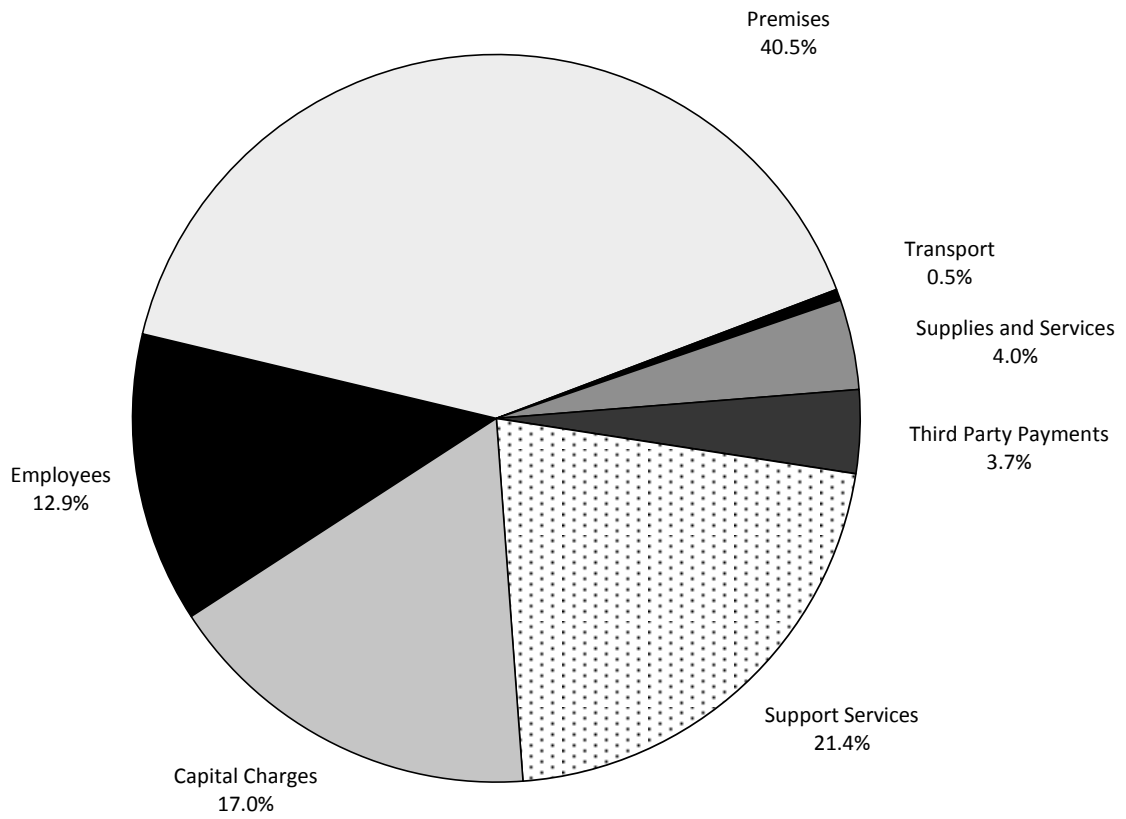


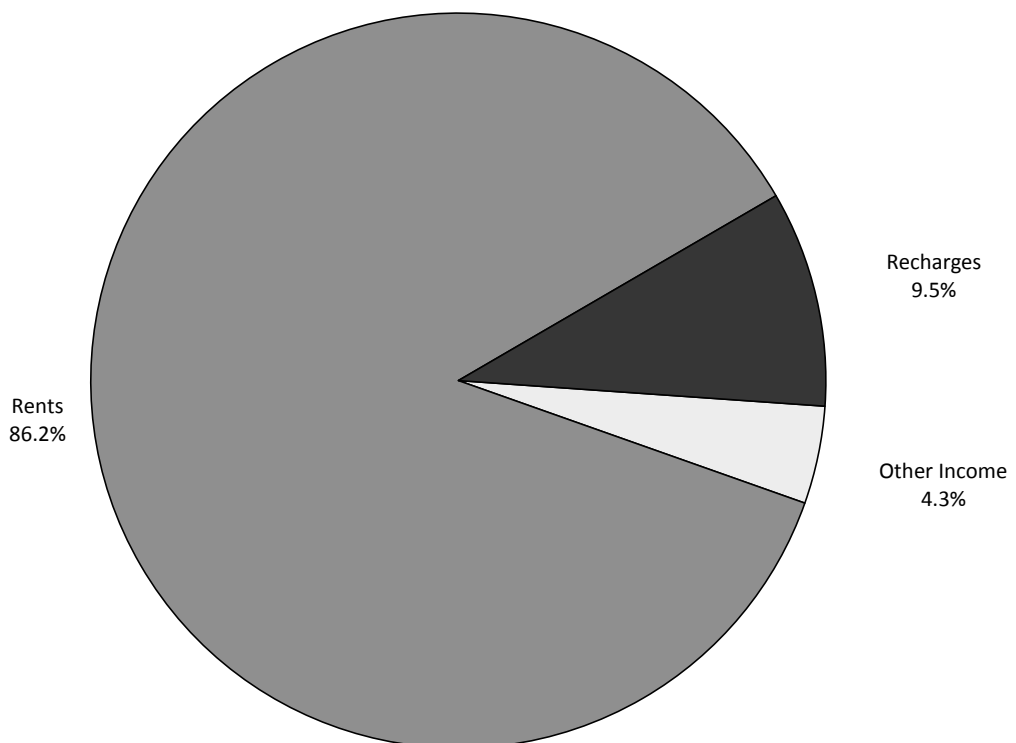
HOUSING REVENUE ACCOUNT

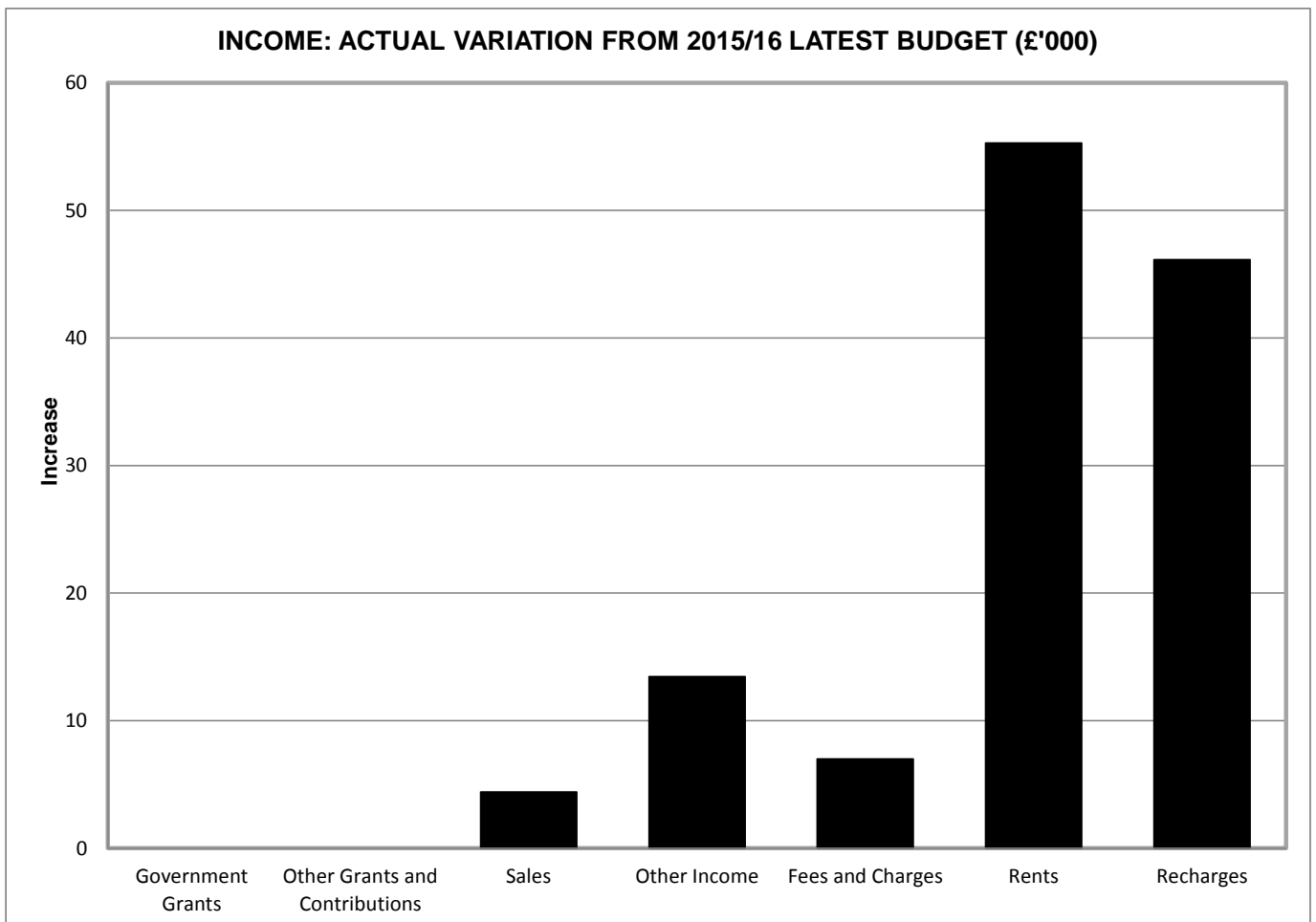
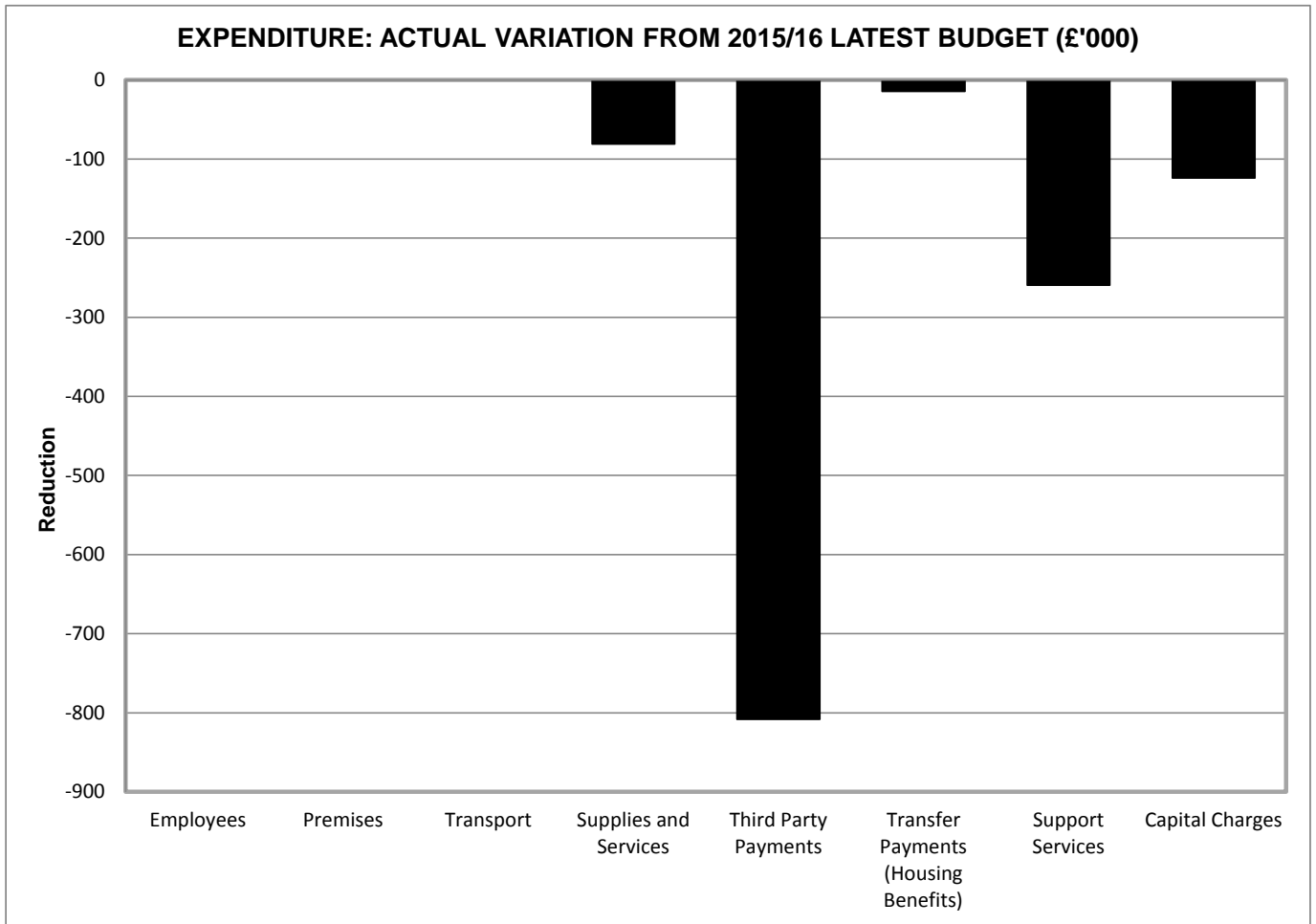
	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £
<u>SUBJECTIVE ANALYSIS:</u>			
<u>EXPENDITURE:</u>			
Employees	2,393,800	2,312,903	(80,897) (F)
Premises	8,094,800	7,286,439	(808,361) (F)
Transport	101,800	87,295	(14,505) (F)
Supplies and Services	984,000	724,633	(259,367) (F)
Third Party Payments	797,300	673,361	(123,939) (F)
Support Services	3,984,400	3,854,183	(130,217) (F)
Capital Charges	3,132,200	3,061,425	(70,775) (F)
TOTAL EXPENDITURE	19,488,300	18,000,239	(1,488,061) (F)
<u>INCOME:</u>			
Other Grants and Contributions	(521,600)	(526,016)	(4,416) (F)
Other Income	(96,400)	(109,862)	(13,462) (F)
Fees and Charges	(700,600)	(707,599)	(6,999) (F)
Rents	(26,671,700)	(26,726,988)	(55,288) (F)
Recharges	(2,899,300)	(2,945,432)	(46,132) (F)
TOTAL INCOME	(30,889,600)	(31,015,897)	(126,297) (F)
NET INCOME FROM SERVICES	(11,401,300)	(13,015,658)	(1,614,358) (F)

