

APPENDIX C1

ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BASE BUDGET 2014/15 £
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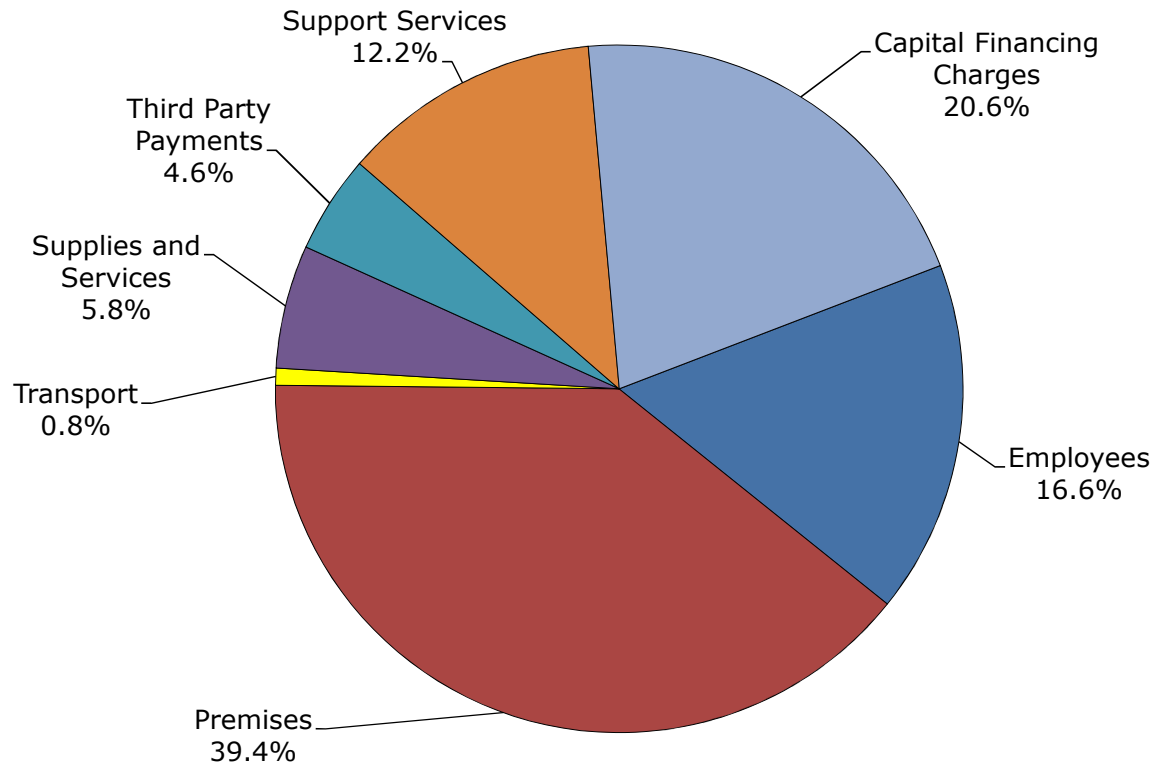
SUBJECTIVE ANALYSIS:**EXPENDITURE:**

Employees	2,363,500	2,249,400	2,560,800	2,290,100
Premises	4,839,803	5,241,200	5,655,300	5,426,200
Transport	95,348	107,100	107,100	107,500
Supplies and Services	1,026,199	1,163,400	687,100	794,600
Third Party Payments	439,768	684,800	691,000	638,700
Support Services	1,630,409	1,660,900	1,745,500	1,687,200
Capital Financing Charges	976,962	2,694,300	2,686,000	2,837,900
TOTAL EXPENDITURE	11,371,989	13,801,100	14,132,800	13,782,200

