HOUSING REVENUE ACCOUNT PROVISIONAL YEAR END POSITION 2016-17

APPENDIX A Agenda Item 8

Detail	Original	Approved	Provisional	Variation	Variation	Comments re: Variations against Approved Estimate
Detail	Estimate 2016-17	Estimate at 31 Mar 2017	Year End Position	against Original Estimate (-) =	against Approved Estimate (-) =	Comments re: variations against Approved Estimate
				Underspend	Underspend	
EXPENDITURE	£	£	£	£	£	
GENERAL MANAGEMENT						
1 Employees	51,620	51,410	50,235	-1,385	-1,175	
2 Premises	86,060	88,870	82,477	-3,583	-6,393	
3 Transport	0	0	160	160	160	
4 Supplies & Services	56,040	103,630	80,187	24,147	-23,443	Asset valuation not completed to tender, so fees reduced plus slowdown of court fees towards year end.
5 Third Party Payments	15,000	13,000	11,001	-3,999	-1,999	·
6 Uncontrollable Costs	633,620	633,620	604,041	-29,579	-29.579	Uncontrollable Costs
7 Total Expenditure	842,340	890,530	828,101	-14,239	-62,429	
0050141 0507/050						
SPECIAL SERVICES	074 450	057.400	050 057	40.400	4.007	
8 Employees	271,450	257,190	258,257	-13,193	1,067	
9 Premises	204,500	222,040	194,579	-9,921	•	Fluctuating costs and irregular billing of uitilies causing underspends.
10 Transport	7,920		7,723	-197	-1,207	
11 Supplies & Services	173,890	162,310	158,998	-14,892	-3,312	
12 Third Party Payments	9,440	9,440	9,440	0	0	
13 Uncontrollable Costs	47,740	47,740	45,666	-2,074	-2,074	Uncontrollable Costs
14 Total Expenditure	714,940	707,650	674,663	-40,277	-32,987	
REPAIRS & MAINTENANCE						
15 Employees	246.450	221,370	222,938	-23,512	1,568	
16 Contractor Payments	1,585,320	,	1,796,754	211,434	,	High costs voids outside the capital regulations and
.,	1,,,,,,,,,	1,111,000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,		misdiagnosis of repairs causing high variation estimate.
17 Premises	7,000	5,000	2,675	-4,325	-2,325	
18 Transport	4,280	8,270	10,470	6,190	2,200	
19 Supplies & Services	232,030	257,630	243,570	11,540	-14,060	Computer support days not used and low use of third party claim settlement budget.
20 Third Party Payments	35,000	35,000	32,024	-2,976	-2,976	
21 Recharges from Capital	-85,770	-71,470	-78,382	7,388	-6,912	
22 Uncontrollable Costs	288,300	288,300	266,319	-21,981	-21,981	Uncontrollable Costs
23 Total Expenditure	2,312,610	2,515,420	2,496,368	183,758	-19,052	
RESIDENTS INVOLVEMENT						
24 Employees	33,330	33,900	34,427	1,097	527	
25 Premises	200	200	175	-25	-25	
26 Transport	5,860	5,860	4,108	-1,752	-1,752	
27 Supplies & Services	13,330	11,530	9,388	-3,942	-2,142	
28 Uncontrollable Costs	2,610	2,610	1,979	-631		Uncontrollable Costs
29 Total Expenditure	55,330	54,100	50,077	-5,253	-4,023	
•	,	- , , , ,	,-	2, 20	,:	
30 Depreciation (Uncontrollable)	1,071,570	1,071,570	1,333,513	261,943		Balanced by line 46
31 Revaluation Loss (Uncontrollable)	0	0	2,406	2,406	2,406	

40 Increase/Decrease(-) in impairment of Debtors 65,500 65,500 67,100 1,600 1,600 1,600 41 TOTAL INCOME -7,909,150 -7,931,630 -7,967,526 -58,376 -35,896 -35,896 42 NET COST OF SERVICES -2,868,640 -2,648,640 -2,556,482 312,158 92,158 43 Loan Charges - Interest 1,167,960 1,167,960 1,169,060 1,100 1,100 44 Interest on Balances -44,270 -44,270 -70,097 -25,827 -25,827 -25,827 -25,827 -25,827 44,270 -70,097 -25,827 -	Detail	Original Estimate 2016-17	Approved Estimate at 31 Mar 2017	Provisional Year End Position	Variation against Original Estimate (-) = Underspend	Variation against Approved Estimate (-) = Underspend	Comments re: Variations against Approved Estimate