ACTUAL HRA EXPENDITURE 2015/16



ACTUAL HRA INCOME 2015/16





HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £	
S7000 HOUSING REVENUE AC				
Housing Repairs Supervision	682,300	781,758	99,458	(A)
HRA Repairs and Maintenance (See Page H12)	6,607,700	5,832,110	(775,590)	(F)
Electricity	300	-	(300)	(F)
Rates	1,400	(2,089)	(3,489)	(F)
Council Tax	19,500	19,675	175	(A)
Water Charges-Metered	32,600	35,755	3,155	(A)
	
Premises	7,343,800	6,667,209	(676,591)	(F)
	
Debt Recovery Agency Costs	3,900	-	(3,900)	(F)
Contributions To Provisions	36,000	55,639	19,639	(A)
Bad Debts Provision	437,000	215,124	(221,876)	(F)
	
Supplies and Services	476,900	270,763	(206,137)	(F)
	
S7200 Housing Services (See Page H7)	1,200	-	(1,200)	(F)
S7010 Hsg Sup+Man General (See Page H6)	2,819,100	2,443,766	(375,334)	(F)
S7015 HSG SUP+MAN SPECIAL (See Pages H8 to H11)	2,284,400	2,083,478	(200,922)	(F)
	
Supervision and Management	5,104,700	4,527,244	(577,456)	(F)
	
REFCUS amortised to revenue	119,500	48,817	(70,683)	(F)
Depreciation on Council Dwellings	2,626,000	2,638,776	12,776	(A)
Depreciation on Other HRA Properties	362,100	349,262	(12,838)	(F)
Depreciation on Equipment	24,600	24,570	(30)	(F)
	
