

	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BASE BUDGET 2016/17 £
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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	2,308,923	2,203,600	2,394,500	2,543,700
Premises	6,810,045	6,793,900	8,094,800	7,109,100
Transport	92,320	100,400	101,200	107,400
Supplies and Services	811,263	926,100	982,700	952,200
Third Party Payments	666,606	722,600	797,300	862,700
Support Services	1,853,925	2,198,100	2,355,100	2,041,000
Capital Charges	(13,078,237)	3,011,100	3,132,200	3,171,500

**Total Expenditure**

<b>(535,155)</b>	<b>15,955,800</b>	<b>17,857,800</b>	<b>16,787,600</b>
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**Income**

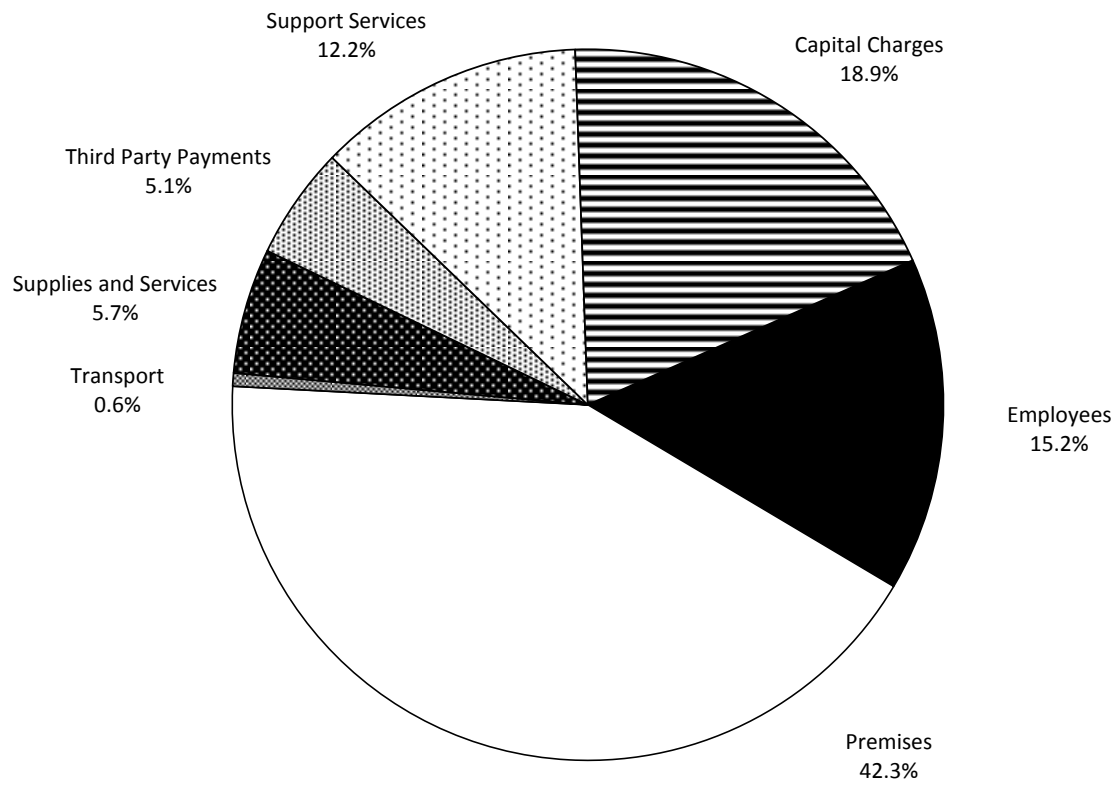
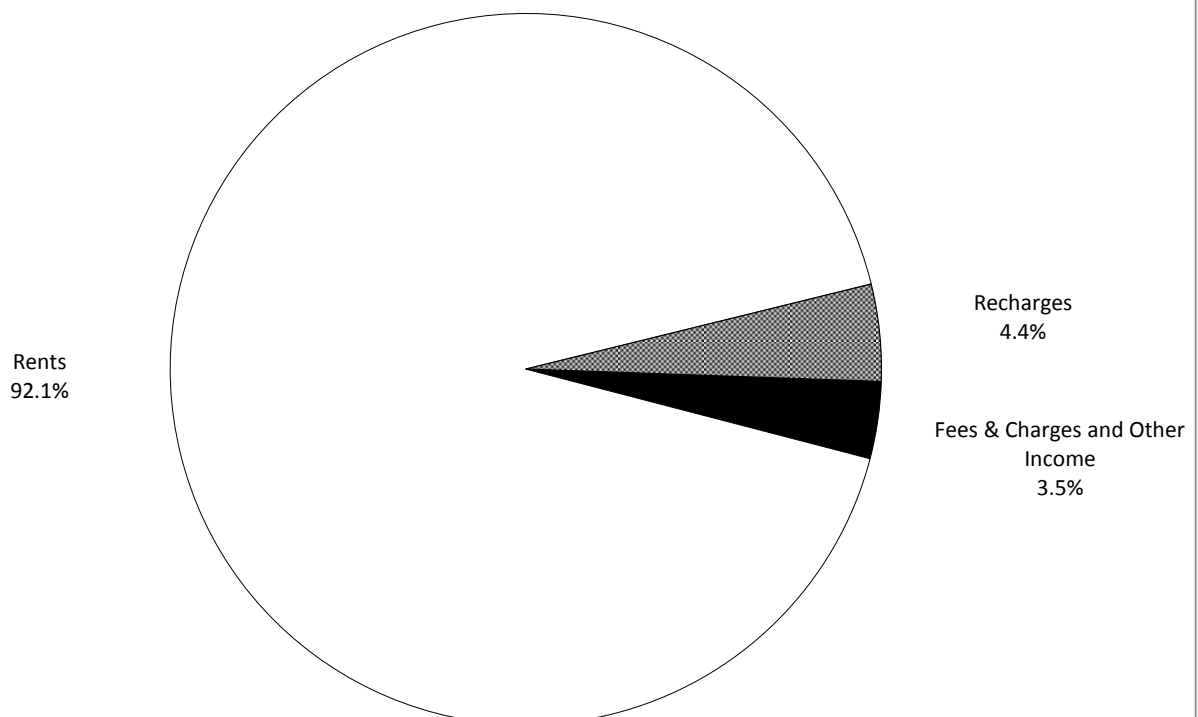
Other Grants and Contributions	(506,391)	(501,600)	(521,600)	(212,500)
Other Income	(153,702)	(81,900)	(96,400)	(96,400)
Fees and Charges	(736,384)	(672,900)	(700,600)	(705,800)
Rents	(26,136,320)	(26,671,700)	(26,671,700)	(26,414,700)
Recharges	(733,729)	(1,269,500)	(1,270,000)	(1,269,500)

