

Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
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Housing Revenue Account (HRA) Subjective Analysis:

Internal Support Service Recharges within the HRA netted off to show only real recharges in and out of the HRA

Expenditure

Employees	2,373,515	2,288,300	2,405,400	2,203,600
Premises	5,619,062	5,426,200	5,579,600	6,111,600
Transport	99,936	102,300	102,300	100,400
Supplies and Services	577,271	794,200	931,100	925,100
Third Party Payments	776,311	638,700	721,400	722,600
Support Services	1,567,747	1,687,200	1,796,500	1,813,300
Capital Financing Charges	(13,852,645)	2,837,900	2,964,700	3,011,100

Total Expenditure

(2,838,803)	13,774,800	14,501,000	14,887,700
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Income

Other Grants and Contributions	(513,276)	(499,700)	(501,700)	(501,600)
Other Income	(141,788)	(83,800)	(84,000)	(83,700)
Fees and Charges	(859,466)	(817,200)	(865,900)	(789,100)
Rents	(25,255,923)	(25,968,100)	(26,006,900)	(26,531,000)
Recharges	(101,649)	(84,500)	(159,900)	(202,400)

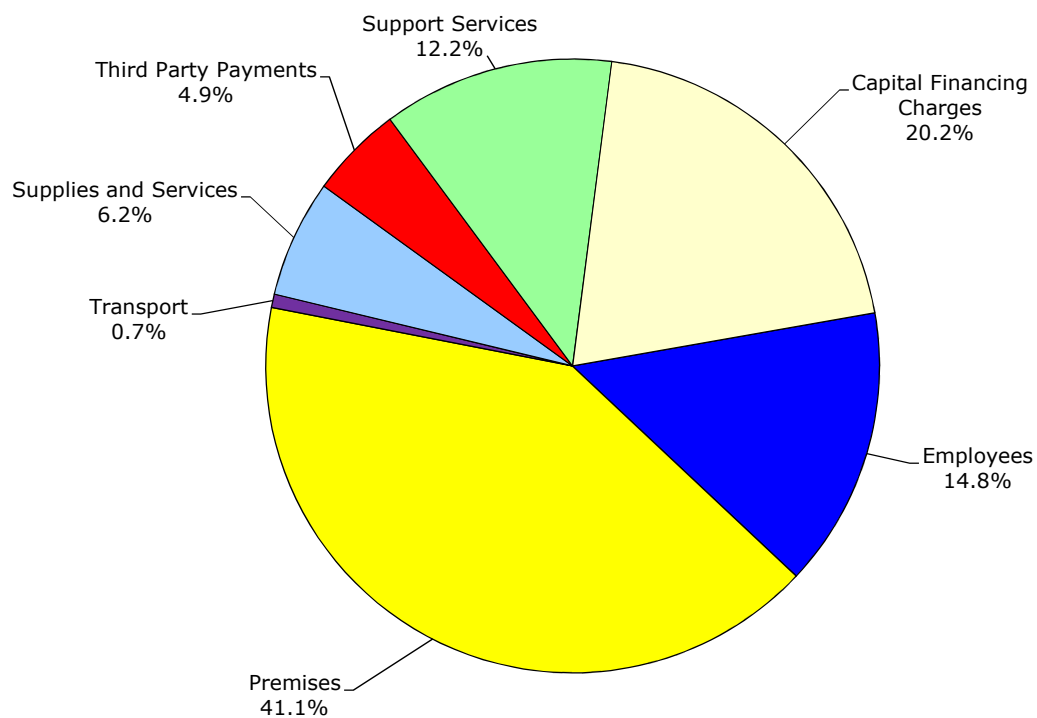
Total Income

(26,872,102)	(27,453,300)	(27,618,400)	(28,107,800)
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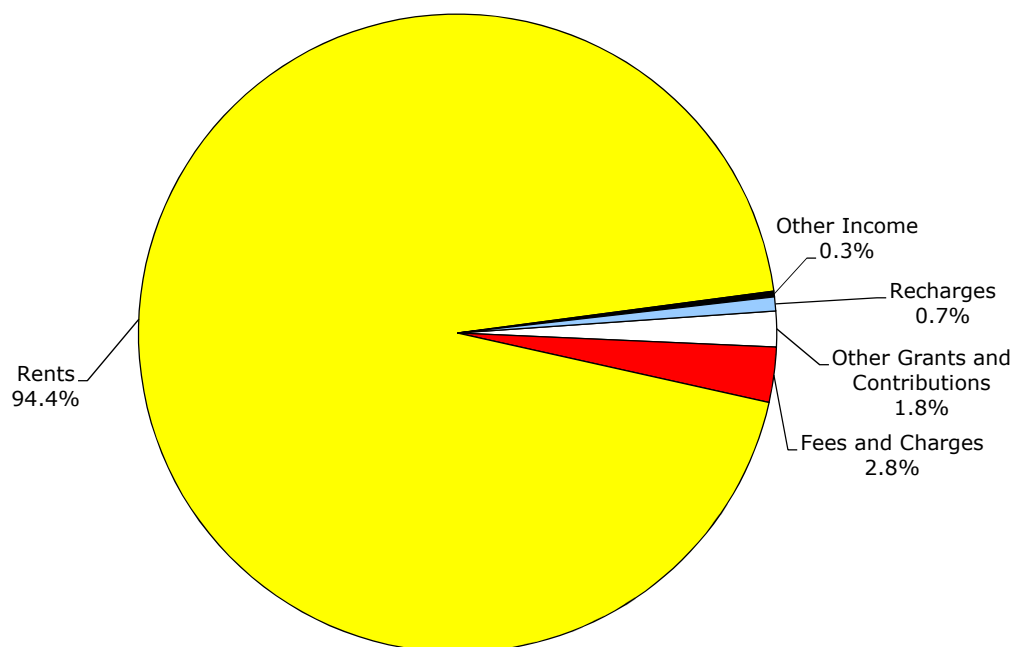
Net Income

(29,710,905)	(13,678,500)	(13,117,400)	(13,220,100)
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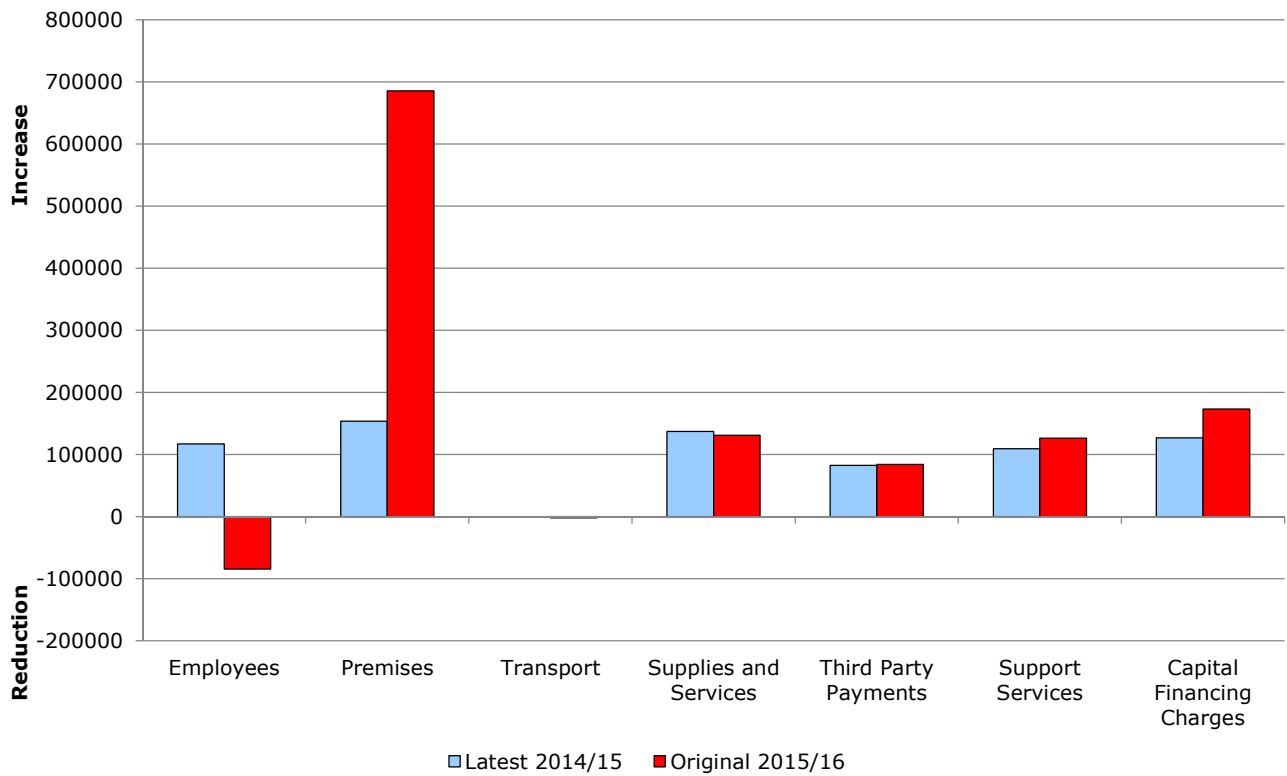
Expenditure - 2015/16 Budgets