Capital Charges	3,132,200	3,061,425	(70,775)	(F)
	
TOTAL EXPENDITURE	16,057,600	14,526,641	(1,530,959)	(F)
	
INCOME				
Other Income	-	(2,950)	(2,950)	(F)
Other Licences	(4,100)	(4,007)	93	(A)
Heating Charges	(102,900)	(118,298)	(15,398)	(F)
Service Charges	(131,200)	(131,157)	43	(A)
Service Charges Supporting People	(147,500)	(155,259)	(7,759)	(F)
Water Charges	(31,100)	(32,004)	(904)	(F)
Service Charges Leasehold	-	(1,154)	(1,154)	(F)
Rents-Housing	(25,725,000)	(25,751,983)	(26,983)	(F)
Rents-Shared Ownership	-	(22,174)	(22,174)	(F)
Rents-Garages	(495,500)	(501,216)	(5,716)	(F)
Rents-Others	(320,000)	(320,458)	(458)	(F)
General Fund	(37,900)	(37,900)	-	
General Fund- SP	(463,700)	(463,739)	(39)	(F)
	
TOTAL INCOME	(27,458,900)	(27,542,299)	(83,399)	(F)
	
NET EXPENDITURE / (INCOME) FROM SERVICES	(11,401,300)	(13,015,658)	(1,614,358)	(F)
	
Interest-Balances	(172,200)	(198,600)	(26,400)	(F)
Capital Charges - Adj	(119,500)	(48,817)	70,683	(A)
Depreciation Adj - Other HRA Property	-	386,653	386,653	(A)
	
NET OPERATIONAL EXPENDITURE / INCOME	(11,693,000)	(12,876,422)	(1,183,422)	(F)
	

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £	
S7000 HOUSING REVENUE AC (Continued)				
NET OPERATIONAL EXPENDITURE / INCOME	(11,693,000)	(12,876,422)	(1,183,422)	(F)
APPROPRIATIONS:				
External Interest	4,765,600	4,765,564	(36)	(F)
Appropriation Re Depn + MRA	3,001,500	2,486,755	(514,745)	(F)
Cap Fin-Rev Contr to Cap Outlay(GF+HIP)	347,600	357,199	9,599	(A)
Cont from Reserves	8,000	8,000	-	
Contrib HRA Capital Invest Reserve (Dr)	3,703,300	5,388,163	1,684,863	(F)
Cont from Reserves	(6,100)	(3,076)	3,024	(A)
employee benefits accruals (cr)	-	(8,218)	(8,218)	(F)
IAS19 Pension Adjustments	(159,400)	(150,465)	8,935	(A)
TAKEN FROM / (TO) BALANCES	(32,500)	(32,500)	-	
Balance Brought Forward	(1,353,400)	(1,353,400)	-	
BALANCE CARRIED FORWARD	(1,385,900)	(1,385,900)	-	

Variations:

Housing Repairs Supervision:

Change in allocations

HRA Repairs and Maintenance:

See page H12

Contributions to Provisions:

Increased assessment from HRA Insurances Provision

19,600 (A)

Bad Debts Provision:

Revised assessment

(221,900) (F)

Supervision and Management:

See pages H6, Page H7 and Pages H8 to H11

Heating Charges:

Reduced level of voids

(15,400) (F)

Rents:

Reduced level of voids and Greatfield Drive shared ownership income

(55,300) (F)

Interest on Balances:

Increase in the level of HRA balances due to reduced level of capital expenditure

(26,400) (F)

Contribution to HRA Capital Investment Reserve:

Net change in service income and expenditure

1,684,900 (F)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £
S7010 HSG SUP+MAN GENERAL			
DIRECT EXPENDITURE			
Employees	33,100	26,527	(6,573) (F)
Premises	167,800	171,811	4,011 (A)
Supplies and Services	119,600	92,416	(27,184) (F)
Third Party Payments	291,800	203,650	(88,150) (F)
TOTAL DIRECT EXPENDITURE	612,300	494,404	(117,896) (F)
DIRECT INCOME			
Other Income	(41,000)	(35,603)	5,397 (A)
Fees and Charges	(137,100)	(93,720)	43,380 (A)
Other Grants and Contributions	(20,000)	(23,884)	(3,884) (F)
TOTAL DIRECT INCOME	(198,100)	(153,207)	44,893 (A)
NET DIRECT EXPENDITURE / (INCOME)	414,200	341,197	(73,003) (F)
Support Services	3,087,200	2,884,327	(202,873) (F)
Recharges	(682,300)	(781,758)	(99,458) (F)
NET EXPENDITURE / (INCOME) TO SUMMARY	2,819,100	2,443,766	(375,334) (F)

Variations:Supplies and Services:

Reduced cost of software	(16,900) (F)
Reduced External Audit Fee	(8,700) (F)

Third Party Payments:

Stock Condition Survey - Earmarked Reserve Request	(84,000) (F)
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Fees and Charges:

Reduced Solar Panel Income due to ongoing dispute with the accuracy of meters	49,000 (A)
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Support Services:

Changes in allocations	(202,900) (F)
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Recharges:

Change in costs to be allocated	(99,500) (F)
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HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £	
S7200 HOUSING SERVICES				
DIRECT EXPENDITURE				
Employees	1,355,200	1,332,967	(22,233)	(F)
Premises	-	412	412	(A)
Transport	40,900	38,620	(2,280)	(F)
Supplies and Services	192,900	158,295	(34,605)	(F)
Third Party Payments	139,800	101,148	(38,652)	(F)
TOTAL DIRECT EXPENDITURE	1,728,800	1,631,442	(97,358)	(F)
DIRECT INCOME				
Other Income	(39,600)	(41,302)	(1,702)	(F)
Fees and Charges	(47,000)	(45,364)	1,636	(A)
TOTAL DIRECT INCOME	(86,600)	(86,666)	(66)	(F)
NET DIRECT EXPENDITURE / (INCOME)	1,642,200	1,544,776	(97,424)	(F)
Support Services	546,800	591,898	45,098	(A)
Recharges	(2,187,800)	(2,136,674)	51,126	(A)
NET EXPENDITURE / (INCOME) TO SUMMARY	1,200	-	(1,200)	(F)

Variations:

Employees:

IAS19 Pension Adjustments	(12,600)	(F)
Staff changes	(12,900)	(F)

Supplies and Services:

Postages	(10,200)	(F)
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Third Party Payments:

Reduced Legal Service fees	(31,400)	(F)
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Support Services:

Changes in allocations	45,100	(A)
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Recharges:

Change in costs to be allocated	51,100	(A)
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HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £
<u>S7015 HSG SUP+MAN SPECIAL</u>			
S7410 WARWICK RESPONSE	674,600	625,032	(49,568) (F)
S7440 HOUSING SUPPORT	418,800	394,104	(24,696) (F)
S7450 CENTRAL HEATING	170,100	159,907	(10,193) (F)
S7460 COMMUNITY CENTRES	11,100	3,650	(7,450) (F)
S7620 HSG OPEN SPACES	411,000	382,190	(28,810) (F)
S7630 HSG COMMUNAL AREAS	447,500	387,203	(60,297) (F)
S7635 ESTATE SUPERVISORS	151,300	131,392	(19,908) (F)
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NET EXPENDITURE / (INCOME) TO SUMMARY	2,284,400	2,083,478	(200,922) (F)
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S7410 WARWICK RESPONSE**DIRECT EXPENDITURE**

Employees	597,600	585,879	(11,721) (F)
Premises	5,600	7,237	1,637 (A)
Transport	44,500	35,987	(8,513) (F)
Supplies and Services	105,600	111,934	6,334 (A)
Third Party Payments	400	387	(13) (F)
	<hr/>	<hr/>	<hr/>
TOTAL DIRECT EXPENDITURE	753,700	741,424	(12,276) (F)
	<hr/>	<hr/>	<hr/>

DIRECT INCOME

Other Grants and Contributions	-	(348)	(348) (F)
Other Income	-	(8,727)	(8,727) (F)
Fees and Charges	(228,100)	(252,233)	(24,133) (F)
	<hr/>	<hr/>	<hr/>
TOTAL DIRECT INCOME	(228,100)	(261,308)	(33,208) (F)
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NET DIRECT EXPENDITURE / (INCOME)

