

**DECENT AND AFFORDABLE HOUSING  
17 MARCH 2015**

**FINANCIAL UPDATE FOR THE TEN MONTHS TO 31 JANUARY 2015**

**Cabinet Member**                      Cllr Peter Hare-Scott  
**Responsible Officer**                Head of Finance

**Reason for Report:** To present a financial update in respect of the income and expenditure so far in the year.

**RECOMMENDATION(S):** The Cabinet note the financial monitoring information for the income and expenditure so far for the 2014/15 financial year.

**Relationship to the Corporate Plan:** The financial resources of the Council impact directly on its ability to deliver the corporate plan; prioritising the use of available resources brought forward and any future spending will be closely linked to key Council pledges from the updated Corporate Plan.

**Financial Implications:** Good financial management and administration underpins the entire document.

**Legal Implications:** None.

**Risk Assessment:** Regular financial monitoring information mitigates the risk of over or underspends at year end and allows the Council to direct its resources to key corporate priorities.

**1.0 Introduction**

- 1.1 The purpose of this report is to highlight to Cabinet our current financial status and the likely reserve balances at 31 March 2015. It embraces both revenue, in respect of the General Fund and Housing Revenue Account, and capital and aims to focus attention on those areas which are unlikely to achieve budget. It is particularly important for next year's budget setting and, looking further ahead, for the medium term financial plan.
- 1.2 Favourable variances generating either increased income or cost savings are expressed as credits (negative numbers), whilst unfavourable overspends or incomes below budget are debits (positive numbers). This report only includes budget variances in excess of £10k as the purpose of the report is to concentrate on material issues that may require further investigation/action. Budget variances are expressed net of budgeted transfers to or from earmarked reserves, which were previously approved by Cabinet. A more detailed analysis will be provided with the final outturn report for the year.

## 2.0 Executive Summary of 2014/15

2.1 The table below shows the opening position of key operational balances of the Council, the forecasted in year movements and final predicted position at 31 March 2015:

<b>Usable Reserves</b>	<b>31/03/2014</b>	<b>Forecasted in year movement</b>	<b>31/03/2015</b>
	<b>£k</b>	<b>£k</b>	<b>£k</b>
<b>Revenue</b>			
General Fund	<b>(2,460)</b>	<b>203</b>	<b>(2,257)</b>
Housing Revenue Account	<b>(2,004)</b>	<b>(344)</b>	<b>(2,348)</b>
<b>Capital</b>			
Major Repairs Reserve	-	<b>(559)</b>	<b>(559)</b>
Capital Receipts Reserve	<b>(835)</b>	<b>600</b>	<b>(235)</b>
Capital Contingency Reserve	<b>(963)</b>	<b>599</b>	<b>(364)</b>

## 3.0 The General Fund Reserve

3.1 This is the major revenue reserve of the Council. It is increased or decreased by the surplus or deficit generated on the General Fund in the year. This reserve held a balance of £2,460k as at 31/03/14.

3.2 The forecast General fund *deficit* for the current year is £233k as shown at Appendix A. The most significant movements this month comprise:

	£
Deterioration of recycling income	30k
Leisure centres income down	24k
Housing Benefit subsidy	(20)k
Reduction of sundry waste overspend	(17)k
Rebate of fees received from Audit Commission	(15)k
Leisure pension costs	26k

3.3 Major variances are highlighted at Appendix B. The current incomes from our major funding streams are shown at Appendix C, whilst current employee costs are shown at Appendix D.

## 4.0 Housing Revenue Account (HRA)

4.1 This is a ring-fenced account in respect of the Council's social housing function. Major variances and proposed corrective action are highlighted at Appendix F.

4.2 Appendix E shows that the reserve opening balance is £2,004k. A forecast underspend of £344k, after transferring a net £1k from the renewable energy earmarked reserve, would increase the available balance to £2,348k.

4.3 The most significant items of this underspend are:

- Savings due to the deferment of a number of capital projects £(149)k
- Salary savings across a number of teams £(128)k
- Additional in-house work carried out on adaptations work and other savings in Planned Maintenance, resulting in a surplus £(69)k
- Income from freehold owners relating to sewage plan £(47)k
- 0.4% shortfall in dwelling rents £41k

## 5.0 Major Repairs Reserve

5.1 The Major Repairs Reserve had a nil balance at 31 March 2014. This year's expenditure projects a closing balance of £559k after the underspend detailed in Appendix G.

## 6.0 Capital Programme

6.1 The status of this year's capital programme is shown at Appendix G.

6.2 Committed and Actual expenditure is currently £8,801k against a budgeted Capital Programme of £11,526k.

6.3 Forecast underspends currently amount to £856k, which are mainly composed of the following (please see notes on appendix G):

- |   |       |
|---|-------|
| • Works in relation to major repairs of our council houses        | £559k |
| • Spend in relation to renewable energy projects                  | £120k |
| • Spend on affordable housing projects                            | £177k |
| • Work associated with new recycling premises, charged to revenue | £50k  |

Please note sums in relation to the first three items will remain in earmarked reserves to fund future spending requirements in these areas.