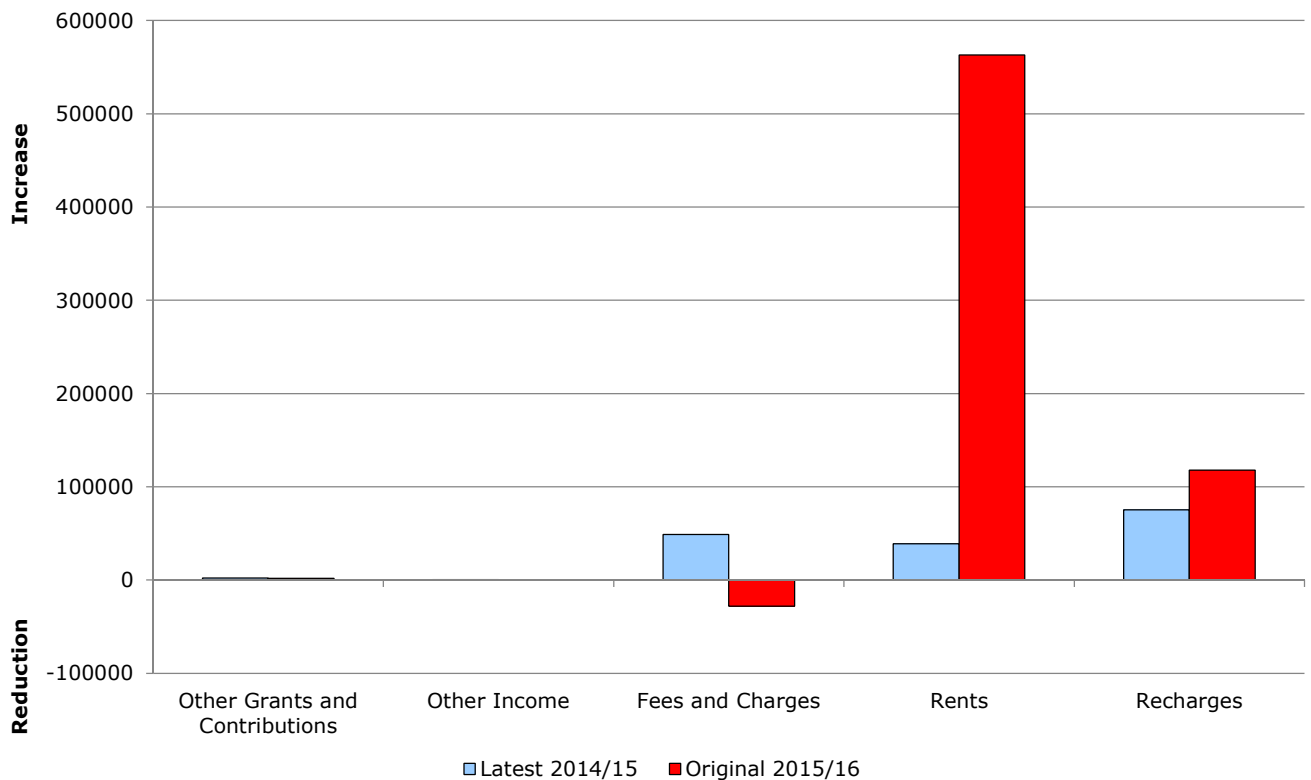
Income - 2015/16 Budgets



Expenditure: Change From 2014/15 Original (£)