	525,600	480,116	(45,484) (F)
	<hr/>	<hr/>	<hr/>
Support Services	149,000	144,916	(4,084) (F)
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NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL	674,600	625,032	(49,568) (F)
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Variations:**Employees:**

Staff changes	(17,300) (F)
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Fees and Charges:

Telecare income from WCC	(20,900) (F)
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HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £	
S7440 HOUSING SUPPORT				
DIRECT EXPENDITURE				
Employees	270,100	238,710	(31,390)	(F)
Premises	8,700	7,298	(1,402)	(F)
Transport	14,200	10,595	(3,605)	(F)
Supplies and Services	68,700	58,452	(10,248)	(F)
Third Party Payments	500	4,643	4,143	(A)
TOTAL DIRECT EXPENDITURE	362,200	319,698	(42,502)	(F)
DIRECT INCOME				
Other Income	(200)	-	200	(A)
Fees and Charges	(2,800)	(5,534)	(2,734)	(F)
Other Grants and Contributions	-	(145)	(145)	(F)
TOTAL DIRECT INCOME	(3,000)	(5,679)	(2,679)	(F)
NET DIRECT EXPENDITURE / (INCOME)	359,200	314,019	(45,181)	(F)
Support Services	61,800	80,085	18,285	(A)
Recharges	(2,200)	-	2,200	(A)
NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL	418,800	394,104	(24,696)	(F)

Variations:**Employees:**

Reduced overtime	(17,500)	(F)
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Support Services:

Changes in allocations	18,300	(A)
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S7450 CENTRAL HEATING**DIRECT EXPENDITURE**

Premises	167,800	157,993	(9,807)	(F)
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Supplies and Services	1,900	1,651	(249)	(F)
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TOTAL DIRECT EXPENDITURE

169,700	159,644	(10,056)	(F)
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Support Services	400	263	(137)	(F)
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NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL

170,100	159,907	(10,193)	(F)
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HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £	
S7460 COMMUNITY CENTRES				
DIRECT EXPENDITURE				
Premises	7,300	4,197	(3,103)	(F)
Supplies and Services	4,200	173	(4,027)	(F)
TOTAL DIRECT EXPENDITURE	11,500	4,370	(7,130)	(F)
DIRECT INCOME				
Other Income	(700)	(720)	(20)	(F)
TOTAL DIRECT INCOME	(700)	(720)	(20)	(F)
NET DIRECT EXPENDITURE / (INCOME)	10,800	3,650	(7,150)	(F)
Support Services	300	-	(300)	(F)
NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL	11,100	3,650	(7,450)	(F)
S7620 HSG OPEN SPACES				
DIRECT EXPENDITURE				
Premises	30,200	4,537	(25,663)	(F)
Supplies and Services	3,000	914	(2,086)	(F)
Third Party Payments	315,000	319,904	4,904	(A)
TOTAL DIRECT EXPENDITURE	348,200	325,355	(22,845)	(F)
Support Services	62,800	56,835	(5,965)	(F)
NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL	411,000	382,190	(28,810)	(F)
Variations:				
Premises:				
Reduced Grounds Maintenance charge			(20,400)	(F)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £
S7630 HSG COMMUNAL AREAS			
DIRECT EXPENDITURE			
Premises	386,800	309,683	(77,117) (F)
Supplies and Services	600	215	(385) (F)
TOTAL DIRECT EXPENDITURE	387,400	309,898	(77,502) (F)
Support Services	60,100	77,305	17,205 (A)
NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL	447,500	387,203	(60,297) (F)

Variations:

Premises:

Reduced electricity charges	(12,700) (F)
New Cleaning Contract not yet in place	(62,700) (F)

Support Services:

Changes in allocations	17,200 (A)
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S7635 ESTATE SUPERVISORS