6.4 Forecast slippage into 2015/16 amounts to £1,338k; this mainly comprises the following projects:

- |   |       |
|---|-------|
| • Vehicles associated with new waste & recycling scheme due to commence in October 2015 | £225k |
| • The project to deliver the Tiverton Pannier Market Roof                               | £110k |
| • Birchen Lane redevelopment project  | £173k |
| • Economic Development schemes  | £160k |
| • Projects related to ICT/ Digital Transformation delivery                              | £460k |

## 7.0 Capital Contingency Reserve

7.1 The Capital Earmarked Reserve has been set aside from Revenue to fund Capital Projects; the movement on this reserve is projected below:

	£k
Capital Earmarked Reserve at 1 April 2014	(963)
Funding required to support 2014/15 Capital Programme	599
<b>Forecast Balance at 31 March 2015</b>	<b>(364)</b>
	=====

## 8.0 Capital Receipts Reserve (Used to fund future capital programmes)

8.1 Unapplied useable capital receipts are used to part fund the capital programme, the movement on this account for the year to date is given below:

	£k
Unapplied Useable Capital Receipts at 1 April 2014	(835)
Net Receipts to date (includes 8 RTB's)	(169)
<b>Current Balance</b>	<b>(1,004)</b>
Forecast further capital receipts in year	(22)
Forecast Capital Receipts to be applied in year	791
Forecast Unapplied capital receipts c/fwd. 31 March 2015	<b>(235)</b>
	=====

## 9.0 Treasury Management

9.1 The interest position so far this financial year can be summarised as follows:

### Interest Received:

	Budget £k	Forecast £k	Variance £k
Interest from HRA funding	(110)	(60)	50
Investment Income Received	(65)	(65)	0
	-----	-----	-----
<b>Net Interest</b>	<b>(175)</b>	<b>(125)</b>	<b>50</b>
	=====	=====	=====

## 10.0 Conclusion

10.1 Members are asked to note the revenue and capital forecasts for the financial year. It is quite clear that a number of our service areas are experiencing difficulty in achieving their budgeted income and costs in the current year. Indeed as this report now covers the first ten months of the financial year it is almost certain that we will have overspent by March 2015. This is of concern for the future in the context of budget setting and the ability to support the capital programme.

10.2 Some services are clearly struggling to manage within their current budgets, as depicted by this latest monitoring report. This demonstrates that service budgets are now extremely "lean" and the last three to four years of salami slicing x% from all service budgets will not be possible from 2016/17 onwards.

Members will be aware that further funding cuts next year and beyond are almost certain and therefore the service provision status quo cannot remain. Consideration of various scenarios to enable a balanced budget, of *prioritised services*, will need to be made in advance of a new corporate plan being produced by the new membership after the May 2015 elections.

**Contact for more information:**

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**Circulation of the Report:**

Cllr Peter Hare-Scott, Management Team

**GENERAL FUND FINANCIAL MONITORING INFORMATION  
FOR THE PERIOD 01 APRIL TO 31 JANUARY 2015**

Com	General Fund Summary	Note	2014/15 Annual Budget £	Full Year Forecast (Net of Trf to Earmarked Reserves (EMR) (0 = On budget) £	Variance %
	<b>Cllr C J Eginton</b>				
CM	Corporate Management	A	1,050,500	19,000	1.8%
LD	Legal & Democratic Services: Member/Election Ser	B	545,760	11,000	2.0%
	<b>Cllr N V Davey</b>				
CP	Car Parks	C	(434,000)	2,400	0.6%
ES	Cemeteries & Public Health	D	(37,510)	11,000	-29.3%
GM	Grounds Maintenance	E	542,680	(28,000)	-5.2%
ES	Open Spaces	F	156,900	14,000	8.9%
WS	Waste Services	H	2,400,260	246,500	10.3%
	<b>Cllr C R Slade</b>				
CD	Community Development	I	419,900	(23,500)	-5.6%
ES	Environmental Services incl. Licensing	D	691,300	46,100	6.7%
RS	Recreation And Sport	J	141,910	116,000	81.7%
	<b>Cllr P H D Hare-Scott</b>				
FP	Finance And Performance	K	631,520	(22,000)	-3.5%
RB	Revenues And Benefits	L	311,550	(138,000)	-44.3%
	<b>Cllr R L Stanley</b>				
HG	General Fund Housing	M	309,900	(106,900)	-34.5%
ES	ES: Private Sector Housing Grants	D	110,460	0	0.0%
PS	Property Services	G	755,430	(32,000)	-4.2%
	<b>Cllr R J Chesterton</b>				
PR	Planning And Regeneration	N	415,620	62,000	14.9%
CD	Community Development: Markets	I	(21,910)	22,000	100.4%
	<b>Cllr B M Hull</b>				
CS	Customer Services	O	797,360	(2,500)	-0.3%
HR	Human Resources	P	421,690	39,800	9.4%
IT	I.T. Services	Q	913,660	(31,800)	-3.5%
LD	Legal & Democratic Services: Legal Services	B	187,150	13,000	6.9%
	<b>All Sections</b>		<b>10,310,130</b>	<b>218,100</b>	<b>2.1%</b>
IE260	Interest Payable		8,110		0%
IE290	Interest Receivable		(175,000)	50,000	29%
	Contribution to Capital Programme		125,000		
	Net recharge to HRA		(1,205,890)		
	Capital financing		122,520		
	Other major Income and Expenditure movements:				
	EMR for Waste Services - recycling depot move			(65,000)	
	<b>Net 2014/15 General Fund Budgeted Expenditure</b>		<b>9,184,870</b>		
	<b>Forecast in year (Surplus) / Deficit</b>			<b>203,100</b>	
	General Fund Reserve 01/04/14			(2,460,711)	
	<b>Forecast General Fund Balance 31/03/15</b>			<b>(2,257,611)</b>	

**GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 JANUARY 2015**

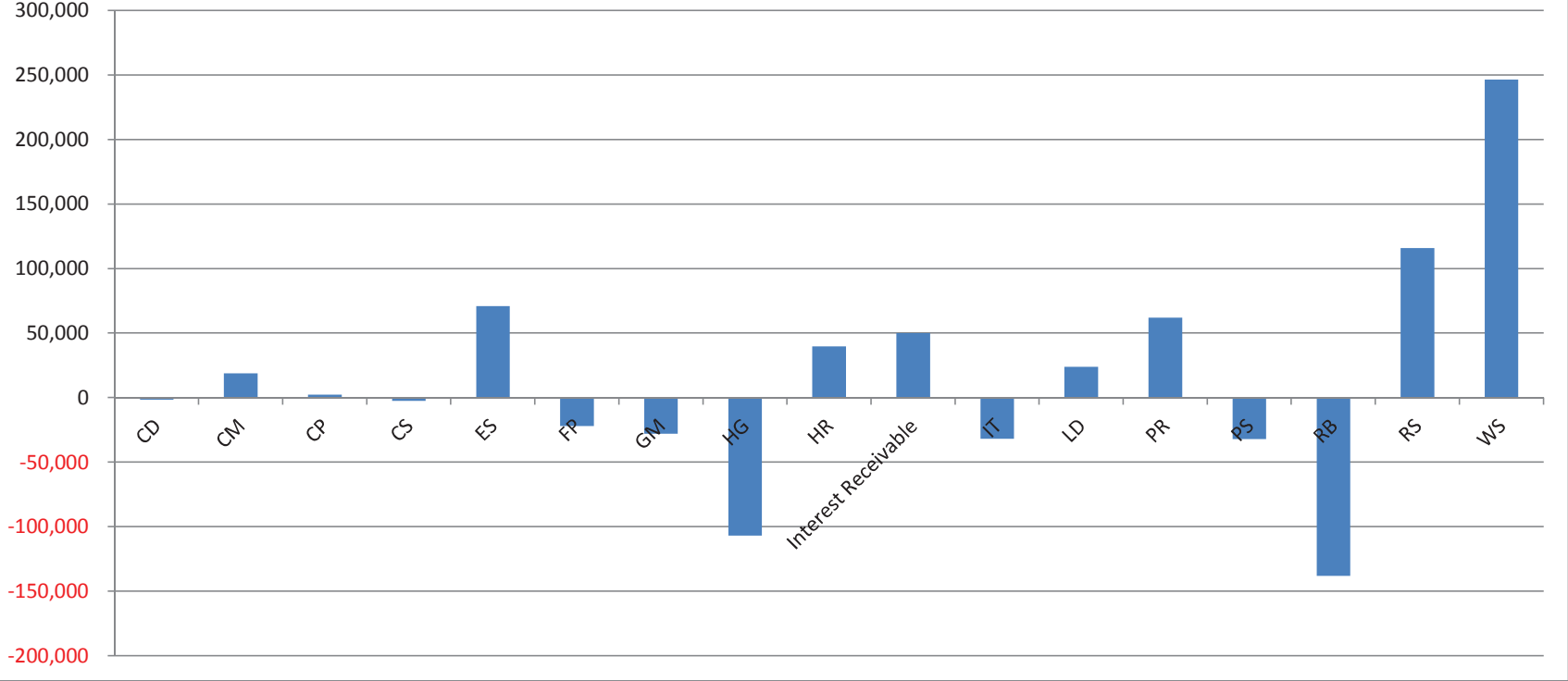
Note	Description of Major Movements	Comments	Full Year Forecast Variation (Net of Trf to EMR)	PDG
<b>A</b>	<b>Corporate Management</b>			
	Audit Commission rebate following partial winding up of the organisation.		(15,000)	Cabinet
	Costs in relation to pension backfunding calculations provided by DCC's pension fund actuary.		34,000	Cabinet
			19,000	
<b>B</b>	<b>Legal &amp; Democratic Services</b>			
	Increased salary costs - increased S106 work & maternity cover		21,000	Cabinet
	Recruitment costs		10,000	Cabinet
	Consultancy & staffing for individual election registration (IER)		11,000	Cabinet
	Increased income		(18,000)	Cabinet
			24,000	
<b>C</b>	<b>Car Parks</b>			
	Forecast of £14.3k below income target on P&D has been amended to reflect current position at month 10		14,300	MTE
	Forecast of £14.3k below income target on night charges has been amended to reflect current position at month 10		14,300	MTE
	Increased income from Residential & Business Permits		(5,000)	MTE
	Income from Off-Street fines are above budget		(6,000)	MTE
	Underspend against utilities on MSCP		(14,000)	MTE
	Other sundry movements		(1,200)	MTE
			2,400	
<b>D</b>	<b>Environmental Services combined</b>			
	Bereavement Services salary overspend due to restructure changes		11,000	MTE
	Environmental Enforcement salary savings due to vacant post & staff changes		(10,000)	CWB
	Environmental Health salary savings vacant posts		(15,000)	CWB
	Environmental Health restructure costs		72,000	CWB
	Other sundry movements		(900)	CWB
			57,100	
<b>E</b>	<b>Grounds Maintenance</b>			
	Salary underspend has grown due to continued staff turnover.		(25,000)	MTE
	Other sundry movements		(3,000)	MTE
			(28,000)	
<b>F</b>	<b>Open Spaces</b>			
	Urgent repair to Queen Elizabeth Park wall in Crediton		14,000	MTE
			14,000	
<b>G</b>	<b>Property Services</b>			
	Public Convenience savings due to Tiverton Town Council taking over 4 Tiverton PC's		(12,000)	MTE
	Vacant posts in Property Services		(27,000)	MTE
	Market Walk Professional fees paid		7,000	MTE
			(32,000)	
<b>H</b>	<b>Waste Services</b>			
	Predicted total cost of move to the new recycling depot - (£65k included in a 14/15 ear marked reserve)		75,000	MTE
	Loan repayment for the new recycling baler		19,000	MTE
	One off training and installation costs for the new recycling baler		20,000	MTE
	Cost of temporary members of staff in Refuse and Recycling		50,000	MTE
	Over-time and agency spend up in Refuse mostly due to additional rounds and catch-up		40,000	MTE
	Over-time and agency spend in Recycling due to sickness/holiday cover and move to new depot		35,000	MTE
	Hire and fuel costs for generators at Silverton Mill		13,000	MTE
	Rent at both Silverton Mill and the new depot		9,000	MTE
	Additional income for recycling materials		(10,000)	MTE
	Lease budget for refuse vehicles not required as vehicles purchased		(30,000)	MTE
	Hire cost for additional Refuse vehicle		39,000	MTE
	Trade waste income and recharges forecast to be higher then budgeted		(39,000)	MTE
	Predicted increase in trade waste disposal charges		43,000	MTE
	Salary savings in Waste Management		(20,500)	MTE
	Other sundry movements		3,000	MTE
			246,500	

