)	(F)
Third Party Payments	687,600	666,606	(20,994)	(F)
Support Services	2,182,800	1,853,925	(328,875)	(F)
Capital Charges	2,964,700	3,031,250	66,550	(A)
	<hr/>	<hr/>	<hr/>	
<b>Total Expenditure</b>	<b>14,860,900</b>	<b>15,027,571</b>	<b>166,671</b>	<b>(A)</b>
	<hr/>	<hr/>	<hr/>	
<b>Income:</b>				
Other Grants and Contributions	(501,700)	(501,757)	(57)	(F)
Other Income	(110,700)	(193,436)	(82,736)	(F)
Fees and Charges	(851,000)	(801,601)	49,399	(A)
Housing Rents	(25,200,900)	(25,229,279)	(28,379)	(F)
Other Rents	(810,700)	(806,724)	3,976	(A)
Recharges	(509,100)	(171,988)	337,112	(A)
	<hr/>	<hr/>	<hr/>	
<b>Total Income</b>	<b>(27,984,100)</b>	<b>(27,704,785)</b>	<b>279,315</b>	<b>(A)</b>
	<hr/>	<hr/>	<hr/>	
<b>Net Expenditure / (Income) To Summary</b>	<b>(13,123,200)</b>	<b>(12,677,214)</b>	<b>445,986</b>	<b>(A)</b>
	<hr/>	<hr/>	<hr/>	
Net Expenditure / (Income) To Summary				

### Actual HRA Service Expenditure 2014/15



### Actual HRA Service Income 2014/15





## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £	
<b>S7000 Housing Revenue Account</b>				
<b>Expenditure</b>				
Housing Repairs & Maintenance (Appendix H12 & H13)	4,882,900	5,512,490	629,590	(A)
Housing Repairs Supervision	642,700	561,741	(80,959)	(F)
Electricity	300	-	(300)	(F)
NNDR	(2,000)	73	2,073	(A)
Council Tax	19,000	19,286	286	(A)
Water Charges	32,600	35,370	2,770	(A)
<b>Premises</b>	<b>5,575,500</b>	<b>6,128,960</b>	<b>553,460</b>	<b>(A)</b>
Debt Recovery Agency Costs	3,900	1,841	(2,059)	(F)
Contribution to Insurance Provision	100,200	65,491	(34,709)	(F)
Bad Debts Provision	331,400	327,588	(3,812)	(F)
<b>Supplies and Services</b>	<b>435,500</b>	<b>394,920</b>	<b>(40,580)</b>	<b>(F)</b>
Supervision & Management: General (Appendix H6)	2,576,800	2,531,097	(45,703)	(F)
Supervision & Management: Special (Appendix H8 to H11)	2,252,900	2,158,187	(94,713)	(F)
<b>Supervision &amp; Management</b>	<b>4,829,700</b>	<b>4,689,284</b>	<b>(140,416)</b>	<b>(F)</b>
REFCUS amortised to revenue (Tenant Incentive Grants)	100,000	80,525	(19,475)	(F)
Depreciation on Council Dwellings	2,443,700	2,529,341	85,641	(A)
Depreciation on Other HRA Properties	396,800	396,872	72	(A)
Depreciation on Equipment	24,200	24,512	312	(A)
<b>Capital Charges</b>	<b>2,964,700</b>	<b>3,031,250</b>	<b>66,550</b>	<b>(A)</b>
<b>Total Expenditure</b>	<b>13,805,400</b>	<b>14,244,414</b>	<b>439,014</b>	<b>(A)</b>
<b>Income</b>				
Other Income	-	(2,000)	(2,000)	(F)
Other Licences	(4,100)	(3,958)	142	(A)
Heating Charges	(102,900)	(104,159)	(1,259)	(F)
Service Charges	(131,200)	(100,317)	30,883	(A)
Service Charges Supporting People	(146,100)	(142,167)	3,933	(A)
Water Charges	(31,100)	(31,403)	(303)	(F)
Rents-Housing	(25,200,900)	(25,229,279)	(28,379)	(F)
Rents-Garages	(490,700)	(490,888)	(188)	(F)
Rents-Others	(320,000)	(315,836)	4,164	(A)
General Fund Share of Open Spaces	(37,900)	(37,900)	-	
Supporting People Grant	(463,700)	(463,721)	(21)	(F)
<b>Total Income</b>	<b>(26,928,600)</b>	<b>(26,921,628)</b>	<b>6,972</b>	<b>(A)</b>
<b>Net Cost of Services</b>	<b>(13,123,200)</b>	<b>(12,677,214)</b>	<b>445,986</b>	<b>(A)</b>
Interest Payable	4,765,600	4,765,564	(36)	(F)
Interest Receivable	(167,000)	(178,300)	(11,300)	(F)
Capital Charges - Adjustment (reverse REFCUS)	(100,000)	(80,525)	19,475	(A)
<b>Net Operational Expenditure / (Income)</b>	<b>(8,624,600)</b>	<b>(8,170,475)</b>	<b>454,125</b>	<b>(A)</b>

## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £	
<b>S7000 Housing Revenue Account (Continued)</b>				
<b>Net Operational Expenditure / (Income)</b>	<b>(8,624,600)</b>	<b>(8,170,475)</b>	<b>454,125</b>	<b>(A)</b>
<b>Appropriations:</b>				
Appropriation: Adjust Depreciation to MRA	3,106,000	3,071,783	(34,217)	(F)
Revenue Contribution to Capital Outlay (RCCO)	187,100	124,801	(62,299)	(F)
Employee Benefits Accruals	-	1,704	1,704	(A)
Reverse Pension accounting adjustments	(84,300)	(58,320)	25,980	(A)
Contribution from HRA Early Retirement Reserve	(252,200)	(257,728)	(5,528)	(F)
Contribution into HRA Early Retirement Reserve	317,000	317,000	-	
Contribution into HRA Capital Investment Reserve	5,321,100	4,941,335	(379,765)	(F)
<b>Taken to HRA Balances</b>	<b>(29,900)</b>	<b>(29,900)</b>	<b>-</b>	
HRA Balance Brought Forward	(1,323,500)	(1,323,500)	-	
<b>HRA Balance Carried Forward</b>	<b>(1,353,400)</b>	<b>(1,353,400)</b>	<b>-</b>	

**Variations:****Premises:**

## Housing Repairs &amp; Maintenance:

- Revenue slippage on Major & Cyclical repairs (Appendix H12)	(180,400)	(F)
- Underspend on Major & Cyclical repairs (Appendix H12)	(476,400)	(F)
- Overspend on Void, Routine & Responsive repairs (Appendix H13)	1,286,400	(A)

Housing Repairs Supervision - Revised Support Service Allocations	(81,000)	(F)
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**Supplies and Services:**

Reduced contribution to Insurance Provision	(34,700)	(F)
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**Supervision & Management:**

- Supervision & Management: General (Appendix H6)	(45,700)	(F)
- Supervision & Management: Special (Appendix H8 to H11)	(94,700)	(F)

**Capital Charges**

REFCUS amortised to revenue - Charge related to Tenants Incentive Grants, to slip into 2015/16	(19,500)	(F)
Depreciation on Council Dwellings	85,600	(A)

**Income**

Leasehold Service Charges - charges capped in 2014/15	30,900	(A)
Housing Rents - slightly increased income due to lower void loss	(28,400)	(F)

**Adjustments to Net Cost of Services**

Increased Interest Receivable	(11,300)	(F)
Capital Charges - Reverse REFCUS	19,500	(A)

**Appropriations**

Appropriation: Adjust Depreciation to MRA	(34,200)	(F)
Revenue Contribution to Capital Outlay (RCCO) - Underspends on Capital Programme (Appendix B)	(62,300)	(F)
Reverse Pension accounting adjustments	26,000	(A)
Contrib. into HRA Capital Investment Reserve reduced due to the net effect of all HRA variances	(379,800)	(F)

## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £	
<b>S7010 Supervision &amp; Management: General</b>				
<b>Direct Expenditure</b>				
Employees	86,500	88,823	2,323	(A)
Premises	157,000	169,623	12,623	(A)
Transport	100	-	(100)	(F)
Supplies and Services	87,700	71,561	(16,139)	(F)
Third Party Payments	197,200	181,927	(15,273)	(F)
<b>Total Direct Expenditure</b>	<b>528,500</b>	<b>511,934</b>	<b>(16,566)</b>	<b>(F)</b>
<b>Direct Income</b>				
Other Income	(117,400)	(139,384)	(21,984)	(F)
Fees and Charges	(33,000)	(45,774)	(12,774)	(F)
<b>Total Direct Income</b>	<b>(150,400)</b>	<b>(185,158)</b>	<b>(34,758)</b>	<b>(F)</b>
<b>Net Direct (Income) / Expenditure</b>	<b>378,100</b>	<b>326,776</b>	<b>(51,324)</b>	<b>(F)</b>
Support Services	2,841,400	2,766,062	(75,338)	(F)
Recharge - Housing Repairs Supervision	(642,700)	(561,741)	80,959	(A)
<b>Net Supervision &amp; Management: General to HRA</b>	<b>2,576,800</b>	<b>2,531,097</b>	<b>(45,703)</b>	<b>(F)</b>