DIRECT EXPENDITURE			
Employees	137,800	128,820	(8,980) (F)
Premises	16,000	6,841	(9,159) (F)
Transport	2,200	2,113	(87) (F)
Supplies and Services	6,300	4,037	(2,263) (F)
Third Party Payments	-	461	461 (A)
TOTAL DIRECT EXPENDITURE	162,300	142,272	(20,028) (F)
Support Services	16,000	16,120	120 (A)
Recharges	(27,000)	(27,000)	-
NET EXPENDITURE / (INCOME) TO SUP+MAN SPECIAL	151,300	131,392	(19,908) (F)

HOUSING REVENUE ACCOUNT

	LATEST BUDGET 2015/16 £	ACTUAL 2015/16 £	VARIATION 2015/16 £	
S7900 HOUSING REPAIRS - MAJOR				
7900 PAINTING & DECORATIONS	980,000	948,316	(31,684)	(F)
7901 CONCRETE REPAIRS	40,000	30,786	(9,214)	(F)
7903 COMMUNAL FLOORING/CARPETS	40,000	29,244	(10,756)	(F)
7910 ELECTRICAL REPAIRS	681,800	531,764	(150,036)	(F)
7912 GAS/HEATING MAINTENANCE	594,100	557,800	(36,300)	(F)
7914 HRA LIFT MAINTENANCE	39,400	18,677	(20,723)	(F)
7916 DOOR ENTRY & SECURITY MAINTENANCE	60,000	58,754	(1,246)	(F)
7918 SHOP MAINTENANCE	10,700	14,697	3,997	(A)
7920 HRA STAIRLIFT MAINTENANCE	75,400	10,340	(65,060)	(F)
7922 LEGIONELLA TESTING	63,600	10,741	(52,859)	(F)
7926 FIRE PREVENTION WORKS	150,000	52,450	(97,550)	(F)
7927 SHELTERED SCHEME FIRE ALARM SYSTEMS	71,000	-	(71,000)	(F)
7930 HRA PATHS AND SURFACING	100,000	86,794	(13,206)	(F)
7940 HRA ASBESTOS WORKS	637,600	683,076	45,476	(A)
	<u>3,543,600</u>	<u>3,033,439</u>	<u>(510,161)</u>	<u>(F)</u>
NET EXPENDITURE / (INCOME) TO SUMMARY				

Variations:

The growth in the base budget requested by the service and approved has not been fully utilised in year

Change to Repair contracts from Open Book to Schedule of Rates

7900 Painting & Decorating has underspent due to timing of planned works and delivery constraints.	(31,684)	(F)
7910 Electrical Repairs: Delays in programme whilst awaiting completion of service redesign and extension of contract	(150,036)	(F)
7927 Fire Prevention: Sheltered Scheme Fire Alarm Systems Upgrade to proceed 2016/17	(71,000)	(F)
7922 Legionella Testing: Legionella management programme in development	(52,859)	(F)
7926 Fire Prevention Works: No planned programme, contingency for reactive works underspent	(97,550)	(F)
7920 HRA Stairlift Maintenance	(20,723)	(F)
7912 Gas/Heating Maintenance - Timing of maintenance contracts and delivery constraints	(36,300)	(F)
7914 HRA Lift Maintenance	(65,060)	(F)
7940 HRA Asbestos works: contracts now in place catch up on outstanding works	45,476	(A)
Smaller variances	(30,325)	(F)

S7950 HOUSING REPAIRS - RESPONSIVE

7960 VOID REPAIR CONTRACT	1,378,600	1,158,341	(220,259)	(F)
7964 OUT OF HOURS CONTRACT	-	683	683	(A)
7966 DAY TO DAY REPAIRS CONTRACT	1,621,800	1,605,237	(16,563)	(F)
7968 GARAGES: RESPONSIVE REPAIRS	63,700	34,410	(29,290)	(F)
	<u>3,064,100</u>	<u>2,798,671</u>	<u>(265,429)</u>	<u>(F)</u>

Variations:**Void Repairs:**

Demand lower than anticipated due to reduced void levels (220,300) (F)

Responsive / Out of Hours Repairs:

Tighter control on expenditure arising from change to charging mechanism from "Open Book" to "Schedule of Rates" (45,200) (F)