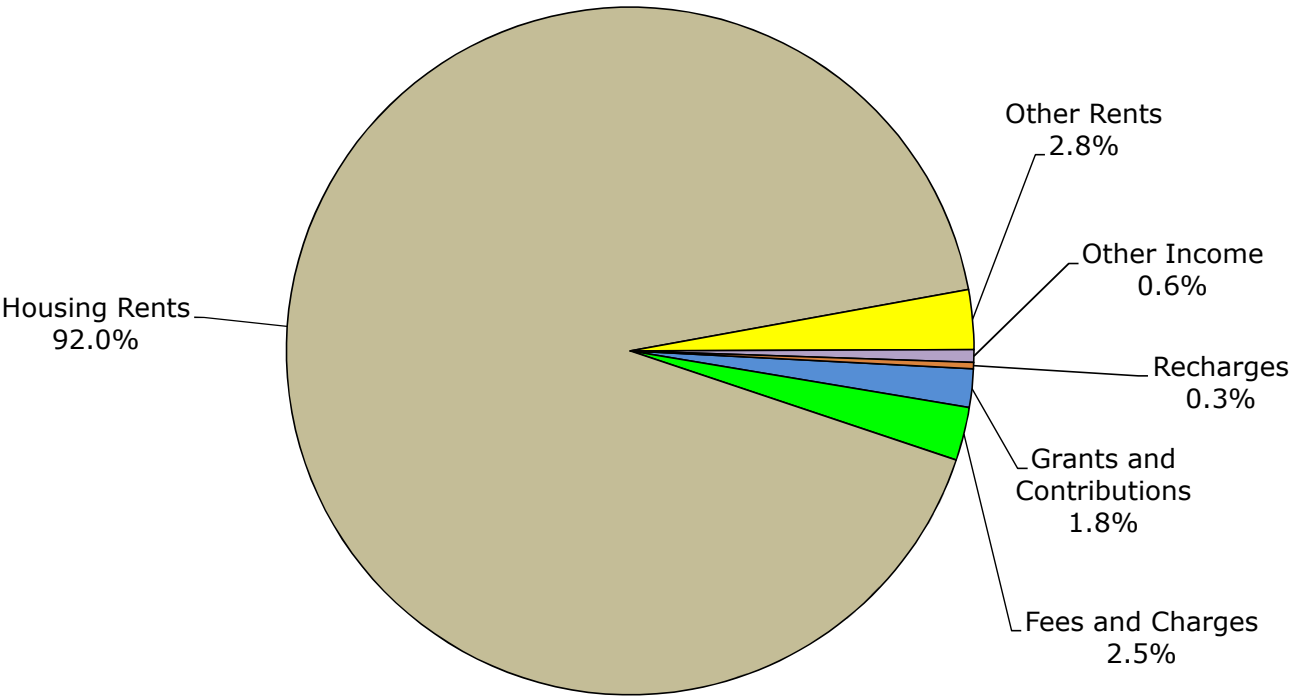
INCOME:

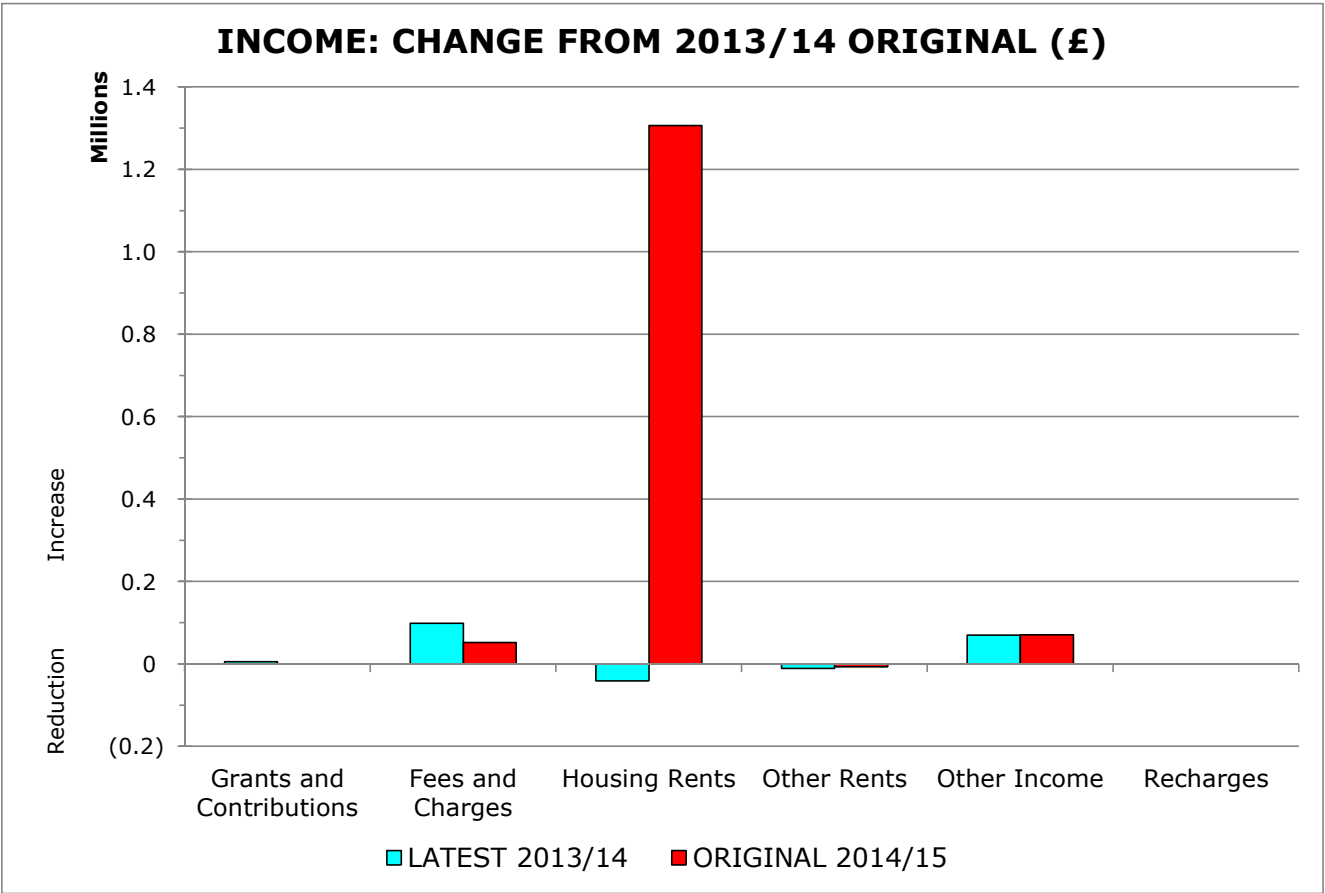
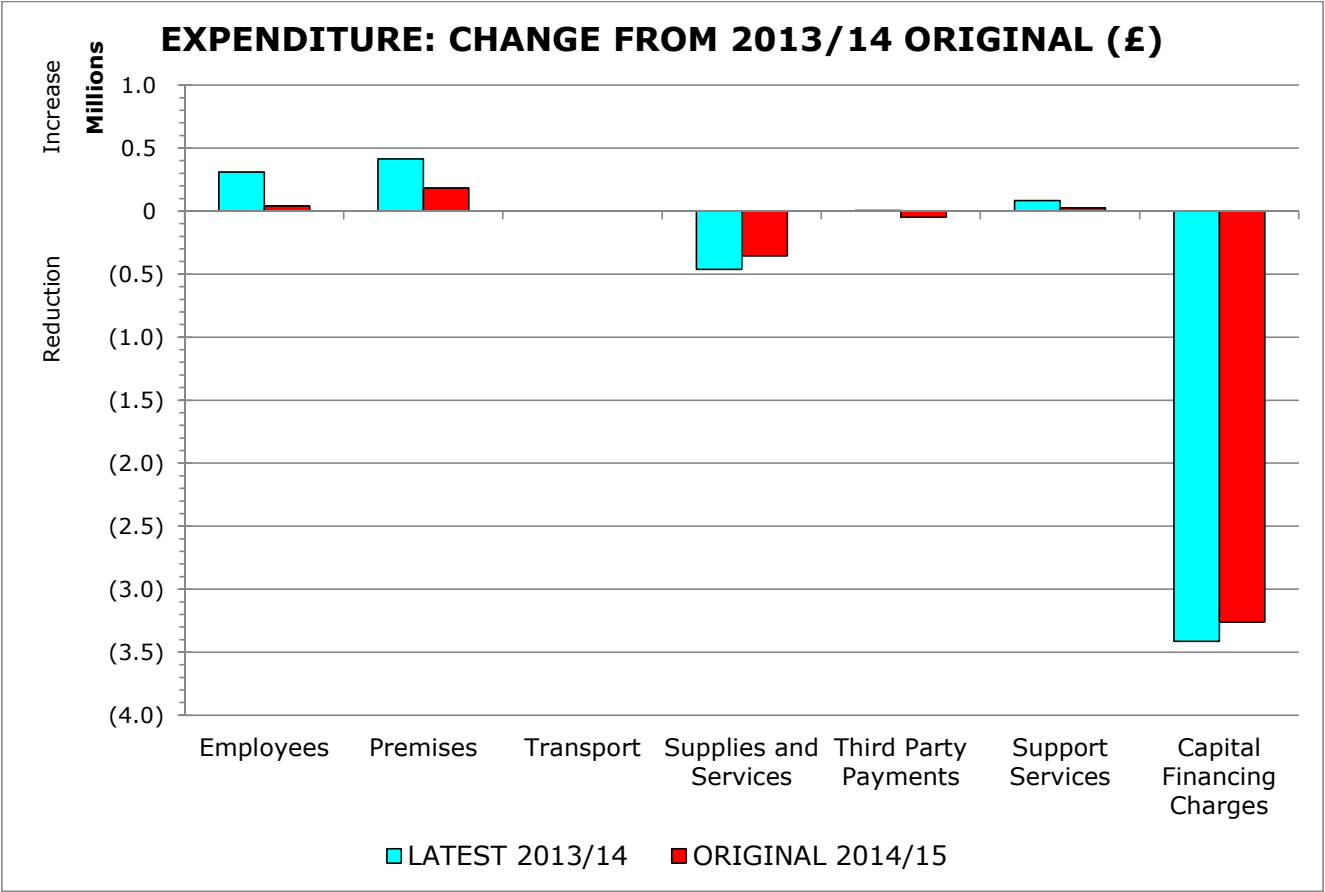
Grants and Contributions	(552,309)	(499,700)	(505,800)	(499,700)
Fees and Charges	(676,440)	(652,000)	(751,200)	(704,300)
Housing Rents	(23,777,070)	(24,461,500)	(24,420,500)	(25,768,500)
Other Rents	(772,577)	(804,300)	(793,400)	(797,800)
Other Income	(169,067)	(88,500)	(158,400)	(159,800)
Recharges	(109,392)	(84,500)	(84,500)	(84,500)
TOTAL INCOME	(26,056,855)	(26,590,500)	(26,713,800)	(28,014,600)
NET HRA SERVICE INCOME	(14,684,866)	(12,789,400)	(12,581,000)	(14,232,400)