32 Debt Management Expenses (Uncontrollable) 43,720 43,720 25,916 -17,804 -17,804 -17,804	_	£	£	£	£	£	
33 Total Expenditure							
NCOME 5,040,510 5,282,990 5,411,044 370,534 128,054							Uncontrollable Costs
INCOME 35 Dwelling Rents -7,221,390 -7,243,890 -7,245,067 -23,677 -1,177 36 Non-Dwelling Rents -80,590 -83,570 -83,045 -2,455 525	33 Total Expenditure	43,720	43,720	25,916	-17,804	-17,804	
INCOME 35 Dwelling Rents -7,221,390 -7,243,890 -7,245,067 -23,677 -1,177 36 Non-Dwelling Rents -80,590 -83,570 -83,045 -2,455 525	34 TOTAL EXPENDITURE	5 040 510	5 282 990	5 411 044	370 534	128 054	
So Divelling Rents -7,221,390 -7,243,890 -7,245,667 -23,677 -1,177 -80,590 -83,570 -83,045 -2,455 525	OT TOTAL EXILERATIONE	0,040,010	0,202,330	0,411,044	070,004	120,004	
36 Non-Dwelling Rents 3-80,590 -83,570 -83,045 -2,455 525 37 Heating Charges -37,940 -37,940 -37,940 -12,200 -12,220 -220	INCOME	ļ					
37 Heating Charges -37,940 -37,940 -37,057 883 1920	35 Dwelling Rents	-7,221,390	-7,243,890	-7,245,067	-23,677	-1,177	
37 Heating Charges -37,940 -37,940 -37,057 883 1920	36 Non-Dwelling Rents	-80,590	-83,570	-83,045	-2,455	525	
39 Other Charges for Services and Facilities 40 Increase/Decrease(-) in impairment of Debtors 41 TOTAL INCOME 42 NET COST OF SERVICES 43 Loan Charges - Interest 44 Interest on Balances 45 NET OPERATING EXPENDITURE 46 NET OPERATIONS 47 SURPLUS(-) / DEFICIT 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March 40 Increase/Decrease(-) in impairment of Debtors 65,500 65,500 65,500 67,100 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,600 1,1		-37,940	-37,940	-37,057	883	883	
Legal fees and metered water charges from tenants, also additional RTB house sales resulted in additional admin fee 1,600	38 Leaseholder Charges	-12,000	-12,000	-12,220	-220	-220	
40 Increase/Decrease(-) in impairment of Debtors 41 TOTAL INCOME 65,500 65,500 67,100 1,600 1,600 41 TOTAL INCOME -7,999,150 -7,931,630 -7,967,526 -58,376 -35,896 42 NET COST OF SERVICES -2,868,640 -2,648,640 -2,556,482 312,158 92,158 43 Loan Charges - Interest 1,167,960 1,167,960 1,167,960 1,169,060 1,100 1,100 44 Interest on Balances -44,270 -44,270 -70,097 -25,827 -25,827 -25,827 -25,827 44,270 -44,270 -1,524,950 -1,524,950 -1,457,519 287,431 67,431 47 SURPLUS(-) / DEFICIT 247,980 1,992,930 1,730,987 -261,943 -261,943 47 SURPLUS(-) / DEFICIT 247,980 467,980 273,468 25,488 -194,512 8 Balanced by line 30 467,980 -273,468 50 Carried forward 31st March 1,016,100 991,507 1,186,019	39 Other Charges for Services and Facilities	-622,730	-619,730	-657,237	-34,507	-37,507	Year-end miscellaneous adjustments including recovery of
41 TOTAL INCOME -7,909,150 -7,931,630 -7,967,526 -58,376 -35,896 42 NET COST OF SERVICES -2,868,640 -2,648,640 -2,556,482 312,158 92,158 43 Loan Charges - Interest 1,167,960 1,167,960 1,169,060 1,100							legal fees and metered water charges from tenants, also additional RTB house sales resulted in additional admin fees