**Total Income**

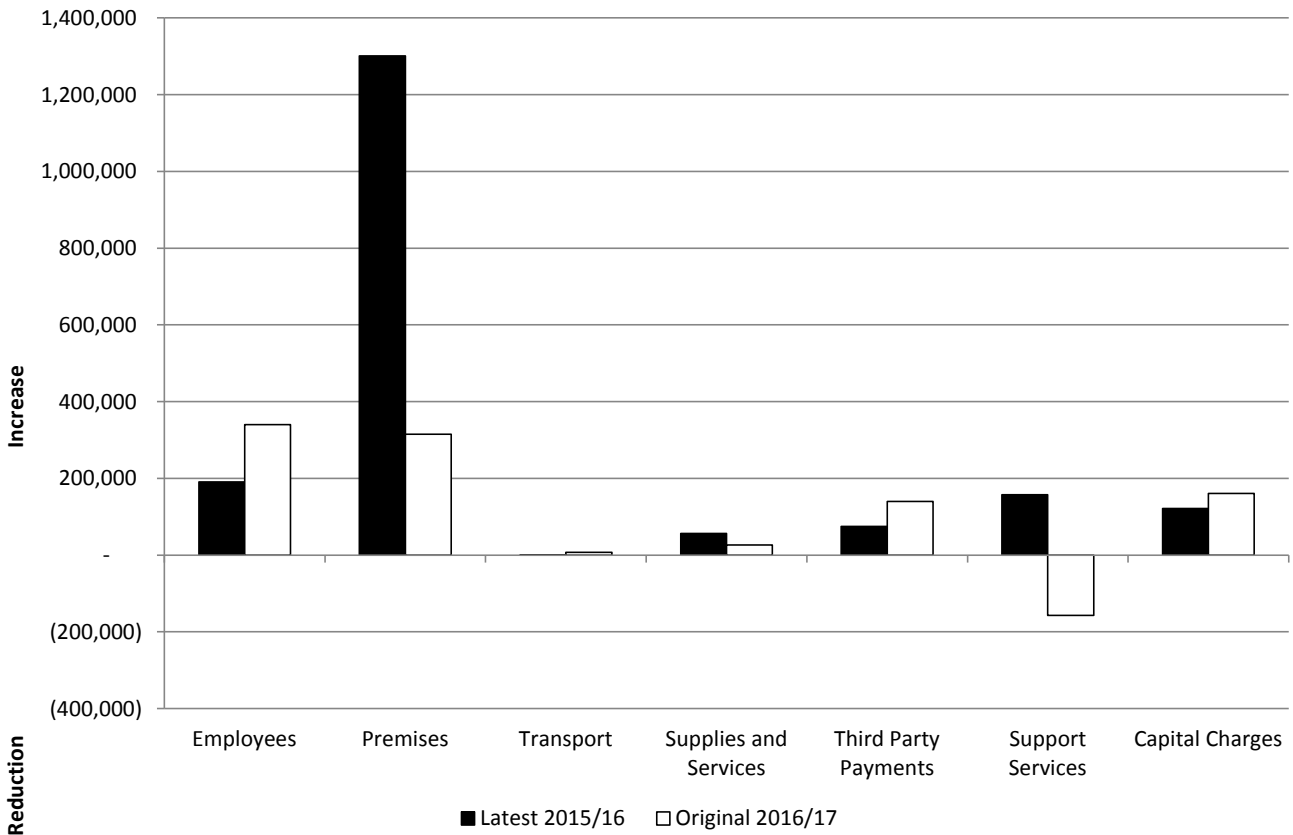
<b>(28,266,526)</b>	<b>(29,197,600)</b>	<b>(29,260,300)</b>	<b>(28,698,900)</b>
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**Net Income from HRA Services**