Income: Change From 2014/15 Original (£)



S7000 Housing Revenue Account (HRA)**Expenditure**

	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
Revenue Repairs and Maintenance (see C12)	4,965,095	4,732,000	4,867,900	5,327,300
Housing Repairs Supervision	561,794	440,200	642,700	682,300
Electricity	255	300	300	300
NNDR	1,744	-	1,300	1,400
Council Tax	18,229	19,000	19,000	19,500
Water Charges-Metered	33,973	32,600	32,600	32,600

Premises

	5,581,090	5,224,100	5,563,800	6,063,400
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Debt Recovery Agency Costs	2,229	3,900	3,900	3,900
Contribution to Insurance Provision	48,698	15,000	100,200	15,000
Bad Debts Provision	99,064	331,400	331,400	437,000

Supplies and Services

	149,991	350,300	435,500	455,900
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Supervision & Management - General (see C6)	2,487,970	2,522,700	2,578,500	2,453,100
Supervision & Management - Special (see C8 to C11)	2,106,309	2,256,900	2,252,200	2,232,600

Support Services

	4,594,279	4,779,600	4,830,700	4,685,700
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Revaluation of Fixed Assets	(16,499,554)	-	-	-
REFCUS	55,627	100,000	100,000	100,000
Depreciation on Council Dwellings	2,159,720	2,306,300	2,443,700	2,489,700
Depreciation on Other HRA Properties	403,712	403,800	396,800	396,800
Depreciation on Equipment	27,850	27,800	24,200	24,600

Capital Charges

	(13,852,645)	2,837,900	2,964,700	3,011,100
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Total Expenditure

	(3,527,285)	13,191,900	13,794,700	14,216,100
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Income

Other Income	(1,657)	-	-	-
Other Licences	(4,023)	(4,100)	(4,100)	(4,100)
Heating Charges	(103,099)	(102,900)	(102,900)	(102,900)
Service Charges	(152,845)	(131,200)	(131,200)	(131,200)
Service Charges Supporting People	(132,278)	(133,300)	(134,300)	(134,300)
Water Charges	(31,391)	(31,100)	(31,100)	(31,100)
Rents - Housing	(24,473,818)	(25,162,100)	(25,200,900)	(25,725,000)
Rents - Garages	(475,006)	(486,000)	(486,000)	(486,000)
Rents - Other	(307,099)	(320,000)	(320,000)	(320,000)
General Fund Share of Open Spaces	(37,900)	(37,900)	(37,900)	(37,900)
Other Grants and Contributions	(464,504)	(461,800)	(463,700)	(463,700)

Total Income

	(26,183,620)	(26,870,400)	(26,912,100)	(27,436,200)
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Net Income From HRA Services

	(29,710,905)	(13,678,500)	(13,117,400)	(13,220,100)
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Debt Charges - Premiums & Discounts	11,374	-	-	-
Interest Payable	4,765,564	4,765,600	4,765,600	4,765,600
Interest Receivable - Balances	(131,700)	(117,900)	(167,000)	(172,500)
Interest Receivable - Advances (RTB)	(78)	(100)	-	-
Reverse REFUS	(55,627)	(100,000)	(100,000)	(100,000)
Reverse Depreciation Other HRA Property & Equip.	-	(431,600)	-	-