42 NET COST OF SERVICES -2,868,640 -2,648,640 -2,556,482 312,158 92,158 43 Loan Charges - Interest 41,167,960 1,167,960 1,169,060 1,160,097 -25,827 -25,827 -25,827 -25,827 APROPRIATIONS 46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March -2,868,640 -2,648,640 -2,648,640 -2,556,482 -1,169,060 1,169,060 1,169,060 1,169,060 1,169,060 1,169,060 1,169,060 1,100 1,	40 Increase/Decrease(-) in impairment of Debtors	65,500	65,500	67,100	1,600	1,600	
43 Loan Charges - Interest 43 Loan Charges - Interest 44 Interest on Balances 45 NET OPERATING EXPENDITURE 45 NET OPERATIONS 46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March 1,167,960 1,169,060 1,100 1	41 TOTAL INCOME	-7,909,150	-7,931,630	-7,967,526	-58,376	-35,896	
44 Interest on Balances	42 NET COST OF SERVICES	-2,868,640	-2,648,640	-2,556,482	312,158	92,158	
45 NET OPERATING EXPENDITURE -1,744,950 -1,524,950 -1,457,519 287,431 67,431 APPROPRIATIONS 46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March NOTE -1,744,950 -1,524,950 -1,457,519 287,431 67,431 1,992,930 1,992,930 1,730,987 -261,943	43 Loan Charges - Interest	1,167,960	1,167,960	1,169,060	1,100	1,100	
45 NET OPERATING EXPENDITURE -1,744,950 -1,524,950 -1,457,519 287,431 67,431 APPROPRIATIONS 46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March NOTE -1,744,950 -1,524,950 -1,457,519 287,431 67,431 67,431 67,445 67,4	44 Interest on Balances	-44,270	-44,270	-70,097	-25,827	-25,827	Reserve balances and interest rate achieved higher than
APPROPRIATIONS 46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March NOTE 48 PROPRIATIONS 1,992,930 1,992,930 1,730,987 -261,943 -261,943 247,980 467,980 273,468 25,488 -194,512 1,264,080 1,459,487 1,459,487 -273,468 -273,							anticipated
46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March NOTE 1,992,930 1,992,930 1,730,987 -261,943 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468	45 NET OPERATING EXPENDITURE	-1,744,950	-1,524,950	-1,457,519	287,431	67,431	
46 Contribution to Reserves 47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March NOTE 1,992,930 1,992,930 1,730,987 -261,943 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468 -273,468	APPROPRIATIONS	ļ					
47 SURPLUS(-) / DEFICIT WORKING BALANCE 48 Brought forward 1st April 49 Addition/reduction(-) during year 50 Carried forward 31st March 1,264,080 1,459,487 -247,980 -467,980 -273,468 1,016,100 991,507 1,186,019		1.992.930	1.992.930	1.730.987	-261,943	-261.943	Balanced by line 30
48 Brought forward 1st April 1,264,080 1,459,487 1,459,487 49 Addition/reduction(-) during year -247,980 -467,980 -273,468 50 Carried forward 31st March 1,016,100 991,507 1,186,019 NOTE						-194,512	
48 Brought forward 1st April 1,264,080 1,459,487 1,459,487 49 Addition/reduction(-) during year -247,980 -467,980 -273,468 50 Carried forward 31st March 1,016,100 991,507 1,186,019 NOTE	WORKING BALANCE						
49 Addition/reduction(-) during year		1.264.080	1.459.487	1.459.487			
50 Carried forward 31st March 1,016,100 991,507 1,186,019 NOTE							
							1
	NOTE	2 097 560	2 097 560	2 270 940	102 280	102 280	

NOTE					
Uncontrollable Costs	2,087,560	2,087,560	2,279,840	192,280	192,280
Controllable Costs	-1,839,580	-1,619,580	-2,006,372	-166,792	-386,792
Surplus(-)/Deficit	247,980	467,980	273,468	25,488	-194,512