

Appendix 1

Analysis by service

Code	Best Value Unit	PY Outturn	CY YTD Actuals	CY FY Budget	Movement	Proposed Budget
	Income					
SHO01	Dwelling Rents Income	(12,100,184)	(4,946,102)	(12,366,750)	(22,070)	(12,388,820)
SHO04	Non Dwelling Rents Income	(569,283)	(249,320)	(595,720)	33,880	(561,840)
SHO07	Leaseholders' Charges For Services	(25,310)	(120)	(21,640)	(2,170)	(23,810)
SHO08	Contributions Towards Expenditure	(106,520)	(117,463)	(29,220)	0	(29,220)
SHO10	H.R.A. Investment Income	(110,480)	0	(53,000)	21,200	(31,800)
SHO11	Misc. Income	(18,540)	(4,325)	(7,350)	0	(7,350)
SHO11	Capital Contributions relating to Palmerston Park	(733,519)	0	0	0	0
	Services					
SHO13A	Repairs & Maintenance	3,047,088	1,408,314	3,593,980	69,290	3,663,270
SHO17A	Housing & Tenancy Services	1,312,242	656,949	1,485,620	191,020	1,676,640
	Accounting entries 'below the line'					
SHO29	Bad Debt Provision	134,644	0	53,000	97,000	150,000
SHO30	Share Of Corp And Dem	196,867	161,278	162,640	5,400	168,040
SHO32	H.R.A. Interest Payable	1,117,741	0	1,115,180	0	1,115,180
SHO34	H.R.A. Transfer To/From Earmarked Reserves	1,438,844	0	2,072,410	(444,500)	1,627,910
SHO36	H.R.A. R.C.C.O.	859,027	0	0	0	0
SHO37	Capital Receipts Res Adjustment	(37,700)	0	(26,000)	6,500	(19,500)
SHO38	Major Repairs Allowance	2,532,147	0	2,260,000	0	2,260,000
SHO42	Accumulated Absences Adjustment Account	(10,577)	0	0	0	0
SHO44	Capital Grant Unapplied Cr Hora	733,519	0	0	0	0
SHO45	Renewable Energy Transactions	(148,332)	(3,441)	(89,000)	0	(89,000)
	TOTAL	(2,488,325)	(3,094,230)	(2,445,850)	(44,450)	(2,490,300)

Subjective analysis

Code	Best Value Unit	PY Outturn	CY YTD Actuals	CY FY Budget	Movement	Proposed Budget
1000	Employees	2,810,914	1,439,257	2,891,590	149,190	3,040,780
2000	Premises	148,038	79,124	197,320	0	197,320
3000	Transport	254,776	106,541	256,060	17,310	273,370
4000	Cost Of Goods And Services	9,512,985	678,340	7,532,960	(345,290)	7,187,670
7000	Income	(15,215,038)	(5,397,492)	(13,323,780)	134,340	(13,189,440)
	TOTAL	(2,488,325)	(3,094,230)	(2,445,850)	(44,450)	(2,490,300)

Code	Best Value Unit	PY Outturn	CY YTD Actuals	CY FY Budget	Movement	Proposed Budget
5000	Internal Recharges	1,534,110	0	1,481,630	44,450	1,526,080
6000	Capital Charges	954,215	0	964,220	0	964,220
		2,488,325	0	2,445,850	44,450	2,490,300

	GRAND TOTAL	0	(3,094,230)	0	0	0
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Summary of movements	£k
Dwelling rent increase of 1.5% across all dwelling types	(22)
Garage rent budget reduced since current numbers are less than budgeted	34
Vehicle costs increased to meet current needs and inflationary assumptions	17
Responsive materials and contractors increased to meet expected needs	168
New posts of Policy Officer & Complaints Officer	78
Increase to the transfer of costs out of the DLO	(110)
Investment income reduction	21
New software - Orchard Housing Digital	15
New software - Voicescape	5
In-year Bad Debt Provision movement increase	97
Pension backfunding slight increase	6
Internal recharges increase	44
Housing Business Support inflated to meet current needs	26
General Tenancy Business Support inflated to meet current needs	27
Planned Maintenance increase (see appendix 3)	20
Housing Maintenance Fund contribution decreased to fund other increases	(445)
Minor variances	19
TOTAL	0

Assumptions

- Dwelling rent increase of 1.5%
- Void levels are based on current position
- Garage rents frozen at £10.71 per week
- Ground rents frozen at £275 per annum
- Planned Maintenance costs based on the 30 year plan
- Ten properties sold during 2020/21
- Fifteen properties sold during 2021/22
- Average of 36 social rent and 4 affordable rent properties void at any one time