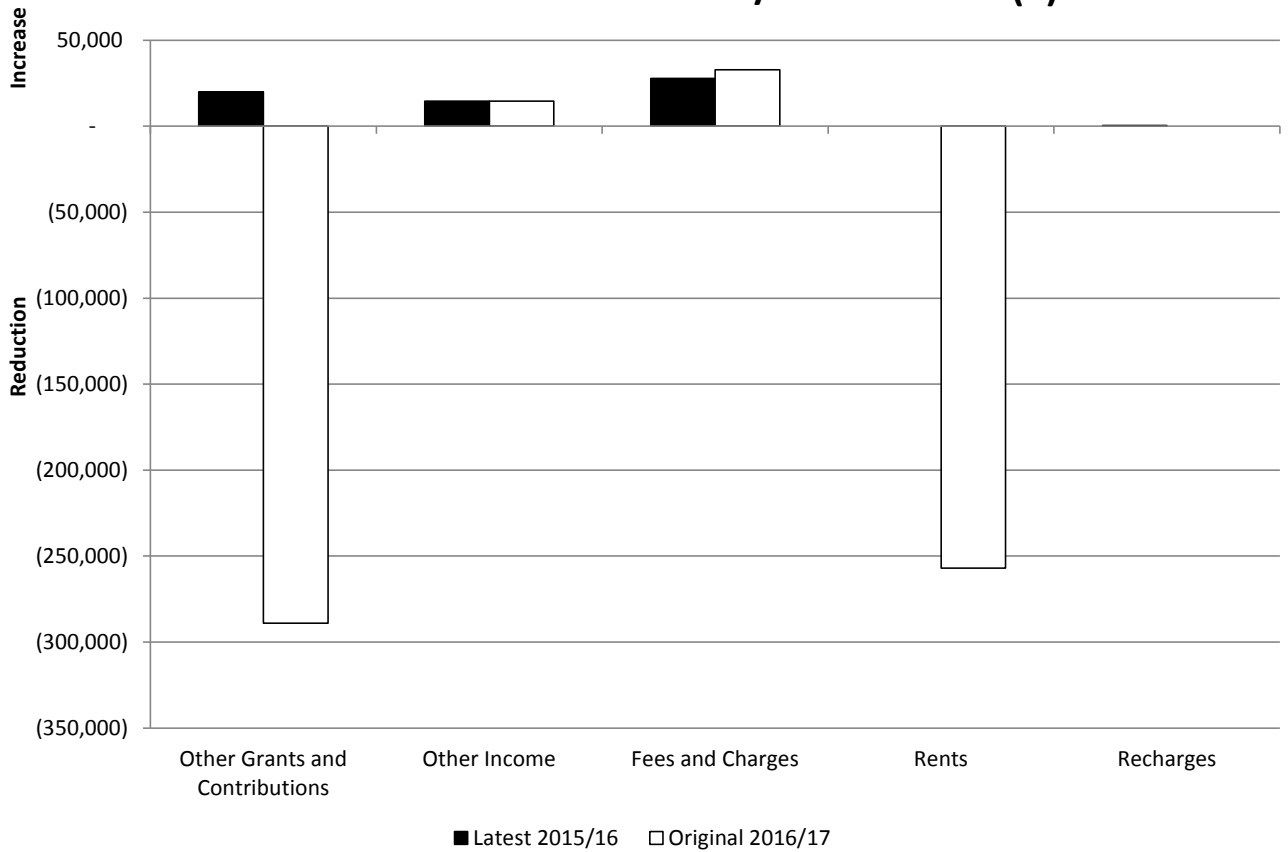
<b>(28,801,681)</b>	<b>(13,241,800)</b>	<b>(11,402,500)</b>	<b>(11,911,300)</b>
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**EXPENDITURE - 2016/17 BUDGETS****INCOME - 2016/17 BUDGETS**