**Variations:****Premises:**

Temporary accommodation previously recorded elsewhere	8,600	(A)
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**Supplies and Services:**

Subscriptions	(11,100)	(F)
Grant Claims audit	(10,600)	(F)

**Third Party Payments:**

Consultants Fees	(13,300)	(F)
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**Other Income:**

Right to Buy admin costs retained from proceeds of sales	(6,500)	(F)
Legal Fee Income	(6,300)	(F)
Contribution from Warwickshire County Council	(9,000)	(F)

**Fees and Charges:**

Insurances	(12,800)	(F)
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**Support Services:**

Revised Allocations	(75,300)	(F)
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**Recharges:**

Change in Housing Repairs Supervision from support service allocations	81,000	(A)
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## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>S7200 Housing Services</b>			
<b>Direct Expenditure</b>			
Employees	1,171,700	1,117,536	(54,164) (F)
Premises	-	296	296 (A)
Transport	40,400	37,500	(2,900) (F)
Supplies and Services	210,300	185,040	(25,260) (F)
Third Party Payments	144,300	139,242	(5,058) (F)
<b>Total Direct Expenditure</b>	<b>1,566,700</b>	<b>1,479,614</b>	<b>(87,086) (F)</b>
<b>Direct Income</b>			
Other Income	(39,500)	(39,461)	39 (A)
Fees and Charges	(47,000)	(37,145)	9,855 (A)
<b>Total Direct Income</b>	<b>(86,500)</b>	<b>(76,606)</b>	<b>9,894 (A)</b>
<b>Net Direct (Income) / Expenditure</b>	<b>1,480,200</b>	<b>1,403,008</b>	<b>(77,192) (F)</b>
Support Services	612,600	512,456	(100,144) (F)
Recharges	(2,092,800)	(1,915,464)	177,336 (A)
<b>Net Expenditure / (Income)</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Variations:****Employees:**

Staff vacancies	(38,700) (F)
IAS19 Pension adjustments	(14,300) (F)

**Supplies and Services:**

Fewer Court Fees payable for repossessions	(26,400) (F)
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**Fees and Charges:**

Court Costs recovered - linked to reduction in fees paid, as above	10,400 (A)
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**Support Services:**

Revised Allocations	(100,100) (F)
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**Recharges:**

Changes in amount to be recharged	177,300 (A)
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## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>Supervision &amp; Management: Special</b>			
S7410 Warwick Response (Appendix H8)	607,700	567,070	(40,630) (F)
S7440 Housing Support (Appendix H9)	553,400	506,671	(46,729) (F)
S7450 Central Heating (Appendix H9)	173,900	172,861	(1,039) (F)
S7460 Community Centres (Appendix H10)	11,300	6,642	(4,658) (F)
S7620 Housing Open Spaces (Appendix H10)	380,600	367,817	(12,783) (F)
S7630 Housing Communal Areas (Appendix H11)	379,100	378,700	(400) (F)
S7635 Estate Supervisors (Appendix H11)	146,900	158,426	11,526 (A)
	<u>2,252,900</u>	<u>2,158,187</u>	<u>(94,713) (F)</u>

## S7410 Warwick Response

**Direct Expenditure**

Employees	613,100	587,417	(25,683) (F)
Premises	8,500	9,129	629 (A)
Transport	50,100	42,930	(7,170) (F)
Supplies and Services	99,400	85,614	(13,786) (F)
Third Party Payments	300	300	-
	<u>771,400</u>	<u>725,390</u>	<u>(46,010) (F)</u>

**Direct Income**

Other Grants and Contributions	(100)	(136)	(36) (F)
Other Income	(300)	(660)	(360) (F)
Fees and Charges	(305,000)	(304,773)	227 (A)
	<u>(305,400)</u>	<u>(305,569)</u>	<u>(169) (F)</u>