Net Operational Income

	(25,121,372)	(9,562,500)	(8,618,800)	(8,727,000)
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	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
S7000 Housing Revenue Account (HRA) Continued				
Net Operational Income	(25,121,372)	(9,562,500)	(8,618,800)	(8,727,000)
Appropriations:				
Appropriation: Adjust Depreciation to MRA	3,348,175	3,020,700	3,152,500	3,129,000
Revenue Contribution to Capital Outlay (RCCO)	153,813	100,000	210,400	284,000
Reverse Revaluation of Fixed Assets	16,499,554	-	-	-
Employee Benefits Accruals	13,128	-	-	-
Net IAS19 Charges for Retirement Benefits	(390,808)	(494,800)	(477,700)	(491,400)
Employers Contribs payable to Pension Fd	201,225	229,900	201,500	214,100
Pensions Interest+Rate of Return Assets	134,900	184,600	191,900	192,700
Contribution to HRA Early Retirement Reserve	80,000	8,000	317,000	8,000
Contribution from HRA Early Retirement Reserve	(107,998)	-	(252,200)	-
Contribution to HRA Capital Investment Reserve	5,148,397	6,474,600	5,245,500	5,345,900
Taken To HRA Balance	(40,986)	(39,500)	(29,900)	(44,700)
HRA Balance Brought Forward	(1,282,500)	(1,323,500)	(1,323,500)	(1,353,400)
HRA Balance Carried Forward	(1,323,486)	(1,363,000)	(1,353,400)	(1,398,100)

Budget Changes: Adverse +ve / Favourable (-ve)			
Premises:			
Revenue Repairs and Maintenance (see C12)		135,900	595,300
Housing Repairs Supervision (recharge from Supervision & Management)			
Proposed Asset Management service redesign:	Projected long term saving	0	(21,700)
	Temporary Posts	0	36,000
Revised allocation between Repairs Supervision and Supervision & Management		202,500	227,800
Supplies and Services:			
Increased Insurance Provision required		85,200	0
Increased Bad Debt Provision to allow for expected introduction of Universal Credit		0	105,600
Supervision & Management:			
Changes in Supervision & Management - General (see C6)		55,800	(69,600)
Changes in Supervision & Management - General (see C8 to C11)		(4,700)	(24,300)
Capital Charges:			
Change in Depreciation		126,800	173,200
Income:			
Housing Rents updated for sales, acquisitions, voids and base business plan increase		(38,800)	(562,900)
2015/16 Rents will be decided in February 2015			
Interest and Servicing of Debt:			
Interest receivable updated for latest projected balances & rates		(49,000)	(54,500)
Capital Financing:			
Change in adjustment from Housing Depreciation to Major Repairs Allowance		131,800	108,300
Revenue Contribution to Capital Outlay (RCCO): Current capital programme		110,400	184,000
Reversal of items not included in Net Operational Expenditure:			
Accounting change: non-dwelling depreciation now retained in Major Repairs Reserve		431,600	431,600
Contributions to/from Reserves:			
Net Contribution to HRA Early Retirement Reserve required due to Service Redesign		56,800	0
Reduced contribution to HRA Capital Investment Reserve possible, due to the effect of all other variations		(1,229,100)	(1,128,700)

	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
S7010 Housing Supervision & Management - General				
Direct Expenditure				
Employees	3,429	55,500	85,400	31,500
Premises	131,907	113,000	157,000	160,600
Supplies and Services	167,009	145,900	83,900	86,300
Third Party Payments	302,341	248,900	234,300	238,500
Total Direct Expenditure	604,686	563,300	560,600	516,900
Direct Income				
Other Grants and Contributions	(5,078)	-	-	-
Other Income	(203,537)	(156,100)	(117,400)	(117,400)
Fees and Charges	(61,617)	(33,000)	(33,000)	(33,000)
Total Direct Income	(270,232)	(189,100)	(150,400)	(150,400)
Net Direct (Income) / Expenditure	334,454	374,200	410,200	366,500
Support Services	2,726,464	2,588,700	2,811,000	2,768,900
Recharges	(572,948)	(440,200)	(642,700)	(682,300)
Net Expenditure To HRA	2,487,970	2,522,700	2,578,500	2,453,100