**EXPENDITURE: CHANGE FROM 2015/16 ORIGINAL (£)**



**INCOME: CHANGE FROM 2015/16 ORIGINAL (£)**



**S7000 HOUSING REVENUE AC****EXPENDITURE**

	<b>ACTUAL 2014/15 £</b>	<b>ORIGINAL BUDGET 2015/16 £</b>	<b>LATEST BUDGET 2015/16 £</b>	<b>BUDGET 2016/17 £</b>
Housing Repairs Supervision	561,741	682,300	682,300	682,300
HRA Repairs and Maintenance (See C12)	5,512,489	5,327,300	6,607,700	5,617,300
Electricity	-	300	300	300
Rates	73	1,400	1,400	1,400
Hsg Rates-Other Prop	19,286	19,500	19,500	19,700
Water Charges-Metered	35,367	32,600	32,600	32,600
<b>Premises</b>	<b>6,128,956</b>	<b>6,063,400</b>	<b>7,343,800</b>	<b>6,353,600</b>
Debt Recovery Agency Costs	1,841	3,900	3,900	3,900
Contributions To Provisions	65,491	15,000	36,000	15,000
Bad Debts Provision	327,588	437,000	437,000	437,000
<b>Supplies and Services</b>	<b>394,920</b>	<b>455,900</b>	<b>476,900</b>	<b>455,900</b>
Housing Services	-	-	-	-
Supervision & Management - General (See C6)	2,523,396	2,453,100	2,819,100	2,698,500
Supervision & Management - Special (See C8 to C11)	2,150,912	2,233,600	2,284,400	2,302,000
<b>Support Services</b>	<b>4,674,308</b>	<b>4,686,700</b>	<b>5,103,500</b>	<b>5,000,500</b>
Loss / (Gain) On Impairment Of Assets	(16,109,487)	-	-	-
REFCUS	80,525	100,000	119,500	100,000
Depreciation on Council Dwellings	2,432,078	2,489,700	2,626,000	2,698,700
Depreciation on Other HRA Properties	494,135	396,800	362,100	362,100
Depreciation on Equipment	24,512	24,600	24,600	10,700
<b>Capital Charges</b>	<b>(13,078,237)</b>	<b>3,011,100</b>	<b>3,132,200</b>	<b>3,171,500</b>
<b>TOTAL EXPENDITURE</b>	<b>(1,880,053)</b>	<b>14,217,100</b>	<b>16,056,400</b>	<b>14,981,500</b>
<b>INCOME</b>				
Other Income	(2,000)	-	-	-
Other Licences	(3,958)	(4,100)	(4,100)	(4,100)
Heating Charges	(104,159)	(102,900)	(102,900)	(102,900)
Service Charges	(100,317)	(131,200)	(131,200)	(131,200)
Service Charges Supporting People	(142,167)	(147,500)	(147,500)	(147,500)
Water Charges	(31,403)	(31,100)	(31,100)	(31,100)
Rents-Houses	(25,229,279)	(25,725,000)	(25,725,000)	(25,468,000)
Rents-Garages	(490,888)	(495,500)	(495,500)	(495,500)
Rents-Others	(315,836)	(320,000)	(320,000)	(320,000)
General Fund	(37,900)	(37,900)	(37,900)	(37,900)
Supporting People Grant	(463,721)	(463,700)	(463,700)	(154,600)
<b>TOTAL INCOME</b>	<b>(26,921,628)</b>	<b>(27,458,900)</b>	<b>(27,458,900)</b>	<b>(26,892,800)</b>
<b>NET INCOME FROM HRA SERVICES</b>	<b>(28,801,681)</b>	<b>(13,241,800)</b>	<b>(11,402,500)</b>	<b>(11,911,300)</b>
Interest Payable	4,765,564	4,765,600	4,765,600	4,765,600
Interest Receivable - Balances	(178,300)	(172,500)	(172,200)	(253,300)
Reverse REFUS	(80,525)	(100,000)	(119,500)	(100,000)
Reverse Depreciation: Other HRA Property & Equipment	518,647	-	-	-
<b>NET OPERATIONAL (INCOME) / EXPENDITURE</b>	<b>(23,776,295)</b>	<b>(8,748,700)</b>	<b>(6,928,600)</b>	<b>(7,499,000)</b>