EXPENDITURE - 2014/15 BUDGETS



INCOME - 2014/15 BUDGETS





HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7000 HOUSING REVENUE ACCOUNT (HRA)</u>				
<u>EXPENDITURE</u>				
Revenue Repairs and Maintenance	4,348,475	4,485,800	4,977,400	4,732,000
Housing Repairs Supervision	420,190	388,200	439,100	440,200
Electricity	1,089	1,900	300	300
NNDR & Council Tax	9,980	9,900	28,400	19,000
Water Charges-Metered	34,297	33,400	33,400	32,600
Premises	<u>4,814,031</u>	<u>4,919,200</u>	<u>5,478,600</u>	<u>5,224,100</u>
Debt Recovery Agency Costs	1,395	4,000	4,000	3,900
Contributions To Provisions	32,761	15,000	15,000	15,000
Bad Debts Provision	215,989	709,700	181,900	331,400
Supplies and Services	<u>250,145</u>	<u>728,700</u>	<u>200,900</u>	<u>350,300</u>
Supervision & Management - General (see C6, C7)	2,608,541	2,785,600	2,887,300	2,497,200
Supervision & Management - Special (see C8 to C11)	2,131,699	2,233,000	2,281,200	2,308,800
Supervision & Management	<u>4,740,240</u>	<u>5,018,600</u>	<u>5,168,500</u>	<u>4,806,000</u>
Loss on Impairment of Assets	(1,668,254)	0	0	0
REFCUS	94,817	95,000	95,000	100,000
Depreciation on Council Dwellings	2,079,243	2,121,100	2,159,400	2,306,300
Depreciation on Other HRA Properties	411,922	401,000	403,800	403,800
Depreciation on Equipment	59,234	77,200	27,800	27,800
Capital Charges	<u>976,962</u>	<u>2,694,300</u>	<u>2,686,000</u>	<u>2,837,900</u>
TOTAL EXPENDITURE	<u>10,781,378</u>	<u>13,360,800</u>	<u>13,534,000</u>	<u>13,218,300</u>
<u>INCOME</u>				
Other Grants and Contributions	(486,799)	(461,800)	(464,500)	(461,800)
Other Licences	(4,635)	(4,100)	(4,100)	(4,100)
Heating Charges	(101,189)	(102,900)	(102,900)	(102,900)
Service Charges	(133,107)	(131,200)	(131,200)	(131,200)
Service Charges Supporting People	(124,860)	(115,400)	(129,400)	(115,400)
Water Charges	(28,107)	(31,100)	(31,100)	(31,100)
Rents-Housing	(23,777,070)	(24,461,500)	(24,420,500)	(25,768,500)
Rents-Garages	(460,574)	(484,300)	(473,400)	(477,800)
Rents-Others	(312,003)	(320,000)	(320,000)	(320,000)
General Fund	(37,900)	(37,900)	(37,900)	(37,900)
TOTAL INCOME	<u>(25,466,244)</u>	<u>(26,150,200)</u>	<u>(26,115,000)</u>	<u>(27,450,700)</u>
NET INCOME FROM HRA SERVICES	<u>(14,684,866)</u>	<u>(12,789,400)</u>	<u>(12,581,000)</u>	<u>(14,232,400)</u>
Debt Charges - Premiums & Discounts	296,536	11,400	11,400	0
Interest Payable	4,765,564	4,765,600	4,765,600	4,765,600
Interest Receivable - Balances	(115,600)	(117,900)	(137,800)	(117,900)
Interest Receivable - Advances (SOCH)	(317)	(600)	(100)	(100)
Reverse REFCUS	(94,817)	(95,000)	(95,000)	(100,000)
Reverse Depreciation Other HRA Property & Equip.	(471,157)	(478,200)	(431,600)	(431,600)
NET OPERATIONAL EXPENDITURE / (INCOME)	<u>(10,304,657)</u>	<u>(8,704,100)</u>	<u>(8,468,500)</u>	<u>(10,116,400)</u>

HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
S7000 HOUSING REVENUE ACCOUNT (HRA) (continued)				
NET OPERATIONAL EXPENDITURE / (INCOME)	(10,304,657)	(8,704,100)	(8,468,500)	(10,116,400)
APPROPRIATIONS:				
Revenue Contribution to Capital Outlay (RCCO)	849,816	479,300	208,300	100,000
Appropriation: Adjust Depreciation to MRA	3,338,950	3,404,800	3,211,600	3,020,700
Contribution to HRA Capital Investment Reserve	4,434,736	4,709,200	5,165,500	7,028,300
Contributions to Other Reserves	80,000	8,000	8,000	8,000
Contributions from Reserves	(76,089)	0	(84,200)	0
Reversal of Fixed Assets impairment	1,668,254	0	0	0
Employee benefits accruals	(1,768)	0	0	0
Net IAS19 Charges for Retirement Benefits	(280,519)	(379,200)	(490,100)	(494,800)
Employers Contributions payable to Pension Fund	201,101	225,500	223,200	229,900
Pensions Interest+Rate of Return Assets	57,676	102,400	185,200	184,600
Taken From/To Balances	(32,500)	(154,100)	(41,000)	(39,700)
HRA Balance Brought Forward	(1,250,000)	(1,282,500)	(1,282,500)	(1,323,500)
HRA BALANCE CARRIED FORWARD	(1,282,500)	(1,436,600)	(1,323,500)	(1,363,200)

Variations: Adverse +ve / Favourable (-ve)

Premises:

Revenue Repairs and Maintenance (See C12)

Recategorisation of Asbestos and Resurfacing as revenue repairs	590,600	737,600
Savings from repairs partnership	(50,000)	(442,400)
Communal Fire Safety Inspections included within Communal Areas, rather than Repairs	(49,300)	(49,300)
Housing Repairs Supervision (recharge from Supervision & Management)	50,900	52,000
Cost of reducing Council Tax exemption for empty homes being repaired	19,000	19,000
NNDR changes, including properties sold removing NNDR liability	(500)	(9,900)

Supplies and Services:

Revised Bad Debts Provision due to delay in Universal Credit and improved performance	(527,800)	(378,300)
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Supervision & Management:

Changes in Supervision & Management - General (See C6, C7)	101,700	(288,400)
Changes in Supervision & Management - General (See C8 to C11)	48,200	75,800

Capital Charges:

Change in Depreciation on Dwellings	38,300	185,200
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Income:

Housing Rents updated for sales, voids and base 2014/15 increase per Business Plan	41,000	(1,307,000)
Garage Rents updated for voids and expected demolitions per Business Plan	10,900	6,500
Supporting People Charges	(14,000)	0

Interest and Servicing of Debt:

Premia chargeable on previously redeemed historic debt fully paid	0	(11,400)
Interest receivable	(19,900)	

Capital Financing

Change in adjustment from Housing Depreciation to Major Repairs Allowance	(193,200)	(384,100)
Revenue Contribution to Capital Outlay (RCCO): Current capital programme	(271,000)	(379,300)

Contributions to/from Reserves

Contribution from HRA Early Retirement Reserve	(84,200)	0
Contribution to Housing Capital Investment Reserve	456,300	2,322,600

IAS19 Adjustments:

Reversal of net changes included in service accounts	(30,400)	(29,000)
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HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7010 HOUSING SUPERVISION & MANAGEMENT - GENERAL</u>				
DIRECT EXPENDITURE				
Employees	43,417	0	0	0
Premises	108,206	113,100	109,700	113,000
Supplies and Services	151,176	135,800	161,700	145,700
Third Party Payments	225,459	250,900	292,900	248,900
TOTAL DIRECT EXPENDITURE	<u>528,258</u>	<u>499,800</u>	<u>564,300</u>	<u>507,600</u>
DIRECT INCOME				
Other Income	(189,292)	(86,000)	(206,700)	(184,700)
Fees and Charges	(4,443)	(4,400)	(4,400)	(4,400)
TOTAL DIRECT INCOME	<u>(193,735)</u>	<u>(90,400)</u>	<u>(211,100)</u>	<u>(189,100)</u>
NET DIRECT (INCOME) / EXPENDITURE	334,523	409,400	353,200	318,500
Support Services	2,694,208	2,647,700	2,973,200	2,618,900
Recharges	(420,190)	(271,500)	(439,100)	(440,200)
NET (INCOME) / EXPENDITURE TO HRA SUMMARY	<u><u>2,608,541</u></u>	<u><u>2,785,600</u></u>	<u><u>2,887,300</u></u>	<u><u>2,497,200</u></u>

Variations: Adverse +ve / Favourable (-ve)

Supplies and Services:

Insurances	5,100	6,500
One off software costs for Housing Management System	11,600	0

Third Party Payments:

Repairs Partnership/cost management advice	42,500	0
Cost of additional Right to Buy valuations	4,700	3,500

Other Income:

Right to Buy admin allowance - Increased number of homes sold	(52,000)	(28,600)
Solar Panel income	(69,900)	(71,300)

Support Services:

Changes in Support Service recharges	325,500	(28,800)
Changes in Housing Repairs Supervision recharge to HRA	(167,600)	(168,700)

HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7200 HOUSING SERVICES</u>				
DIRECT EXPENDITURE				
Employees	1,310,794	1,208,500	1,486,000	1,203,900
Premises	270	300	300	300
Transport	38,493	40,200	40,200	40,000
Supplies and Services	119,057	119,600	115,300	112,800
Third Party Payments	106,305	105,100	72,200	61,000
TOTAL DIRECT EXPENDITURE	<u>1,574,919</u>	<u>1,473,700</u>	<u>1,714,000</u>	<u>1,418,000</u>
DIRECT INCOME				
Other Grants and Contributions	(1,100)	0	0	0
Other Income	0	(300)	(300)	(300)
Fees and Charges	(260)	0	0	0
TOTAL DIRECT INCOME	<u>(1,360)</u>	<u>(300)</u>	<u>(300)</u>	<u>(300)</u>
NET DIRECT (INCOME) / EXPENDITURE	1,573,559	1,473,400	1,713,700	1,417,700
Support Services	501,509	542,100	544,400	544,400
Recharges	(2,075,068)	(2,015,500)	(2,258,100)	(1,962,100)
NET (INCOME) / EXPENDITURE TO HRA SUMMARY	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Variations: Adverse +ve / Favourable (-ve)

Employees:

National pay award	11,600	11,600
Phase 1 service redesign cost / ongoing savings	36,200	(66,800)
Fixed term posts extended / created until service redesign	162,600	
Asbestos management transferred from Property Services/Capital Salaries	32,000	
Asbestos management extended to March 2015, funded from reduced Asbestos works	18,900	52,000
IAS 19 adjustments	14,100	12,800

Third Party Payments:

Legal Fees - Arrears officers attending court without solicitors, processing paperwork	(32,900)	(44,100)
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HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
S7015 HOUSING SUPERVISION & MANAGEMENT - SPECIAL (summary)				
S7410 WARWICK RESPONSE	605,588	628,900	638,400	640,900
S7430 VERY SHELTERED HOUSING	334,620	327,700	341,800	343,000
S7440 SUPPORTED HSG	176,972	197,000	191,000	192,400
S7450 CENTRAL HEATING	189,421	185,000	173,300	178,000
S7460 COMMUNITY CENTRES	2,376	14,000	12,200	11,200
S7620 HOUSING OPEN SPACES	331,368	399,400	399,600	399,600
S7630 HOUSING COMMUNAL AREAS	338,087	324,800	366,100	380,400
S7635 ESTATE SUPERVISORS	153,267	156,200	158,800	163,300
NET (INCOME) / EXPENDITURE TO HRA SUMMARY	2,131,699	2,233,000	2,281,200	2,308,800
S7410 WARWICK RESPONSE				
DIRECT EXPENDITURE				
Employees	549,103	572,500	594,700	597,000
Premises	7,252	8,700	6,800	6,900
Transport	41,945	54,400	54,400	54,900
Supplies and Services	123,030	95,400	123,700	110,400
Third Party Payments	4,250	100	100	100
TOTAL DIRECT EXPENDITURE	725,580	731,100	779,700	769,300
DIRECT INCOME				
Other Grants and Contributions	(22,524)	0	(3,400)	0
Other Income	(197)	(1,000)	(1,000)	(1,000)
Fees and Charges	(255,336)	(258,900)	(293,300)	(283,800)
TOTAL DIRECT INCOME	(278,057)	(259,900)	(297,700)	(284,800)
NET DIRECT (INCOME) / EXPENDITURE	447,523	471,200	482,000	484,500
Support Services	158,065	157,700	156,400	156,400
NET (INCOME) / EXPENDITURE TO SUMMARY	605,588	628,900	638,400	640,900