<b>I</b>	<b>Community Development</b>		
	Salary savings, vacant post and uncovered maternity leave	(24,800)	CWB
	Market income not achieving target budget - proactive work is being carried out to try and rectify this	30,000	CWB
	Other sundry movements	(6,700)	CWB
		(1,500)	
<b>J</b>	<b>Recreation And Sport</b>		
	LMLC salaries	10,000	CWB
	EVLC salaries (net of management post saving)	(5,000)	CWB
	CVSC salaries	15,000	CWB
	Pension overspend (all sites)	26,000	CWB
	Utilities all sites	(12,000)	CWB
	Income all sites	26,000	CWB
	Maintenance	25,000	CWB
	CVSC works (reception & gym area)	25,000	CWB
	Other sundry movements	6,000	CWB
		116,000	
<b>K</b>	<b>Finance And Performance</b>		
	Salaries - uncovered maternity	(22,000)	Cabinet
		(22,000)	
<b>L</b>	<b>Revenues And Benefits</b>		
	Housing Benefit Subsidy	(93,000)	CWB
	NNDR Charity Rate Relief not required under new NNDR scheme	(45,000)	CWB
		(138,000)	
<b>M</b>	<b>General Fund Housing</b>		
	Underspend on salaries due to an unfilled post for a period pending management restructure	(29,000)	DAAH
	DARS/B&B Costs - underspend	(15,000)	DAAH
	DCC funding for Youth Homelessness Post	(20,000)	DAAH
	Grant funding - Red House for vulnerable young adults	14,600	DAAH
		(57,500)	DAAH
	Reduction in bad debt provision based on a detailed review of previous years debts and income being received	(106,900)	
<b>N</b>	<b>Planning And Regeneration</b>		
	Building Regulations fees under target / salary saving	30,000	CWB
	Development Control fees	(140,000)	CWB
	Development Control salaries	25,000	CWB
	Local Plan costs	60,000	CWB
	Planning restructure costs	102,000	CWB
	Land charges income improving	(25,000)	CWB
	Fwd Planning staffing costs (net of CIL shortfall)	10,000	CWB
		62,000	
<b>O</b>	<b>Customer Services</b>		
	Salaries	6,500	CWB
	Purchase of payment kiosk for reception area	12,500	CWB
	Postage	(12,000)	CWB
	Other sundry movements	(9,500)	CWB
		(2,500)	
<b>P</b>	<b>Human Resources</b>		
	Income target for selling services not going to be achieved	17,000	Cabinet
	Increased salary costs due to JE	7,000	Cabinet
	Replacement of time recording system (Wintime)	15,800	Cabinet
		39,800	
<b>Q</b>	<b>I.T. Services</b>		
	Vacant post currently being filled by an apprentice, resulting in salary savings	(6,800)	Cabinet
	Saving on call costs and advertising	(6,000)	Cabinet
	Head of BIS recharge to NDDC	(19,000)	Cabinet
		(31,800)	
	<b>FORECAST (SURPLUS)/DEFICIT AS AT 31/03/15</b>	<b>218,100</b>	

<b>Cabinet</b>	<b>29,000</b>
<b>CWB</b>	<b>82,100</b>
<b>DAAH</b>	<b>(106,900)</b>
<b>MTE</b>	<b>213,900</b>
	<b>218,100</b>



## 2014/15 General Fund Projected Outturn Variance £



**Key**    + = Overspend / Income under target       - = Savings / Income above budget

<b>CD</b>	Community Development	<b>Interest Receivable</b>	
<b>CM</b>	Corporate Management	<b>IT</b>	
<b>CP</b>	Car Parks	<b>LD</b>	Legal and Democratic
<b>CS</b>	Customer Services	<b>PR</b>	Planning and Regeneration
<b>ES</b>	Environmental Services	<b>PS</b>	Property Services
<b>FP</b>	Finance and Performance	<b>RB</b>	Revenues and Benefits
<b>GM</b>	Grounds Maintenance	<b>RS</b>	Recreation and Sports
<b>HG</b>	General Fund Housing	<b>WS</b>	Waste Services
<b>HR</b>	Human Resources		

**GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 JANUARY 2015**

	2014/15	2014/15	2014/15	2014/15	Full Year	Variance
	Annual Budget	Profiled Budget	Actual	Variance	Forecast	
	£	£	£	£	Variation	
Building Control Fees	(297,030)	(247,525)	(180,356)	67,169	60,000	-20%
Planning Fees	(672,000)	(560,000)	(739,684)	(179,684)	(140,000)	21%
Land Searches	(105,210)	(87,675)	(114,042)	(26,367)	(25,000)	24%
Car Parking Fees - See Below	(689,860)	(582,360)	(568,367)	13,993	16,400	-2%
Leisure Fees & Charges	(2,377,630)	(1,954,861)	(1,925,780)	29,081	26,000	-1%
Trade Waste Income *now includes recharges	(583,990)	(574,344)	(608,655)	(34,311)	(39,000)	7%
Licensing	(111,410)	(101,250)	(109,627)	(8,377)	(8,000)	7%
Market Income	(131,420)	(109,517)	(83,768)	25,749	30,000	-23%
	<b>(4,968,550)</b>	<b>(4,217,532)</b>	<b>(4,330,279)</b>	<b>(112,747)</b>	<b>(79,600)</b>	<b>1.6%</b>
<b>Pay and Display</b>					<b>Spaces</b>	<b>Bud Income pa per space</b>
Beck Square, Tiverton	(80,500)	(67,083)	(65,176)	1,907	40	(2,013)
William Street, Tiverton	(41,300)	(34,417)	(30,561)	3,856	45	(918)
Westex South, Tiverton	(44,000)	(36,667)	(35,181)	1,485	51	(863)
Wellbrook Street, Tiverton	(13,900)	(11,583)	(11,516)	68	27	(515)
Market Street, Crediton	(37,600)	(31,333)	(28,437)	2,896	39	(964)
High Street, Crediton	(40,400)	(33,667)	(41,778)	(8,111)	190	(213)
Station Road, Cullompton	(23,000)	(19,167)	(18,522)	644	112	(205)
Multistorey, Tiverton	(90,800)	(75,667)	(83,524)	(7,857)	631	(144)
Market Car Park, Tiverton	(186,800)	(155,667)	(165,878)	(10,211)	122	(1,531)
Phoenix House, Tiverton	(5,000)	(4,167)	(3,111)	1,056	15	(333)
Additional Income 14/15	(44,000)	(36,667)	0	36,667	0	0
	<b>(607,300)</b>	<b>(506,083)</b>	<b>(483,684)</b>	<b>22,399</b>	<b>1,272</b>	<b>(7,698)</b>
<b>Season Tickets</b>	(31,500)	(31,500)	(29,949)	1,551		
<b>Residents Parking</b>	(9,110)	(9,110)	(10,755)	(1,645)		
<b>Business parking</b>	(9,000)	(9,000)	(9,793)	(793)		
<b>Town Hall, Tiverton</b>	0	0	(2,234)	(2,234)		
<b>Other Income</b>	(32,950)	(26,667)	(31,951)	(5,285)		
	<b>(689,860)</b>	<b>(582,360)</b>	<b>(568,367)</b>	<b>13,993</b>		
<b>Standard Charge Notices (O</b>	<b>(22,000)</b>	<b>(18,333)</b>	<b>(23,720)</b>	<b>(5,387)</b>		

**GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 JANUARY 2015**

	2014/15	2014/15	2014/15	2014/15
	Annual Budget	Profiled Budget	Actual	Variance
	£	£	£	£
<b>Total Employee Costs</b>				
<b>General Fund</b>				
Community Development	255,140	212,617	179,713	(32,904)
Corporate Management	814,520	678,767	709,748	30,981
Customer Services	670,660	558,883	553,481	(5,402)
Environmental Services	923,530	769,608	799,283	29,675
Finance And Performance	587,280	489,400	469,069	(20,331)
General Fund Housing	186,890	155,742	127,947	(27,795)
Grounds Maintenance	417,410	347,842	324,154	(23,688)
Human Resources	292,870	244,058	264,258	20,200
I.T. Services	529,450	441,208	412,462	(28,746)
Legal & Democratic Services	370,940	309,117	330,119	21,002
Planning And Regeneration	1,420,670	1,183,892	1,165,205	(18,687)
Property Services	316,090	263,408	235,826	(27,582)
Recreation And Sport	1,476,980	1,230,817	1,275,380	44,563
Revenues And Benefits	682,780	568,983	575,203	6,220
Waste Services	1,703,400	1,419,500	1,447,115	27,615
	<b>10,648,610</b>	<b>8,873,842</b>	<b>8,868,963</b>	<b>(4,879)</b>
<b>Housing Revenue Account</b>				
BHO09 Repairs And Maintenance	947,660	789,717	761,783	(27,934)
BHO10 Supervision & Management	1,315,080	1,095,900	1,039,551	(56,349)
BHO11 Special Services	230,340	191,950	172,131	(19,819)
	<b>2,493,080</b>	<b>2,077,567</b>	<b>1,973,464</b>	<b>(104,103)</b>
<b>Total</b>	<b>£ 13,141,690</b>	<b>£ 10,951,409</b>	<b>£ 10,842,428</b>	<b>£(108,981)</b>