## S7000 HOUSING REVENUE AC (Continued)

	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b>NET OPERATIONAL (INCOME) / EXPENDITURE</b>	<b>(23,776,295)</b>	<b>(8,748,700)</b>	<b>(6,928,600)</b>	<b>(7,499,000)</b>
<b>APPROPRIATIONS:</b>				
Appropriation to Major Repairs Reserve	2,553,136	3,137,800	3,001,500	3,103,100
Revenue Contribution to Capital Outlay (RCCO)	124,801	286,500	347,600	219,500
Contribution to Other Reserves	317,000	8,000	8,000	8,000
Contribution From Other Reserves	(257,728)	-	(6,100)	-
Contribution to HRA Capital Investment Reserve	4,941,335	5,368,500	3,704,500	4,316,000
Reverse Impairments / Revaluations	16,109,487	-	-	-
Employee Benefits Accruals Reversal	1,704	-	-	-
IAS 19 Pension Adjustments	(43,340)	(84,600)	(159,400)	(161,500)
<b>Taken From / (To) Balances</b>	<b>(29,900)</b>	<b>(32,500)</b>	<b>(32,500)</b>	<b>(13,900)</b>
HRA Balance Brought Forward	(1,323,500)	(1,353,400)	(1,353,400)	(1,385,900)
<b>HRA BALANCE CARRIED FORWARD</b>	<b>(1,353,400)</b>	<b>(1,385,900)</b>	<b>(1,385,900)</b>	<b>(1,399,800)</b>

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

HRA Repairs and Maintenance: (See C12)

Housing Repairs - Major - see section below

220,400 (530,000)

Housing Repairs - Responsive - see section below

1,060,000 819,800

**Supplies and Services:**

Additional contribution to HRA Insurance Provision

21,000 -

**Supervision & Management:**

Changes in Supervision &amp; Management - General (See C6)

366,000 245,400

Changes in Supervision &amp; Management - Special (See C8 to C11)

50,800 18,300

**Capital Charges:**

Slippage from 2014/15: Tenants Incentive Grants agreed but not yet payable

19,500 -

Changes in depreciation

101,600 160,400

**Income:**

Housing Rents - 1% rent reduction, Right to Buy Sales and new homes

- 257,000

Supporting People Grant - scheme terminating

- 309,100

**Interest and Servicing of Debt:**

Interest receivable updated for latest projected balances and rates

- (80,800)

**Capital Financing:**

Reversal of capital charges - slippage from 2014/15

(19,500) -

Revenue Contributions to Capital Outlay (RCCO) - Slippage from 2014/15

61,100 (67,000)

Change in adjustment from Housing Depreciation to Major Repairs Allowance

(136,300) (34,700)

**Contributions to / (from) Reserves:**

Contribution from HRA Early Retirement Reserve

(6,100) -

Reduced contribution to HRA Capital Investment Reserve due to all other changes

(1,664,000) (1,002,400)

**IAS19 Pension Adjustments:**

Reversal of amounts charged to service accounts

(74,800) (76,900)

	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b>S7010 HSG SUP+MAN GENERAL</b>				
<b>DIRECT EXPENDITURE</b>				
Employees	88,680	31,500	33,100	3,900
Premises	169,623	160,600	167,800	171,500
Supplies and Services	71,561	86,300	119,600	96,000
Third Party Payments	181,927	238,500	291,800	376,200
<b>TOTAL DIRECT EXPENDITURE</b>	<b>511,791</b>	<b>516,900</b>	<b>612,300</b>	<b>647,600</b>
<b>DIRECT INCOME</b>				
Other Income	(139,384)	(117,400)	(137,400)	(137,400)
Fees and Charges	(45,774)	(33,000)	(60,700)	(43,400)
<b>TOTAL DIRECT INCOME</b>	<b>(185,158)</b>	<b>(150,400)</b>	<b>(198,100)</b>	<b>(180,800)</b>
<b>NET DIRECT (INCOME) / EXPENDITURE</b>	<b>326,633</b>	<b>366,500</b>	<b>414,200</b>	<b>466,800</b>
Support Services	2,758,360	2,768,900	3,087,200	2,914,000
Recharges	(561,741)	(682,300)	(682,300)	(682,300)
<b>NET (INCOME) / EXPENDITURE TO SUMMARY</b>	<b>2,523,252</b>	<b>2,453,100</b>	<b>2,819,100</b>	<b>2,698,500</b>