Budget Changes: Adverse +ve / Favourable (-ve)			
Employees:			
Post moved in Service Redesign		27,500	31,500
Accounting change IAS19 pension adjustments		(55,500)	(57,900)
Early Retirement costs of Service Redesign		57,900	0
Premises:			
Increase in Building Insurance costs		42,700	47,600
Supplies and Services:			
Transfer of costs to S7200 Housing Services per Service Redesign		(71,900)	(71,900)
Increase in Building Insurance costs		6,200	8,700
Third Party Payments:			
Increase in Legal Fees		17,400	14,400
Valuation costs of increase in Right-to-Buy applications		5,700	0
Transfer of costs to S7200 Housing Services per Service Redesign		(36,000)	(23,000)
Income			
Transfer of income to S7200 Housing Services per Service Redesign		38,700	38,700
Support Services:			
HRA cost of extending Housing Assessment Team pilot for a second year		10,700	7,800
Revised allocations within Housing & Property Services due to Service Redesign		212,900	215,800
Other changes in Support Service allocations		(1,300)	(43,400)
Recharges:			
Increase in Housing Repairs Supervision recharge		(202,500)	(242,100)

S7200 Housing Services

	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
Direct Expenditure				
Employees	1,370,505	1,173,700	1,170,500	1,170,400
Premises	-	300	-	-
Transport	39,128	40,000	37,700	39,600
Supplies and Services	82,734	112,800	219,200	189,300
Third Party Payments	130,904	61,000	146,000	144,000
Total Direct Expenditure	1,623,271	1,387,800	1,573,400	1,543,300
Direct Income				
Other Grants and Contributions	-	-	-	-
Other Income	(397)	(300)	(86,500)	(86,600)
Total Direct Income	(397)	(300)	(86,500)	(86,600)
Net Direct (Income) / Expenditure	1,622,874	1,387,500	1,486,900	1,456,700
Support Services	486,066	544,400	612,600	621,500
Recharges	(2,108,940)	(1,931,900)	(2,099,500)	(2,078,200)
Net Expenditure To HRA	-	-	-	-

Budget Changes: Adverse +ve / Favourable (-ve)**Employees:**

Projected Pay Award and 2015/16 Pension Contribution increase	10,500	26,600
Redundancy costs due to Service Redesign	58,500	0
Salary changes including Service Redesign	(114,000)	(57,000)
Temporary Sickness Cover, funded by savings elsewhere in HRA	8,000	0
IAS 19 Pension adjustments	25,200	27,200

Supplies and Services:

Approved Earmarked Reserve - Tenant Panel	7,500	0
Transfer of costs from S7010 Housing S&M General per Service Redesign	93,300	80,300

Third Party Payments:

Increase in Court Fees	39,800	39,800
Increase in Legal Costs	23,000	23,000
Transfer of costs from S7010 Housing S&M General per Service Redesign	20,200	20,200

Income

Increase in Court Fees - Recovery of expenditure	(39,800)	(39,800)
Transfer of income from S7010 Housing S&M General per Service Redesign	(45,400)	(45,400)

Support Services:

<i>Revised allocations within Housing & Property Services due to Service Redesign</i>	95,800	104,200
<i>Other changes in Support Service allocations</i>	(27,600)	(27,100)

Recharges:

<i>Recharges</i>	(167,600)	(146,300)
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	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
S7015 Housing Supervision & Management - Special				
S7410 Warwick Response	536,888	601,500	606,000	653,200
S7440 Housing Support	504,001	526,100	554,400	422,300
S7450 Central Heating	163,292	178,000	173,900	170,200
S7460 Community Centres	7,403	11,200	11,300	11,200
S7620 Housing Open Spaces	395,827	399,600	380,600	386,200
S7630 Housing Communal Areas	337,795	380,400	379,100	447,400
S7635 Estate Supervision	161,103	160,100	146,900	142,100
Net Expenditure To HRA	2,106,309	2,256,900	2,252,200	2,232,600
S7410 Warwick Response				
Direct Expenditure				
Employees	549,774	582,400	613,100	590,300
Premises	6,409	6,900	6,800	6,900
Transport	47,503	49,700	50,100	45,700
Supplies and Services	84,553	109,800	99,400	106,000
Third Party Payments	662	100	300	300
Total Direct Expenditure	688,901	748,900	769,700	749,200
Direct Income				
Other Grants and Contributions	(5,794)	-	(100)	-
Other Income	(11)	(800)	(400)	(200)
Fees and Charges	(283,968)	(303,000)	(304,900)	(227,900)
Total Direct Income	(289,773)	(303,800)	(305,400)	(228,100)
Net Direct (Income) / Expenditure	399,128	445,100	464,300	521,100
Support Services	137,760	156,400	141,700	132,100
Net Expenditure to S&M Special Summary	536,888	601,500	606,000	653,200