	2014/15	2014/15	2014/15	2014/15
	Annual Budget	Profiled Budget	Actual	Variance
	£	£	£	£
<b>Agency Staff</b>				
<b>General Fund</b>				
Car Parks	0	0	0	0
Community Development	0	0	0	0
Corporate Management	0	0	0	0
Customer Services	0	0	5,518	5,518
Environmental Services	0	0	0	0
Finance And Performance	0	0	0	0
General Fund Housing	0	0	0	0
Grounds Maintenance	5,000	4,167	5,052	885
Human Resources	0	0	0	0
I.T. Services	0	0	0	0
Legal & Democratic Services	0	0	17,422	17,422
Planning And Regeneration	0	0	0	0
Property Services	0	0	678	678
Recreation And Sport	0	0	0	0
Revenues And Benefits	0	0	1,357	1,357
Waste Services	30,000	25,000	54,148	29,148
	<b>35,000</b>	<b>29,167</b>	<b>84,176</b>	<b>55,009</b>
<b>Housing Revenue Account</b>				
BHO09 Repairs And Maintenance	2,000	1,667	0	(1,667)
BHO10 Supervision & Management	0	0	4,881	4,881
BHO11 Special Services	0	0	0	0
	<b>2,000</b>	<b>1,667</b>	<b>4,881</b>	<b>3,214</b>
<b>Total</b>	<b>£37,000</b>	<b>£30,834</b>	<b>£89,057</b>	<b>£58,223</b>

**HOUSING REVENUE ACCOUNT FINANCIAL MONITORING INFORMATION FOR  
THE PERIOD 01 APRIL TO 31 JANUARY 2015**

		2014/15 Annual Budget	Forecast	Variance
Housing Revenue Account (HRA)	Notes	£	£	%
BHO01 Dwelling Rents	A	(12,466,560)	41,000	-0.3%
BHO02 Non Dwelling Rents	B	(525,060)	8,000	-1.5%
BHO03 Warden Services	C	(329,080)	8,000	-2.4%
BHO04 Leaseholders' Service Charges	D	(13,500)	0	0.0%
BHO05 Contributions Towards Expenditure	E	(35,300)	(47,000)	133.1%
BHO06 Community Alarms	F	(133,930)	(11,000)	8.2%
BHO06B Miscellaneous Income	G	(19,000)	8,000	-42.1%
BHO07 H.R.A. Investment Income	H	(41,000)	0	0.0%
BHO09 Repairs And Maintenance	I	2,647,920	(69,000)	-2.6%
BHO10 Supervision & Management	J	1,800,000	(65,000)	-3.6%
BHO11 Special Services	K	382,970	(63,000)	-16.5%
BHO17 Bad Debt Provision	M	25,000	0	0.0%
BHO18 Share Of Corporate And Democratic Services	N	181,600	(5,000)	-2.8%
BHO20 Interest Payable	O	2,812,000	0	0.0%
BHO23 Capital Costs and Transfers to Reserves	P	145,580	(149,000)	-102.3%
Solar PV expenditure			27,000	
Solar PV expenditure funded from reserves			(27,000)	
Solar PV income			(176,000)	
Solar PV income transferred to reserves			176,000	
		<b>(5,568,360)</b>	<b>(344,000)</b>	<b>-6.2%</b>
Net recharge to HRA		1,205,890		
Capital Charges		2,186,490		
Statutory Annual Accounting Adjustments		(2,186,490)		
Contribution to / (from) earmarked reserves		4,362,470		
<b>Net Housing Revenue Account Budget</b>		<b>0</b>		

	£k
<b>Total HRA reserve as at 01/04/14</b>	<b>(2,004)</b>
Forecast variance for the year (see above)	(344)
<b>Forecast HRA reserve as at 31/03/15</b>	<b>(2,348)</b>

Housing Maintenance Fund	£k
Opening balance	(4,252)
Reserve utilised for capital works	1,500
Budgeted transfer to reserves	(2,324)
<b>Forecast closing balance</b>	<b>(5,076)</b>

Renewable Energy Fund	£k
Opening balance	(345)
Expenditure forecast for this year (£150k capital + £27k above)	177
Income forecast for this year	(176)
<b>Forecast closing balance</b>	<b>(344)</b>

**HOUSING REVENUE ACCOUNT FINANCIAL MONITORING INFORMATION FOR THE PERIOD  
01 APRIL TO 31 JANUARY 2015**

Note	Description of Major Movements	Corrective Action	Forecast Variance £
<b>A</b>	0.4% shortfall in dwelling rents so far	None	41,000
<b>B</b>	Garage rent shortfall	None	8,000
<b>C</b>	New Learning Disability contract arrangements generating less than budgeted	None	8,000
<b>D</b>	None	N/A	0
<b>E</b>	Income generated from freeholders in relation to sewage treatment plant upgrade works	N/A	(47,000)
<b>F</b>	Alarms performing better than expected	N/A	(11,000)
<b>G</b>	Minor variance	N/A	8,000
<b>H</b>	None	N/A	0
<b>I</b>	Increased contractor spend in order to meet the performance standards the service has set itself is offset by additional work carried out on adaptations and savings in Planned Maintenance.	N/A	(69,000)
<b>J</b>	Several staffing savings across a number of teams.	N/A	(65,000)
<b>K</b>	Significant staffing savings arising from ceasing operations	N/A	(63,000)
<b>N</b>	Minor variance	N/A	(5,000)
<b>O</b>	None	N/A	0
<b>P</b>	Revenue contribution to capital not required. Some projects will happen next year instead and others could be funded from elsewhere.	N/A	(149,000)
		<b>TOTAL</b>	<b>(344,000)</b>