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

**Employees:**

Leasehold Management temporary post	-	(31,200)
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**Premises:**

Increase in insurance costs	-	10,900
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**Supplies and Services:**

Increase in insurance costs	-	9,700
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**Third Party Payments:**

Stock Condition Survey	23,700	-
Structural Survey	-	120,000
Increased costs due to increase in Right To Buy Sales - offset by increased income	28,700	16,600

**Other Income:**

Renewable Heat Initiative contributions for Biomass	(20,000)	(20,000)
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**Fees and Charges:**

Right to Buy Administration Fee Income	(27,700)	(10,400)
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**Support Services:**

Changes in allocations	318,300	145,100
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	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b>S7200 HOUSING SERVICES</b>				
<b>DIRECT EXPENDITURE</b>				
Employees	1,109,834	1,170,400	1,356,100	1,487,800
Premises	296	-	-	-
Transport	37,500	39,600	40,300	44,400
Supplies and Services	185,040	189,300	191,400	192,800
Third Party Payments	139,242	144,000	139,800	146,100
<b>TOTAL DIRECT EXPENDITURE</b>	<b>1,471,912</b>	<b>1,543,300</b>	<b>1,727,600</b>	<b>1,871,100</b>
<b>DIRECT INCOME</b>				
Other Income	-	(300)	(300)	(300)
Fees and Charges	(76,606)	(86,300)	(86,300)	(86,300)
<b>TOTAL DIRECT INCOME</b>	<b>(76,606)</b>	<b>(86,600)</b>	<b>(86,600)</b>	<b>(86,600)</b>
<b>NET DIRECT (INCOME) / EXPENDITURE</b>	<b>1,395,306</b>	<b>2,852,006</b>	<b>3,097,700</b>	<b>3,425,500</b>
Support Services	512,456	621,500	546,800	456,100
Recharges	(1,907,762)	(2,078,200)	(2,187,800)	(2,240,600)
<b>NET (INCOME) / EXPENDITURE TO SUMMARY</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

**Employees:**

IAS19 Adjustments	61,200	64,500
Pay Award	-	11,100
Increased Employer's National Insurance	-	27,500
Asset Management Redesign	87,100	91,300
Temporary Posts	-	31,400
Income Recovery Agency Staff	37,900	-
Transferr of Customer Service staff from WCC shared service	-	90,100

**Support Services:**

Changes in allocations	(74,700)	(165,400)
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**Recharges:**

Changes in costs to be reallocated	(109,600)	(162,400)
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	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b><u>S7015 HSG SUP+MAN SPECIAL</u></b>				
S7410 WARWICK RESPONSE	562,608	653,200	674,600	682,000
S7440 HOUSING SUPPORT	504,712	423,300	418,800	446,900
S7450 CENTRAL HEATING	172,861	170,200	170,100	170,100
S7460 COMMUNITY CENTRES	6,642	11,200	11,100	11,100
S7620 HSG OPEN SPACES	367,817	386,200	411,000	386,300
S7630 HSG COMMUNAL AREAS	378,700	447,400	447,500	448,100
S7635 ESTATE SUPERVISORS	157,572	142,100	151,300	157,500
<b>TOTAL S7015 HSG SUP+MAN SPECIAL</b>	<b>2,150,912</b>	<b>2,233,600</b>	<b>2,284,400</b>	<b>2,302,000</b>

**S7410 WARWICK RESPONSE****DIRECT EXPENDITURE**

Employees	583,095	590,300	597,400	622,200
Premises	9,129	6,900	5,600	5,600
Transport	42,930	45,700	44,500	45,900
Supplies and Services	85,474	106,000	105,800	109,500
Third Party Payments	300	300	400	300

**TOTAL DIRECT EXPENDITURE**

<b>720,928</b>	<b>749,200</b>	<b>753,700</b>	<b>783,500</b>
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**DIRECT INCOME**

Other Grants and Contributions	(136)	-	-	-
Other Income	(660)	-	-	-
Fees and Charges	(304,773)	(228,100)	(228,100)	(250,300)

**TOTAL DIRECT INCOME**

<b>(305,569)</b>	<b>(228,100)</b>	<b>(228,100)</b>	<b>(250,300)</b>
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**NET DIRECT (INCOME) / EXPENDITURE**