Budget Changes: Adverse +ve / Favourable (-ve)**Employees:**

Projected Pay Award and 2015/16 Pension Contribution increase	5,600	13,600
Redundancy costs due to Service Redesign	25,200	0
Salary changes including Service Redesign	(15,000)	(20,800)
IAS 19 Pension adjustments	13,900	14,700

Supplies and Services:

Saving on equipment costs	(8,000)	0
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Support Services:

Revised allocations within Housing & Property Services due to Service Redesign	(24,000)	(34,200)
Other changes in Support Service allocations	9,300	9,900

S7440 Housing Support

	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
Direct Expenditure				
Employees	316,535	349,400	392,400	277,600
Premises	15,882	15,700	11,200	9,000
Transport	12,994	12,000	13,900	14,500
Supplies and Services	73,930	67,200	72,500	67,000
Third Party Payments	1,944	500	-	-
Total Direct Expenditure	421,285	444,800	490,000	368,100
Direct Income				
Other Income	-	(200)	(200)	(200)
Other Hire Charges	(3,023)	(2,800)	(2,800)	(2,800)
Total Direct Income	(3,023)	(3,000)	(3,000)	(3,000)
Net Direct (Income) / Expenditure	418,262	441,800	487,000	365,100
Support Services	85,739	84,300	69,600	59,400
Recharges	-	-	(2,200)	(2,200)
Net Expenditure to S&M Special Summary	504,001	526,100	554,400	422,300

Budget Changes: Adverse +ve / Favourable (-ve)**Employees:**

Adoption of Living Wage, Projected Pay Award and 2015/16 Pension Contrib. increase	6,000	13,900
Redundancy costs due to Service Redesign	103,100	0
Salary changes including Service Redesign	(76,000)	(95,800)
IAS 19 Pension adjustments	10,000	10,500

Premises:

Rent Savings Service Redesign	(3,700)	(6,000)
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Support Services:

Revised allocations within Housing & Property Services due to Service Redesign	(5,800)	(16,600)
Other changes in Support Service allocations	(8,900)	(8,300)

S7450 Central Heating

Direct Expenditure				
Premises	153,106	171,000	168,900	167,800
Supplies and Services	2,157	1,900	1,900	1,900
Total Direct Expenditure	155,263	172,900	170,800	169,700
Support Services	8,029	5,100	3,100	500
Net Expenditure to S&M Special Summary	163,292	178,000	173,900	170,200

S7460 Community Centres

	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
Direct Expenditure				
Premises	7,596	7,100	7,300	7,300
Supplies and Services	-	4,200	4,200	4,200
Total Direct Expenditure	7,596	11,300	11,500	11,500
Direct Income				
Other Income	(720)	(700)	(700)	(700)
Total Direct Income	(720)	(700)	(700)	(700)
Net Direct (Income) / Expenditure	6,876	10,600	10,800	10,800
Support Services	527	600	500	400
Net Expenditure to S&M Special Summary	7,403	11,200	11,300	11,200

S7620 Housing Open Spaces

Direct Expenditure				
Premises	22,428	50,200	30,200	30,200
Supplies and Services	130	-	3,000	3,000
Third Party Payments	291,036	269,000	286,000	290,000
Total Direct Expenditure	313,594	319,200	319,200	323,200
Support Services	82,233	80,400	61,400	63,000
Net Expenditure to S&M Special Summary	395,827	399,600	380,600	386,200

Budget Changes: Adverse +ve / Favourable (-ve)**Premises:**

Reduction in devolved Grounds Maintenance to fund Tree Works (Third Party Payment) (17,000) (17,000)

Third Party Payments:

Tree works transferred from devolved Grounds Maintenance (above) 17,000 17,000

Support Services:

Revised allocations within Housing & Property Services due to Service Redesign (2,900) (1,300)
Other changes in Support Service allocations (16,100) (16,100)

S7630 Housing Communal Areas

Direct Expenditure				
Premises	289,833	315,000	315,100	386,600
Supplies and Services	124	600	600	600
Total Direct Expenditure	289,957	315,600	315,700	387,200
Support Services	47,838	64,800	63,400	60,200
Net Expenditure to S&M Special Summary	337,795	380,400	379,100	447,400

