

HOUSING REVENUE ACCOUNT PROVISIONAL YEAR END POSITION 2017-18

APPENDIX A

Detail	Original Estimate 2017-18	Approved Estimate at 31 Mar 2018	Provisional Year End Position	Variation against Original Estimate (-) = Underspend	Variation against Approved Estimate (-) = Underspend	Comments re: Variations against Approved Estimate
EXPENDITURE	£	£	£	£	£	
GENERAL MANAGEMENT						
1 Employees	54,740	82,110	74,773	20,033	-7,337	
2 Premises	91,610	101,440	101,032	9,422	-408	
3 Supplies & Services	75,700	132,790	109,396	33,696	-23,394	Amount put aside for pension auto enrolment was not required
4 Third Party Payments	13,000	10,000	9,974	-3,026	-26	
5 Uncontrollable Costs	579,060	579,060	556,437	-22,623	-22,623	Uncontrollable Costs
6 Total Expenditure	814,110	905,400	851,612	37,502	-53,788	
SPECIAL SERVICES						
7 Employees	284,190	264,120	260,034	-24,156	-4,086	
8 Premises	197,640	220,080	209,490	11,850	-10,590	Fluctuating costs and irregular billing of utilities causing underspends.
9 Transport	8,500	8,500	7,814	-686	-686	
10 Supplies & Services	180,600	178,180	153,169	-27,431	-25,011	Harborough Lifeline Invoices budget is higher than required & Commercial boiler maintenance contract has not be renewed
11 Third Party Payments	9,480	9,480	9,570	90	90	
12 Uncontrollable Costs	50,530	50,530	55,853	5,323	5,323	Uncontrollable Costs
13 Total Expenditure	730,940	730,890	695,930	-35,010	-34,960	
REPAIRS & MAINTENANCE						
14 Employees	260,340	223,250	170,271	-90,069	-52,979	Vacant posts within the service
15 Contractor Payments	1,566,390	1,459,700	1,187,918	-378,472	-271,782	PPP & PPV models have reduced costs, lower planned maintenance undertaken
16 Premises	54,100	54,450	32,788	-21,312	-21,662	Demand led asbestos surveys and contract works lower than budgeted
17 Transport	6,750	10,750	8,090	1,340	-2,660	
18 Supplies & Services	211,500	287,550	269,488	57,988	-18,062	Northgate budgeted days not used and National Housing Federation models not charged as budgeted
19 Third Party Payments	35,000	35,000	35,175	175	175	
20 Recharges from Capital	-66,670	-66,670	-81,822	-15,152	-15,152	Higher usage of staff on capital works
21 Uncontrollable Costs	364,480	364,480	355,371	-9,109	-9,109	Uncontrollable Costs
22 Total Expenditure	2,431,890	2,368,510	1,977,279	-454,611	-391,231	
RESIDENTS INVOLVEMENT						
23 Employees	34,720	33,440	32,832	-1,888	-608	
24 Premises	220	220	223	3	3	
25 Transport	5,850	5,850	2,675	-3,175	-3,175	
26 Supplies & Services	13,330	13,950	11,522	-1,808	-2,428	
28 Uncontrollable Costs	3,080	3,080	3,332	252	252	Uncontrollable Costs
29 Total Expenditure	57,200	56,540	50,584	-6,616	-5,956	
30 Depreciation (Uncontrollable)	1,326,050	1,326,050	1,371,301	45,251	45,251	Balanced by line 46

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EXPENDITURE	£	£	£	£	£	
CAPITAL FINANCING COSTS						
31 Debt Management Expenses (Uncontrollable)	36,850	36,850	22,486	-14,364	-14,364	Uncontrollable Costs
32 TOTAL EXPENDITURE	5,397,040	5,424,240	4,969,192	-427,848	-455,048	
INCOME						
33 Dwelling Rents	-7,083,620	-7,113,120	-7,114,175	-30,555	-1,055	
34 Non-Dwelling Rents	-80,510	-82,740	-83,057	-2,547	-317	
35 Heating Charges	-34,970	-33,920	-34,371	599	-451	
36 Leaseholder Charges	-12,000	-14,700	-14,628	-2,628	72	
37 Other Charges for Services and Facilities	-654,680	-648,500	-727,334	-72,654	-78,834	STW Additional income received for current water arrears, plus miscellaneous year end balancing items
38 Increase/Decrease(-) in impairment of Debtors	100,000	100,000	190,482	90,482	90,482	The increase in the provision is based upon the probability of payments being gained against the back-drop of Universal Credit and Welfare Reform
39 TOTAL INCOME	-7,765,780	-7,792,980	-7,783,083	-17,303	9,897	
40 NET COST OF SERVICES	-2,368,740	-2,368,740	-2,813,891	-445,151	-445,151	
41 Loan Charges - Interest	1,169,960	1,169,960	1,169,198	-762	-762	
42 Interest on Balances	-30,300	-30,300	-114,556	-84,256	-84,256	Reserves and balances higher than anticipated
43 NET OPERATING EXPENDITURE	-1,229,080	-1,229,080	-1,759,249	-530,169	-530,169	
APPROPRIATIONS						
44 Revenue Contribution to Capital	433,670	433,670	388,419	-45,251	-45,251	Balanced by line 30
45 Contribution to Reserves	855,320	855,320	890,320	35,000	35,000	Additional income from STW put to reserves for current water arrears which may be written off in future (see line 37)
46 SURPLUS(-) / DEFICIT	59,910	59,910	-480,510	-540,420	-540,420	
WORKING BALANCE						
47 Brought forward 1st April	1,058,994	1,186,019	1,186,019			
48 Addition/reduction(-) during year	-59,910	-59,910	480,510			
49 Carried forward 31st March	999,084	1,126,109	1,666,529			
NOTE						
Uncontrollable Costs	2,360,050	2,360,050	2,364,780	4,730	4,730	
Controllable Costs	-2,300,140	-2,300,140	-2,845,290	-545,150	-545,150	
Surplus(-)/Deficit	59,910	59,910	-480,510	-540,420	-540,420	