**MID DEVON DISTRICT COUNCIL  
MONITORING OF 2014/15 CAPITAL PROGRAMME**

Appendix G

Code	Scheme	Adjusted approved Capital Programme 2014/15	Actual Expenditure	Committed Expenditure	Total	Variance to Adj Capital Programme	Forecast (Underspend)/ Overspend	Forecast Slippage to 15/16	Notes
		£	£	£	£	£	£	£	
	<u>Leisure</u>								
	<u>Lords Meadow Leisure Centre</u>								
CA618	Lords Meadow All Weather Pitch	38,000	10,315	2,136	12,450	(25,550)	(25,500)		Project complete retention due Mar '15 £2.1k
	<u>Exe Valley Leisure Centre</u>								
CA622	Additional Car parking provision	18,000	39,317	2,506	41,823	23,823	23,800		Project Complete retention due Apr '15 £2.5k
	<u>General Car parks</u>								
CA709	MSCP improvements	50,000	(6,144)	7,098	954	(49,046)		49,000	Retention due Feb '15 £7.1k. Spend on this project will be reprioritised in 15/16
	<u>Other MDDC Buildings</u>								
CA403	Town Hall Redevelopment Project	47,000	0	1,200	1,200	(45,800)		46,000	This sum is earmarked for Potential access works
CA811	Associated works to new recycling premises '16 shop'	50,000	0	0	0	(50,000)	(50,000)		The costs associated with this move are revenue in nature & are therefore coded there direct, however they will be met by an earmarked reserve.
	<u>Play Areas</u>								
CA616	Tiverton skate park replacement - end of life	27,000	20,590	4,814	25,404	(1,597)			Retention due Apr '15 £4.8k
CA608	Play area refurbishment - Newcombes Meadow, Crediton	114,000	114,007	0	114,007	7			
	<u>Other</u>								
CA431	Public Convenience- Lowman Green, Tiverton remodel for kiosk subject to payback period	60,000	5,671	0	5,671	(54,329)		54,000	This project will now be completed during 15/16
CA432	Public Convenience- The Green, Crediton remodel for drying room following loss of Lords Meadow Depot	20,000	0	0	0	(20,000)	(20,000)		Recommendation to go to March Cabinet for asset transfer to Crediton Town Council
CA420	Land drainage flood defence schemes	50,000	27,714	711	28,425	(21,575)			Note flooding works in relation to Arnolds Crescent under £20k diminishes therefore charged to revenue
	<u>ICT</u>								
CA426	HR/Payroll system	3,000	14,947	8,028	22,975	19,975		20,000	
CA423	Continued replacement of WAN/LAN	60,000	0	0	0	(60,000)		60,000	Anticipate buying new switched June 2015
CA425	Server Farm expansion/upgrades	70,000	2,408	0	2,408	(67,592)		68,000	Replacement Citrix approx Apr '15
CA433	Unified comms /Telephony/Customer 1st	70,000	0	0	0	(70,000)	(13,000)	57,000	Note Kiosk project £13k & therefore coded to Revenue, the total cost for this project will therefore be revised to £57k.
CA436	Web Transformation	55,000	18,507	4,559	23,067	(31,933)		32,000	Project likely to be completed by Q3 15/16
CA437	Digital Transformation	89,000	(4,200)	4,200	0	(89,000)		89,000	Project likely to be completed by Q3 15/16. £40k related to Uniform
CA438	Digital Transformation - Customer Portal	45,000	0	0	0	(45,000)		45,000	Project likely to be completed by Q4 15/16
CA439	Mobile Working inc members	40,000	0	0	0	(40,000)		40,000	Project likely to be completed by Q1 15/16
CA440	Finance Cash receipting upgrade	30,000	1,253	0	1,253	(28,747)		29,000	This project will be completed during 15/16
CA442	Arc Server Spatial	40,000	0	0	0	(40,000)		40,000	Project likely to be completed by Q3 15/16. Reviewing technology
	<u>Economic Development</u>								
CA504	Schemes as yet to be identified	170,000	0	0	0	(170,000)		160,000	Circa £10k will be used to fund associated revenue spend in 14/15
CA505	Pannier Market (conversion of pig pens into units and walkway cover)	110,000	0	0	0	(110,000)		110,000	The project to deliver the Market Roof is likely to occur in 15/16 with a project cost of circa £250k with £140k funding from external sources
	<u>Replacement Vehicles</u>								
	<u>Refuse Collection</u>								
CA814	Dennis Eagle Terberg RCV 22-26t (or equivalent)	160,000	0	0	0	(160,000)		160,000	This vehicle will be purchased in 15/16
	<u>Recycling</u>								
CA815	5 No. Dennis Eagle Terberg Recycling Kerb loader 18t (or equivalent)	789,000	780,190	11,800	791,990	2,990			10 vehicles to be purchased in Jan'15. £325k was in MTFP for 15/16 but this spend has been brought forward as a requirement to deliver the service but also to get the best possible price on acquisition. This will be funded from a combination of New Homes Bonus & existing vehicle reserves.
CA816	1 No. very narrow access Cabstar recycling kerb loader 4.5t	65,000	0	0	0	(65,000)		65,000	This vehicle will be purchased in 15/16
CA818	Kerb side Recycling Baler	163,000	162,664	0	162,664	(336)			Total cost £183k, £20k installation & training to Revenue
CA506	32 and 34 Fore Street	689,000	688,659	0	688,659	(341)			
		<b>3,122,000</b>	<b>1,875,898</b>	<b>47,050</b>	<b>1,922,949</b>	<b>(1,199,051)</b>	<b>(64,700)</b>	<b>1,104,000</b>	