**Net Direct (Income) / Expenditure**

	<u>466,000</u>	<u>419,821</u>	<u>(46,179) (F)</u>
Support Services	141,700	147,249	5,549 (A)
	<u>607,700</u>	<u>567,070</u>	<u>(40,630) (F)</u>

**Variations:****Employees:**

Staff vacancies	(28,700) (F)
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**Supplies and Services:**

Equipment, furniture and materials	(10,100) (F)
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## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>S7440 Housing Support</b>			
<b>Direct Expenditure</b>			
Employees	392,400	374,003	(18,397) (F)
Premises	11,200	9,894	(1,306) (F)
Transport	13,900	11,838	(2,062) (F)
Supplies and Services	71,500	59,982	(11,518) (F)
<b>Total Direct Expenditure</b>	<b>489,000</b>	<b>455,717</b>	<b>(33,283) (F)</b>
<b>Direct Income</b>			
Other Income	(200)	(2,622)	(2,422) (F)
Fees and Charges	(2,800)	(5,041)	(2,241) (F)
<b>Total Direct Income</b>	<b>(3,000)</b>	<b>(7,663)</b>	<b>(4,663) (F)</b>
<b>Net Direct (Income) / Expenditure</b>	<b>486,000</b>	<b>448,054</b>	<b>(37,946) (F)</b>
Support Services	69,600	58,617	(10,983) (F)
Recharges	(2,200)	-	2,200 (A)
<b>Net Expenditure to S&amp;M: Special</b>	<b>553,400</b>	<b>506,671</b>	<b>(46,729) (F)</b>

**Variations:****Employees:**

Reduced overtime	(11,500) (F)
IAS19 Pension adjustments	(9,300) (F)

**Supplies and Services:**

Saving on equipment and materials	(9,800) (F)
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**Support Services:**

Revised Allocations	(11,000) (F)
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**S7450 Central Heating**

<b>Direct Expenditure</b>			
Premises	168,900	168,082	(818) (F)
Supplies and Services	1,900	2,017	117 (A)
<b>Total Direct Expenditure</b>	<b>170,800</b>	<b>170,099</b>	<b>(701) (F)</b>
Support Services	3,100	2,762	(338) (F)
<b>Net Expenditure to S&amp;M: Special</b>	<b>173,900</b>	<b>172,861</b>	<b>(1,039) (F)</b>

## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>S7460 Community Centres</b>			
<b>Direct Expenditure</b>			
Premises	7,300	6,981	(319) (F)
Supplies and Services	4,200	-	(4,200) (F)
<b>Total Direct Expenditure</b>	<b>11,500</b>	<b>6,981</b>	<b>(4,519) (F)</b>
<b>Direct Income</b>			
Other Income	(700)	(720)	(20) (F)
<b>Total Direct Income</b>	<b>(700)</b>	<b>(720)</b>	<b>(20) (F)</b>
<b>Net Direct (Income) / Expenditure</b>	<b>10,800</b>	<b>6,261</b>	<b>(4,539) (F)</b>
Support Services	500	381	(119) (F)
<b>Net Expenditure to S&amp;M: Special</b>	<b>11,300</b>	<b>6,642</b>	<b>(4,658) (F)</b>

**S7620 Housing Open Spaces**

<b>Direct Expenditure</b>			
Premises	25,200	12,696	(12,504) (F)
Supplies and Services	3,000	1,875	(1,125) (F)
Third Party Payments	291,000	295,886	4,886 (A)
<b>Total Direct Expenditure</b>	<b>319,200</b>	<b>310,457</b>	<b>(8,743) (F)</b>
Support Services	61,400	57,360	(4,040) (F)
<b>Net Expenditure to S&amp;M: Special</b>	<b>380,600</b>	<b>367,817</b>	<b>(12,783) (F)</b>

**Variations:****Premises:**

Reduced Grounds Maintenance costs

(11,400) (F)

## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>S7630 Housing Communal Areas</b>			
<b>Direct Expenditure</b>			
Premises	315,100	306,095	(9,005) (F)
Supplies and Services	600	187	(413) (F)
	<hr/>	<hr/>	<hr/>
<b>Total Direct Expenditure</b>	<b>315,700</b>	<b>306,282</b>	<b>(9,418) (F)</b>
Support Services	63,400	72,418	9,018 (A)
	<hr/>	<hr/>	<hr/>
<b>Net Expenditure to S&amp;M: Special</b>	<b>379,100</b>	<b>378,700</b>	<b>(400) (F)</b>

