

**FINANCIAL UPDATE FOR THE SEVEN MONTHS TO 31 OCTOBER 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 2015/16 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 2016. 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, with 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 highlights 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 2015/16

2.1 The table below shows the opening position of key operational balances of the Council, the forecast in year movements and final predicted position at 31 March 2016:

Usable Reserves	31/03/2015	Forecast in year movement	31/03/2016
	£k	£k	£k
<b>Revenue</b>			
General Fund – see note	(2,380)	289	(2,091)
Housing Revenue Account	(2,000)	(129)	(2,129)
<b>Capital</b>			
Major Repairs Reserve	0	(212)	(212)
Capital Receipts Reserve	(985)	415	(570)
Capital Contingency Reserve	(1,123)	580	(543)

## 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 £2,380k as at 31/03/15.

3.2 The forecast General fund *deficit* for the current year is £289k as shown at Appendix A. The most **significant** service movements, highlighted in Appendix B, this month comprise:

	£k
Redundancy costs following Leisure management restructure	123
Recycling income down – tonnages up but lower price per tonne	70
Housing Benefit additional agency staff required	18
Lords Meadow Leisure Centre income down (Cancelled special discount for annual memberships)	15
Delayed introduction of Construction Infrastructure Levy (CIL)	15
Recycling – fuel and repairs down following purchase of new fleet	(55)
Homeless case numbers down with reduced B and B costs	(20)

It should be noted that whilst the price per tonne of commodities such as steel and glass has decreased, following falls in world prices, the amount of waste recycled has increased significantly as a consequence of the changes to the waste collection service.

Indeed in the draft budget for 2016/17 there is an overall budget movement of £200k from waste collection to recycling reflecting the increase in the recycling tonnage and the movement of one crew from one sphere to the other. Aside from the monetary considerations this is also beneficial for our environment.

3.3 The major variances are highlighted at Appendix B. The current income

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 £2,000k. A forecast underspend of £129k would increase the available balance to £2,129k.
- 4.3 The most significant items of this underspend comprise a surplus in income generated from community alarms, staffing savings and reduced expenditure on community initiatives.
- 4.4 There are budgeted revenue contributions to capital projects as follows for 2015/16.

Description	Budget £'000	Forecast Outturn £'000	Variance £'000
Sewage pumping stations	50	50	0
HRA digital transformation	30	30	0
Replacement vehicles	59	59	0

In addition to the above, the works required at Birchen Lane, which were slipped from the 2014/15 capital programme will still require funding. Part of these costs may need to be covered by a revenue contribution from the HRA.

#### 5.0 Major Repairs Reserve

- 5.1 The Major Repairs Reserve had a nil balance at 31 March 2015. After this year's capital expenditure and funding of the Major Repairs Reserve the closing balance is forecast to be £212k.

#### 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 £3,965k against a budgeted Capital Programme of £13,720k.
- 6.3 Forecast *net* underspends currently amount to (£32k), which are mainly comprised of the following (please see notes on appendix G):

- ICT software for 'Incab' re Waste & recycling vehicles £(60)k
- Various projects charged to revenue as under £20k (Capital de minimis) £(125)k
- Forecast additional spend on Council House building

project at St Andrews Street £144k

6.4 Forecast slippage into 2016/17 currently amounts to £5,717k, which are mainly comprised of the following projects (please see notes on appendix G):

• Land Drainage scheme – Ashleigh Park Bampton	£67k
• Sewerage treatment works – Washfield	£25k
• Works in relation to major repairs of our council houses	£212k
• Renewable Energy fund - renewable wall insulation	£70k
• Tiverton Pannier Market Roof	£110k
• Various ICT projects	£294k
• 5 Refuse vehicles	£740k
• Council House Build Projects at Burlescombe & Beech Road Tiverton	£987k
• Council House Build Projects at Palmerston Park & Birchen lane Tiverton	£2,620k
• Exe Valley Leisure Centre fitness gym extension	£473k
• Multi-Storey car park works	£89k

## 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 2015	(1,123)
Funding required to support 2015/16 Capital Programme	298
Earmarked Reserve for Private Sector Housing	282
<b>Forecast Balance at 31 March 2016</b>	<b>(543)</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 2015	(985)
Earmarked Reserve for Private Sector Housing	194
	<b>(791)</b>
Net Receipts to date (includes 8 RTB's)	(422)*
(* Forecast pending completion of Q3 pooling return)	
<b>Current Balance</b>	<b>(1,213)</b>
Forecast further capital receipts in year	(258)
Forecast capital receipts to be applied in year	901
Forecast Unapplied Capital Receipts c/fwd. 31 March 2016	<b>(570)</b>
	=====

## 9.0 Treasury Management

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

Interest Received:

	<b>Budget</b>	<b>Forecast</b>	<b>Variance</b>
	<b>£k</b>	<b>£k</b>	<b>£k</b>
Interest from HRA funding	(69)	(69)	0
Investment Income Received	(65)	(75)	(10)
	-----	-----	-----
<b>Total Interest Receivable</b>	<b>(134)</b>	<b>(144)</b>	<b>(10)</b>
	=====	=====	=====

The investment income from the CCLA property investment for 2015/16 has not been included in the figures above.