**MID DEVON DISTRICT COUNCIL  
MONITORING OF 2014/15 CAPITAL PROGRAMME**

**Appendix G**

Code	Scheme	Adjusted approved Capital Programme 2014/15	Actual Expenditure	Committed Expenditure	Total	Variance to Adj Capital Programme	Forecast (Underspend)/ Overspend	Forecast Slippage to 15/16	Notes	
<b>Private Sector Housing</b>										
	Slippage from 2013/14 to be prioritised	0			0	0	110,000		Spend in 14/15 is forecast to be £110k greater than budget, this sum will be funded by the Private Sector Housing Earmarked Reserve. The remainder of this reserve £1,142k - £110k = £1,032k will be released over the life of the updated MTFP (15/16 to 18/19) which will also be presented at 05/02/15 Cabinet. There is also a Budget in CA100 below to deal with the backlog of Council House DFG's. Any spend over & above this £285k budget will be coded to CA100.	
CG200	Disabled Facilities Grants - Mandatory - Council Houses *	285,000	285,000		285,000	0				
CG201	Disabled Facilities Grants - Mandatory - Private Sector *	450,000	395,298	155,689	550,987	100,987				
CG202	Houses in Multiple Occupation Grants			4,072	4,072	4,072				
CG203	Home Repair Assisted Grants			606	606	606				
CG205	House Renovation Grants			752	752	752				
CG208	Loans Scheme (Wessex Re-Investment Trust)	0			0	0				
CG209	DFG's Discretionary - C Houses				0	0				
CG210	Common Parts Grants				0	0				
CG211	Empty Homes	100,000			0	(100,000)				
CG215	Work in Default / Discretionary Grants	0			0	0				
Please note where possible commitments are raised on the Finance Ledger. Currently the total commitment for Private Sector Housing Grants held outside the ledger is £161k.										
* Commitments include all approved grants. The timing of when these are drawn down is dependent on the client (up to 1 year), therefore at year end although sums may be committed, some may be carried forward to 2015/16 as slippage.										
		<b>835,000</b>	<b>680,298</b>	<b>161,120</b>	<b>841,417</b>	<b>6,417</b>	<b>110,000</b>	<b>0</b>		
<b>Assistance to RSLs (Affordable Housing)</b>										
CA200	Affordable Housing	317,000	16,302	0	16,302	(300,698)	(177,000)		This underspend will remain in the affordable housing earmarked reserve to be used for future related projects	
		<b>317,000</b>	<b>16,302</b>	<b>-</b>	<b>16,302</b>	<b>(300,698)</b>	<b>(177,000)</b>	<b>0</b>		
<b>Housing Revenue Account</b>										
CA100	Major Repair Allowance (MRA), Major Works 30 Yr Plan & Decent Homes Backlog Funding	4,393,000	2,928,390	650,528	3,578,918	(814,082)	(559,000)		In the main this relates to £230k which will be credited to the Housing Maintenance Fund to be reprioritised in future years to meet costs identified by the stock condition survey. Also a budget of £350k for Council House DFG's will be underspent by £235k due to the fact there is provision on CG200 above. (see note above)	
CA102	Sewerage Treatment Facilities	61,000	(342)	525	183	(60,817)		61,000		
CA111	Renewable Energy Fund Spend	270,000	113,660	0	113,660	(156,340)	(120,000)			
CA112	Birchen Lane - re development of unit for housing conversion	180,000	6,162	955	7,117	(172,883)		173,000		
CA113	Council House Building - St Andrews Street	1,500,000	730,013	842,831	1,572,844	72,844				
CA114	Council House Building - Fir Close Willand	691,000	480,698	155,295	635,994	(55,006)				
CA115	Housing Server replacement & Progress upgrade	20,000	0	0	0	(20,000)	(20,000)			
CA116	Westex South Shops - Walkway and flat roofs on shops	25,000	0	0	0	(25,000)	(25,000)			
CA118	11 Authers Heights	112,000	112,000	0	112,000	0				
		<b>7,252,000</b>	<b>4,370,582</b>	<b>1,650,135</b>	<b>6,020,717</b>	<b>(1,231,283)</b>	<b>(724,000)</b>	<b>234,000</b>		
Original Budget for 10 units - scheme amended to 14 units therefore budget revised to £1.5m. £280k funding from HCA following successful funding bid. Forecast completion date July'15. Circa £104k (to date) of demolition costs included in the contract will be charged on to McCarthy Stone per agreement										
£120k funding from HCA following successful funding bid. Forecast completion date Feb'15										
Note Server works £12k are under £20k minimis & therefore charged to revenue										
This project will now be completed approx Spring 15/16 and is included in budget CA100-9059 for 15/16										
Purchase of previously sold RTB, added to Housing stock										
<b>CAPITAL PROGRAMME GRAND TOTAL</b>		<b>11,526,000</b>	<b>6,943,080</b>	<b>1,858,305</b>	<b>8,801,385</b>	<b>(2,724,615)</b>	<b>(855,700)</b>	<b>1,338,000</b>		