Variations: Adverse +ve / Favourable (-ve)

Employees:

National pay award	5,900	5,900
IAS 19 adjustments	8,400	8,100

Supplies and Services:

Lifeline rental / shared income	26,600	13,300
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Fees and Charges:

Increased Lifeline income	(37,800)	(24,900)
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HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7430 VERY SHELTERED HOUSING</u>				
DIRECT EXPENDITURE				
Employees	229,749	235,000	240,100	243,400
Premises	11,282	12,300	12,100	12,100
Transport	4,924	1,600	1,600	1,600
Supplies and Services	47,466	35,500	41,800	41,800
Third Party Payments	0	0	2,100	0
TOTAL DIRECT EXPENDITURE	<u>293,421</u>	<u>284,400</u>	<u>297,700</u>	<u>298,900</u>
DIRECT INCOME				
Other Grants and Contributions	(3,986)	0	0	0
Other Income	(83)	(200)	(200)	(200)
Fees and Charges	(2,175)	(2,700)	(2,700)	(2,700)
TOTAL DIRECT INCOME	<u>(6,244)</u>	<u>(2,900)</u>	<u>(2,900)</u>	<u>(2,900)</u>
NET DIRECT (INCOME) / EXPENDITURE	287,177	281,500	294,800	296,000
Support Services	47,443	46,200	47,000	47,000
NET (INCOME) / EXPENDITURE TO SUMMARY	<u>334,620</u>	<u>327,700</u>	<u>341,800</u>	<u>343,000</u>
<u>S7440 SUPPORTED HSG</u>				
DIRECT EXPENDITURE				
Employees	103,288	110,200	113,900	115,300
Premises	4,139	4,500	3,700	3,600
Transport	9,759	10,300	10,300	10,400
Supplies and Services	21,563	34,100	25,400	25,400
Third Party Payments	0	500	500	500
TOTAL DIRECT EXPENDITURE	<u>138,749</u>	<u>159,600</u>	<u>153,800</u>	<u>155,200</u>
DIRECT INCOME				
Fees and Charges	(135)	(100)	(100)	(100)
TOTAL DIRECT INCOME	<u>(135)</u>	<u>(100)</u>	<u>(100)</u>	<u>(100)</u>
NET DIRECT (INCOME) / EXPENDITURE	138,614	159,500	153,700	155,100
Support Services	38,358	37,500	37,300	37,300
NET (INCOME) / EXPENDITURE TO SUMMARY	<u>176,972</u>	<u>197,000</u>	<u>191,000</u>	<u>192,400</u>

HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7450 CENTRAL HEATING</u>				
DIRECT EXPENDITURE				
Premises	179,459	178,000	166,300	171,000
Supplies and Services	2,117	1,900	1,900	1,900
TOTAL DIRECT EXPENDITURE	181,576	179,900	168,200	172,900
Support Services	7,845	5,100	5,100	5,100
NET (INCOME) / EXPENDITURE TO SUMMARY	189,421	185,000	173,300	178,000
<u>S7460 COMMUNITY CENTRES</u>				
DIRECT EXPENDITURE				
Premises	2,443	9,900	8,100	7,100
Supplies and Services	1	4,200	4,200	4,200
TOTAL DIRECT EXPENDITURE	2,444	14,100	12,300	11,300
DIRECT INCOME				
Other Income	(720)	(700)	(700)	(700)
TOTAL DIRECT INCOME	(720)	(700)	(700)	(700)
NET DIRECT (INCOME) / EXPENDITURE	(720)	(700)	(700)	(700)
Support Services	652	600	600	600
NET (INCOME) / EXPENDITURE TO SUMMARY	2,376	14,000	12,200	11,200
<u>S7620 HOUSING OPEN SPACES</u>				
DIRECT EXPENDITURE				
Premises	16,428	50,200	50,200	50,200
Supplies and Services	163,844	0	0	0
Third Party Payments	60,545	269,000	269,000	269,000
TOTAL DIRECT EXPENDITURE	240,817	319,200	319,200	319,200
Support Services	90,551	80,200	80,400	80,400
NET (INCOME) / EXPENDITURE TO SUMMARY	331,368	399,400	399,600	399,600

HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7630 HOUSING COMMUNAL AREAS</u>				
DIRECT EXPENDITURE				
Premises	151,456	259,900	300,700	315,000
Supplies and Services	139,147	400	600	600
TOTAL DIRECT EXPENDITURE	290,603	260,300	301,300	315,600
Support Services	47,484	64,500	64,800	64,800
NET (INCOME) / EXPENDITURE TO SUMMARY	338,087	324,800	366,100	380,400

Variations: Adverse +ve / Favourable (-ve)

Premises:

Communal Fire Safety Inspections included within Communal Areas, rather than Repairs	49,300	49,300
Electricity costs	(6,900)	11,500

S7635 ESTATE SUPERVISORS

DIRECT EXPENDITURE				
Employees	127,149	123,200	126,100	130,500
Premises	10,107	15,700	15,800	16,000
Transport	227	600	600	600
Supplies and Services	5,835	6,400	6,400	6,300
TOTAL DIRECT EXPENDITURE	143,318	145,900	148,900	153,400
DIRECT INCOME				
Other Income	(4)	0	0	0
TOTAL DIRECT INCOME	(4)	0	0	0
NET DIRECT (INCOME) / EXPENDITURE	143,314	145,900	148,900	153,400
Support Services	9,953	10,300	9,900	9,900
NET (INCOME) / EXPENDITURE TO SUMMARY	153,267	156,200	158,800	163,300

HRA BUDGETS AND KEY VARIATIONS

	ACTUAL 2012/13 £	ORIGINAL BUDGET 2013/14 £	LATEST BUDGET 2013/14 £	BUDGET 2014/15 £
<u>S7900 HOUSING REPAIRS - MAJOR/CYCLICAL</u>				
7900 EXTERNAL DECORATIONS	353,527	436,300	441,600	400,700
7901 CONCRETE REPAIRS	0	65,000	29,900	65,000
7902 INTERNAL PAINT COMMUNAL	0	80,000	72,800	72,800
7910 ELECTRICAL CONTRACT	467,463	601,400	601,400	601,400
7912 GAS/HEATING MAINTENANCE	845,814	727,300	632,000	631,400
7914 LIFT & STAIRLIFT MAINTENANCE	78,156	80,000	114,800	114,800
7916 DOOR ENTRY & SECURITY MAINTENANCE	30,899	60,000	60,000	60,000
7918 SHOP MAINTENANCE	2,236	10,700	10,700	10,700
7922 LEGONELLA TESTING	3,387	20,000	34,600	34,600
7924 GARAGES: CYCLICAL REPAIRS	138,152	0	0	0
7928 FIRE RISK ASSESSMENTS- COMMUNAL	0	49,300	0	0
7930 HRA PATHS AND SURFACING	0	0	100,000	100,000
7940 HRA ASBESTOS WORKS	0	0	490,600	637,600
TOTAL HOUSING REPAIRS - MAJOR/CYCLICAL	1,919,634	2,130,000	2,588,400	2,729,000
<u>S7950 HOUSING REPAIRS - ROUTINE/RESPONSIVE</u>				
7960 VOID REPAIR CONTRACT	755,732	950,000	874,700	867,000
7962 GARAGES VOID	2,961	0	11,900	11,900
7964 OUT OF HOURS CONTRACT	58,095	70,000	53,000	48,300
7966 DAY TO DAY REPAIRS CONTRACT	1,551,317	1,264,400	1,393,500	1,034,100
7968 GARAGES: RESPONSIVE REPAIRS	60,738	71,400	55,900	41,700
TOTAL HOUSING REPAIRS - ROUTINE/RESPONSIVE	2,428,843	2,355,800	2,389,000	2,003,000
TOTAL HOUSING REPAIRS (REVENUE)	4,348,477	4,485,800	4,977,400	4,732,000

Variations: Adverse +ve / Favourable (-ve)

Recategorisation of Asbestos and Resurfacing as revenue repairs	590,600	737,600
Savings from repairs partnership	(50,000)	(442,400)
Communal Fire Safety Inspections included within Communal Areas, rather than Repairs	(49,300)	(49,300)