<b>415,359</b>	<b>521,100</b>	<b>525,600</b>	<b>533,200</b>
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Support Services

147,249	132,100	149,000	148,800
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**NET (INCOME) / EXPENDITURE TO SUMMARY**

<b>562,608</b>	<b>653,200</b>	<b>674,600</b>	<b>682,000</b>
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**Budget Changes:** Adverse +ve / Favourable (-ve)**Employees:**

IAS19 Adjustments	15,300	16,500
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**Fees and Charges:**

Fees and Charges review	-	(22,200)
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**Support Services:**

Changes in allocations	16,900	16,700
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**S7440 HOUSING SUPPORT****DIRECT EXPENDITURE**

Employees	372,044	277,600	270,100	286,800
Premises	9,894	9,000	8,700	8,800
Transport	11,838	14,500	14,200	14,900
Supplies and Services	59,982	68,000	68,700	77,700
Third Party Payments	-	-	500	-

**TOTAL DIRECT EXPENDITURE**

<b>453,758</b>	<b>369,100</b>	<b>362,200</b>	<b>388,200</b>
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**DIRECT INCOME**

Other Income	(2,622)	(200)	(200)	(200)
Fees and Charges	(5,041)	(2,800)	(2,800)	(3,100)

**TOTAL DIRECT INCOME**

<b>(7,663)</b>	<b>(3,000)</b>	<b>(3,000)</b>	<b>(3,300)</b>
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**NET DIRECT (INCOME) / EXPENDITURE**

<b>446,095</b>	<b>366,100</b>	<b>359,200</b>	<b>384,900</b>
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Support Services	58,617	59,400	61,800	64,200
Recharges	-	(2,200)	(2,200)	(2,200)

**NET (INCOME) / EXPENDITURE TO SUMMARY**

<b>504,712</b>	<b>423,300</b>	<b>418,800</b>	<b>446,900</b>
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**S7450 CENTRAL HEATING****DIRECT EXPENDITURE**

Premises	168,082	167,800	167,800	167,800
Supplies and Services	2,017	1,900	1,900	1,900

**TOTAL DIRECT EXPENDITURE**

<b>170,099</b>	<b>169,700</b>	<b>169,700</b>	<b>169,700</b>
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Support Services	2,762	500	400	400
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**NET (INCOME) / EXPENDITURE TO SUMMARY**

<b>172,861</b>	<b>170,200</b>	<b>170,100</b>	<b>170,100</b>
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	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b>S7460 COMMUNITY CENTRES</b>				
<b>DIRECT EXPENDITURE</b>				
Premises	6,981	7,300	7,300	7,300
Supplies and Services	-	4,200	4,200	4,200
<b>TOTAL DIRECT EXPENDITURE</b>	<b>6,981</b>	<b>11,500</b>	<b>11,500</b>	<b>11,500</b>
<b>DIRECT INCOME</b>				
Other Income	(720)	(700)	(700)	(700)
<b>TOTAL DIRECT INCOME</b>	<b>(720)</b>	<b>(700)</b>	<b>(700)</b>	<b>(700)</b>
<b>NET DIRECT (INCOME) / EXPENDITURE</b>	<b>6,261</b>	<b>10,800</b>	<b>10,800</b>	<b>10,800</b>
Support Services	381	400	300	300
<b>NET (INCOME) / EXPENDITURE TO SUMMARY</b>	<b>6,642</b>	<b>11,200</b>	<b>11,100</b>	<b>11,100</b>

**S7620 HSG OPEN SPACES**

<b>DIRECT EXPENDITURE</b>				
Premises	12,696	30,200	30,200	30,200
Supplies and Services	1,875	3,000	3,000	3,000
Third Party Payments	295,886	290,000	315,000	290,300
<b>TOTAL DIRECT EXPENDITURE</b>	<b>310,457</b>	<b>323,200</b>	<b>348,200</b>	<b>323,500</b>
Support Services	57,360	63,000	62,800	62,800
<b>NET (INCOME) / EXPENDITURE TO SUMMARY</b>	<b>367,817</b>	<b>386,200</b>	<b>411,000</b>	<b>386,300</b>

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

**Third Party Payments:**

Removal of trees becoming dangerous or damaging homes	25,000	-
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**S7630 HSG COMMUNAL AREAS**