Budget Changes: Adverse +ve / Favourable (-ve)**Premises:**

Projected increase in cost on re-tendering cleaning contract mid 2015/16 69,000

S7635 Estate Supervision

	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
Direct Expenditure				
Employees	133,272	127,300	144,000	133,800
Premises	10,507	16,000	16,000	16,100
Transport	311	600	600	600
Supplies and Services	5,698	6,300	6,300	6,300
Third Party Payments	-	-	5,000	-
Total Direct Expenditure	149,788	150,200	171,900	156,800
Direct Income				
Fees and Charges	(153)	-	-	-
Total Direct Income	(153)	-	-	-
Net Direct (Income) / Expenditure	149,635	150,200	171,900	156,800
Support Services	11,468	9,900	11,900	12,300
Recharges	-	-	(36,900)	(27,000)
Net Expenditure to S&M Special Summary	161,103	160,100	146,900	142,100

Budget Changes: Adverse +ve / Favourable (-ve)**Employees:**

Projected Pay Award and 2015/16 Pension Contribution increase	1,300	3,100
Salary changes including temporary arrangements whilst preparing for Service Redesign	10,600	(1,400)
IAS 19 Pension adjustments	4,600	4,700

Support Services:

Changes in Support Service allocations	2,000	2,400
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Recharges:

Recharges for management of cleaning contract	(36,900)	(27,000)
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	Actual 2013/14 £	Original Budget 2014/15 £	Latest Budget 2014/15 £	Base Budget 2015/16 £
Revenue Repairs And Maintenance				
S7900 Cyclical & Major Repairs & Maintenance	1,960,563	2,729,000	2,863,800	3,323,200
S7950 Void & Responsive Repairs & Maintenance	3,004,532	2,003,000	2,004,100	2,004,100
Net Expenditure To HRA	4,965,095	4,732,000	4,867,900	5,327,300

S7900 Cyclical & Major Repairs & Maintenance

Painting & Decorations	501,490	473,500	526,300	980,000
Concrete Repairs	18,141	65,000	65,000	40,000
Communal Flooring / Carpets	-	-	18,300	-
Electrical Repairs & Maintenance	458,899	601,400	601,400	601,400
Gas/Heating Maintenance	581,008	631,400	594,100	594,100
Lift & Stairlift Maintenance	80,978	114,800	114,800	114,800
Door Entry & Security Maintenance	38,893	60,000	60,000	60,000
Shop Maintenance	3,659	10,700	10,700	10,700
Legionella Testing	4,093	34,600	34,600	34,600
Fire Prevention Work	-	-	101,000	150,000
HRA Paths and Surfacing	99,813	100,000	100,000	100,000
HRA Asbestos Works	173,589	637,600	637,600	637,600

Net Expenditure To Repairs Summary	1,960,563	2,729,000	2,863,800	3,323,200
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Budget Changes: Adverse +ve / Favourable (-ve)**Painting & Decorations**

Completion of Cyclical Programme in 2015/16, allowing 2 years off before next cycle	52,800	506,500
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Concrete Repairs

Reduced requirement	0	(25,000)
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Communal Flooring / Carpets

Worn carpets at sheltered scheme, replacement necessary to prevent trip hazard	18,300	0
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Gas/Heating Repairs & Maintenance

Projected per current costs and activity	(37,300)	(37,300)
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Fire Prevention Work

Transferred from Capital Programme, as ongoing work will be revenue in nature	150,000	150,000
2014/15 budget reduced to projected requirement	(49,000)	0

S7950 Void & Responsive Repairs & Maintenance

Void Repair Contract	1,073,971	867,000	867,000	867,000
Garages: Void Repairs	-	11,900	11,900	11,900
Out of Hours Contract	1,592	48,300	48,300	48,300
Day to Day Repairs Contract	1,849,403	1,034,100	1,035,200	1,035,200
Garages: Routine Repairs	79,566	41,700	41,700	41,700

Net Expenditure To Repairs Summary	3,004,532	2,003,000	2,004,100	2,004,100
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