**Variations:****Premises:**

Reduced electricity costs	(7,700) (F)
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**S7635 Estate Supervisors**

<b>Direct Expenditure</b>			
Employees	144,000	156,124	12,124 (A)
Premises	16,000	10,741	(5,259) (F)
Transport	600	52	(548) (F)
Supplies and Services	6,300	5,036	(1,264) (F)
Third Party Payments	5,000	6,377	1,377 (A)
	<hr/>	<hr/>	<hr/>
<b>Total Direct Expenditure</b>	<b>171,900</b>	<b>178,330</b>	<b>6,430 (A)</b>
Support Services	11,900	16,996	5,096 (A)
Recharges	(36,900)	(36,900)	-
	<hr/>	<hr/>	<hr/>
<b>Net Expenditure to S&amp;M: Special</b>	<b>146,900</b>	<b>158,426</b>	<b>11,526 (A)</b>

**Variations:****Employees:**

Agency staff costs during service redesign	10,400 (A)
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## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>S7900 Housing Repairs - Major &amp; Cyclical</b>			
7900 Painting & Decorations	541,300	545,973	4,673
7901 Concrete Repairs	65,000	15,237	(49,763)
7903 Communal flooring/carpets	18,300	18,268	(32)
7910 Electrical Repairs & Maintenance	601,400	521,000	(80,400)
7912 Gas/Heating Maintenance	594,100	592,646	(1,454)
7914 HRA Lift Maintenance	39,400	51,624	12,224
7916 Door Entry & Security Maintenance	60,000	53,242	(6,758)
7918 Shop Maintenance	10,700	24,408	13,708
7920 HRA Stairlift Maintenance	75,400	99,162	23,762
7922 Legionella Testing	34,600	5,562	(29,038)
7926 Fire Prevention Works	101,000	5,791	(95,209)
7930 HRA Paths and Surfacing	100,000	99,992	(8)
7940 HRA Asbestos works	637,600	189,055	(448,545)
	<hr/>	<hr/>	<hr/>
<b>Total S7900 Housing Repairs - Major &amp; Cyclical to summary</b>	<b>2,878,800</b>	<b>2,221,960</b>	<b>(656,840)</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**Variations:****Revenue Slippage to 2015/16:**

7910 Electrical maintenance: Delays in programme whilst awaiting completion of service redesign and extension of contract	(80,400)	(F)
7926 Fire Prevention: Sheltered Scheme Fire Alarm Systems Upgrade to proceed 2015/16	(71,000)	(F)
7922 Legionella Testing: Legionella management programme in development	(29,000)	(F)

**Variances**

7940 HRA Asbestos works: Essential works completed during year, planned asbestos programme on hold until contracts in place 2015/16	(448,500)	(F)
7901 Concrete Repairs: No planned programme, contingency for reactive works underspent	(49,800)	(F)
7926 Fire Prevention Works: No planned programme, contingency for reactive works underspent	(24,200)	(F)
7916 Door Entry & Security Maintenance	(6,800)	(F)
7914 HRA Lift Maintenance	12,200	(A)
7918 Shop Maintenance	13,700	(A)
7920 HRA Stairlift Maintenance	23,800	(A)
Smaller variances	3,200	(A)

## Housing Revenue Account

	Latest Budget 2014/15 £	Actual 2014/15 £	Variation 2014/15 £
<b>S7950 Housing Repairs - Void, Routine &amp; Responsive</b>			
7960 Void Repair Contract	867,000	1,547,803	680,803
7962 Garages: Void Repairs	11,900	43	(11,857)
7964 Out of Hours Contract	48,300	723	(47,577)
7966 Day to Day Repairs Contract	1,035,200	1,664,120	628,920
7968 Garages: Responsive Repairs	41,700	77,841	36,141
	<hr/>	<hr/>	<hr/>
<b>Total S7950 Housing Repairs - Void, Routine &amp; Responsive to summa</b>	<b>2,004,100</b>	<b>3,290,530</b>	<b>1,286,430</b>
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**Variations:**

Void Repairs:	668,900 (A)
Extensive works necessary to bring voids to lettings standards, including external works that would have been tenant responsibilities, e.g. gardens. Increase in HSSRS responsibilities and requirements.	
Responsive/Out of Hours Repairs:	617,500 (A)