<b>DIRECT EXPENDITURE</b>				
Premises	306,095	386,600	386,800	387,400
Supplies and Services	187	600	600	600
<b>TOTAL DIRECT EXPENDITURE</b>	<b>306,282</b>	<b>387,200</b>	<b>387,400</b>	<b>388,000</b>
Support Services	72,418	60,200	60,100	60,100
<b>NET (INCOME) / EXPENDITURE TO SUMMARY</b>	<b>378,700</b>	<b>447,400</b>	<b>447,500</b>	<b>448,100</b>

	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b>S7635 ESTATE SUPERVISORS</b>				
<b>DIRECT EXPENDITURE</b>				
Employees	155,270	133,800	137,800	143,000
Premises	10,741	16,100	16,000	16,100
Transport	52	600	2,200	2,200
Supplies and Services	5,036	6,300	6,300	6,300
Third Party Payments	6,377	-	-	-
<b>TOTAL EXPENDITURE</b>	<b>177,476</b>	<b>156,800</b>	<b>162,300</b>	<b>167,600</b>
Support Services	16,996	12,300	16,000	16,900
Recharges	(36,900)	(27,000)	(27,000)	(27,000)
<b>NET (INCOME) / EXPENDITURE TO SUMMARY</b>	<b>157,572</b>	<b>142,100</b>	<b>151,300</b>	<b>157,500</b>

	ACTUAL 2014/15 £	ORIGINAL BUDGET 2015/16 £	LATEST BUDGET 2015/16 £	BUDGET 2016/17 £
<b><u>S7900 HOUSING REPAIRS - MAJOR</u></b>				
7900 PAINTING & DECORATIONS	545,973	980,000	980,000	450,000
7901 CONCRETE REPAIRS	15,237	40,000	40,000	40,000
7903 COMMUNAL FLOORING/CARPETS	18,268	-	40,000	-
7910 ELECTRICAL REPAIRS	521,000	601,400	681,800	601,400
7912 GAS/HEATING MAINTENANCE	592,646	594,100	594,100	594,100
7914 HRA LIFT MAINTENANCE	51,624	114,800	39,400	39,400
7916 DOOR ENTRY & SECURITY MAINTENANCE	53,242	60,000	60,000	60,000
7918 SHOP MAINTENANCE	24,408	10,700	10,700	10,700
7920 HRA STAIRLIFT MAINTENANCE	99,162	-	75,400	75,400
7922 LEGIONELLA TESTING	5,562	34,600	63,600	34,600
7926 FIRE PREVENTION WORKS	5,791	150,000	150,000	150,000
7927 SHELTERED SCHEME FIRE ALARM SYSTEMS	-	-	71,000	-
7930 HRA PATHS AND SURFACING	99,992	100,000	100,000	100,000
7940 HRA ASBESTOS WORKS	189,055	637,600	637,600	637,600
<b>TOTAL S7900 HOUSING REPAIRS - MAJOR</b>	<b>2,221,960</b>	<b>3,323,200</b>	<b>3,543,600</b>	<b>2,793,200</b>

**Budget Changes:** Adverse +ve / Favourable (-ve)**Painting and Decorations:**

2 year gap before cyclical works recommence	-	(940,000)
Properties missed from original programme	-	410,000

**Communal Flooring / Carpets:**

Replace Sheltered Communal carpeting - worn carpets becoming health and safety risk	40,000	-
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**Electrical Repairs:**

Planned electrical upgrades slipped from 2014/15	80,400	-
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**HRA Lift Maintenance:**

Transferred to Stairlift maintenance	(75,400)	(75,400)
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**HRA Stairlift Maintenance:**

Transferred from lift maintenance	75,400	75,400
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**Legionella Testing:**

Planned work slipped from 2014/15	29,000	-
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**Sheltered Scheme Fire Alarms Systems:**

Planned work slipped from 2014/15	71,000	-
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**S7950 HOUSING REPAIRS - RESPONSIVE**

7960 VOID REPAIR CONTRACT	1,547,803	867,000	1,378,600	1,271,400
7962 GARAGES: VOID REPAIRS	43	11,900	-	-
7964 OUT OF HOURS CONTRACT	723	48,300	-	-
7966 DAY TO DAY REPAIRS CONTRACT	1,664,120	1,035,200	1,621,800	1,493,800
7968 GARAGES: RESPONSIVE REPAIRS	77,841	41,700	63,700	58,700
<b>TOTAL S7950 HOUSING REPAIRS - RESPONSIVE</b>	<b>3,290,530</b>	<b>2,004,100</b>	<b>3,064,100</b>	<b>2,823,900</b>

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

November Executive - planned savings not achieved plus effects of inflation offset by the re-introduction of pre-inspections	1,060,000	820,000
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