## **10.0 New Homes Funding**

**10.1** Members will be pleased to learn that the Housing and Communities Agency (HCA) has approved funding for the Palmerston Park development amounting to £1.17m. This comprises £45k per property (£45k x 26), which is significantly more than was first envisaged.

## **11.0 Conclusion**

11.1 Members are asked to note the revenue and capital forecasts for the current financial year. This report covers the first seven months of the year and begins to show some key trends.

11.2 Clearly some pressures can be seen developing in the General Fund and managers in some areas are struggling to meet their budgets. Some of the factors involved are external and beyond our control. Overall the forecast for the year at this point is a deficit of £289k on a net budget of £8.7 million, a 3.3% variance.

11.3 This monitoring report comes at a time when our draft 2016/17 budget, based upon a series of assumptions, shows a deficit of £827k. Our total budget requirement for the General Fund has already dropped from £11.45m in 2010/11 to the current year's £8.77m with the expectation that the Revenue Support Grant from central government of £1.7m will be lost entirely by 2019/20. Going forward Members will be required to consider various potential future scenarios and inevitably some challenging decisions will need to be made to facilitate a balanced budget, of prioritised services, linked to the new corporate plan.

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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 OCTOBER 2015**

Com	General Fund Summary	Note	2015/16 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	1,197,130	(24,000)	-2.0%
LD	Legal & Democratic Services: Member/Election Services	B	1,027,290	28,300	2.8%
	<b>Cllr N V Davey</b>				
CP	Car Parks	C	(23,680)	(39,000)	-164.7%
ES	Cemeteries & Public Health	D	156,640	(15,000)	-9.6%
ES	Open Spaces	F	593,300	20,000	3.4%
GM	Grounds Maintenance	E	(16,870)	25,000	-148.2%
WS	Waste Services	H	2,287,120	65,000	2.8%
	<b>Cllr C R Slade</b>				
CD	Community Development	I	328,270	5,800	1.8%
ES	Environmental Services incl. Licensing	D	157,180	19,000	12.1%
IT	IT Services	Q	(12,040)	(35,900)	298.2%
PR	Planning - Land charges	N	(600)	(15,000)	2500.0%
RS	Recreation And Sport	J	662,400	271,000	40.9%
	<b>Cllr P H D Hare-Scott</b>				
FP	Finance And Performance	K	(180)	0	0.0%
RB	Revenues And Benefits	L	782,650	(116,000)	-14.8%
	<b>Cllr R L Stanley</b>				
ES	ES: Private Sector Housing Grants	D	112,120	10,000	8.9%
HG	General Fund Housing	M	317,150	(45,000)	-14.2%
PS	Property Services	G	253,800	(336,000)	-132.4%
	<b>Cllr R J Chesterton</b>				
CD	Community Development: Markets	I	60,550	10,000	-16.5%
PR	Planning And Regeneration	N	960,400	170,000	17.7%
	<b>Cllr M Squires</b>				
CS	Customer Services	O	15,730	56,000	356.0%
ES	Environment Services - Public Health	D	356,920	0	0.0%
HR	Human Resources	P	98,470	0	0.0%
LD	Legal & Democratic Services: Legal Services	B	(10)	19,000	
	<b>All General Fund Services</b>		<b>9,313,740</b>	<b>73,200</b>	<b>0.8%</b>
IE260	Interest Payable		68,390	79,064	
IE290	Interest Receivable on Investments		(65,000)	(10,000)	
	Additional dividend re Heritable Investment			(43,958)	
	Interest from Funding provided for HRA		(69,090)	0	
	New Homes Bonus Grant		0	(1,612,725)	
	Sundry Grants		0	0	
ABFGF	Statutory Adjustments (Capital charges)		(905,860)	83,453	
TREMR	Net Transfer to/(from) Earmarked Reserves	APP B	424,170	1,619,725	
	<b>TOTAL BUDGETED EXPENDITURE</b>		<b>8,766,350</b>	<b>188,759</b>	<b>2.2%</b>
	Formula Grant (includes Non Domestic rates)		(3,767,480)	100,000	
	Council Tax		(4,955,540)	0	
	Collection Fund Surplus		(43,330)	0	
	<b>TOTAL BUDGETED FUNDING</b>		<b>(8,766,350)</b>	<b>100,000</b>	<b>-1%</b>
	<b>Forecast in year (Surplus) / Deficit</b>		<b>0</b>	<b>288,759</b>	
	General Fund Reserve 01/04/15			(2,380,180)	
	<b>Forecast General Fund Balance 31/03/16</b>			<b>(2,091,421)</b>	

## GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 OCTOBER 2015

Note	Description of Major Movements	Full Year Forecast Variation (Net of Trf to EMR)	PDG
<b>A</b>	<b>Corporate Management</b>		
	External audit fees have seen a significant reduction	(24,000)	Cabinet
		(24,000)	
<b>B</b>	<b>Legal &amp; Democratic Services</b>		
	Legal Services recruitment costs	6,000	Cabinet
	Income - Legal Section 106 work less than in previous years and fees & charges down	13,000	Cabinet
	Members' tablets, cost was budgeted as Capital Expenditure but as less than £20k falls as Revenue Expenditure (see appendix G)	12,000	Cabinet
	Cost of District Council Elections (covered by earmarked reserve)	43,000	Cabinet
	Recovered costs on General Election	(10,000)	Cabinet
	Individual election registration (IER) costs less than budgeted	(10,000)	Cabinet
	More IER Grant income received than budgeted	(2,700)	Cabinet
	Various other minor variances	(4,000)	Cabinet
		47,300	
<b>C</b>	<b>Car Parks</b>		
	Pay and Display income £19k up against budget at half year. Yearend forecast can be changeable month by month	(23,000)	MTE
	Increased income from off-street fines	(10,000)	MTE
	Other minor variances	(6,000)	MTE
		(39,000)	
<b>D</b>	<b>Environmental Services combined</b>		
	Salary underspends in Environmental Enforcement due to vacant post and overtime budget	(6,000)	CWB
	Licensing Unit salaries - Increase in hours and JE impact	15,000	CWB
	Cemetery income above profile on internments & exclusive burial rights	(15,000)	MTE
	Environmental Health salary overspend due to a service restructure and JE	10,000	CWB
	Private Sector Housing salary overspend due to restructure, increased hours and JE	10,000	DAAH
		14,000	
<b>E</b>	<b>Grounds Maintenance</b>		
	£25k cut in grass cutting budget from Devon County Council	25,000	MTE
		25,000	
<b>F</b>	<b>Open Spaces</b>		
	Urgent repairs works to play area wall at Newcombes Meadow	20,000	MTE
		20,000	
<b>G</b>	<b>Property Services</b>		
	Market Walk income not budgeted - Predicting £363k of net income at year end to be off-set by costs of PWLB loan and capital financing. The projected surplus £172k will be transferred into reserves for future economic development.	(363,000)	MTE
	The new AV unit in the Council Chambers has come in more than first estimated	20,000	MTE
	Decrease in income received from Prospects leaving the rental space at Phoenix House	7,000	MTE
		(336,000)	

## GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 OCTOBER 2015

Note	Description of Major Movements	Full Year Forecast Variation (Net of Trf to EMR)	PDG
<b>H</b>	<b>Waste Services</b>		
	Refuse - vehicle repairs, running aged fleet until replacement need is known	50,000	MTE
	Recycling material income is down, this is due to receiving a lower price per tonne than budgeted	70,000	MTE
	Recycling - fuel and vehicle repairs due to new fleet	(55,000)	MTE
	Trade waste income up against budget which is part offset by additional disposal charges	(10,000)	MTE
	Trade waste - vehicle hire costs	10,000	MTE
		65,000	
<b>I</b>	<b>Community Development</b>		
	Salaries - variance in hours	(6,200)	CWB
	Market Income - proactive work is being carried out to try and meet this gap	10,000	CWB
	Grant spend covered by seed fund ear marked reserve	12,000	CWB
		15,800	
<b>J</b>	<b>Recreation And Sport</b>		
	Exe Valley Leisure Centre (EVLC) salaries	15,000	CWB
	EVLC Income-Adult/Junior membership volumes down-new manager looking in to	80,000	CWB
	Culm Valley Sports centre (CVSC) salaries	8,000	CWB
	Lords Meadow Leisure Centre (LMLC) salaries	5,000	CWB
	Lords Meadow Leisure Centre Income (cancelled operating special offer for annual memberships)	15,000	CWB
	Maintenance overspend -squash court roofs/ATP repairs at EVLC	25,000	CWB
	Redundancy costs due to management restructure	123,000	CWB
		271,000	
<b>K</b>	<b>Finance And Performance</b>		
		0	
<b>L</b>	<b>Revenues And Benefits</b>		
	HB Fraud section transferred to DWP from 01/05/15	(62,000)	CWB
	Additional agency staff required in Housing Benefit net of salary savings (maternity leave, post changes & vacant hours)	36,000	CWB
	Housing Benefit Subsidy	(90,000)	CWB
		(116,000)	
<b>M</b>	<b>General Fund Housing</b>		
	Better recovery on DARs	(25,000)	DAAH
	Lower costs than budgeted due to using own stock instead of B&Bs and case numbers below average	(20,000)	DAAH
		(45,000)	



## GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 OCTOBER 2015

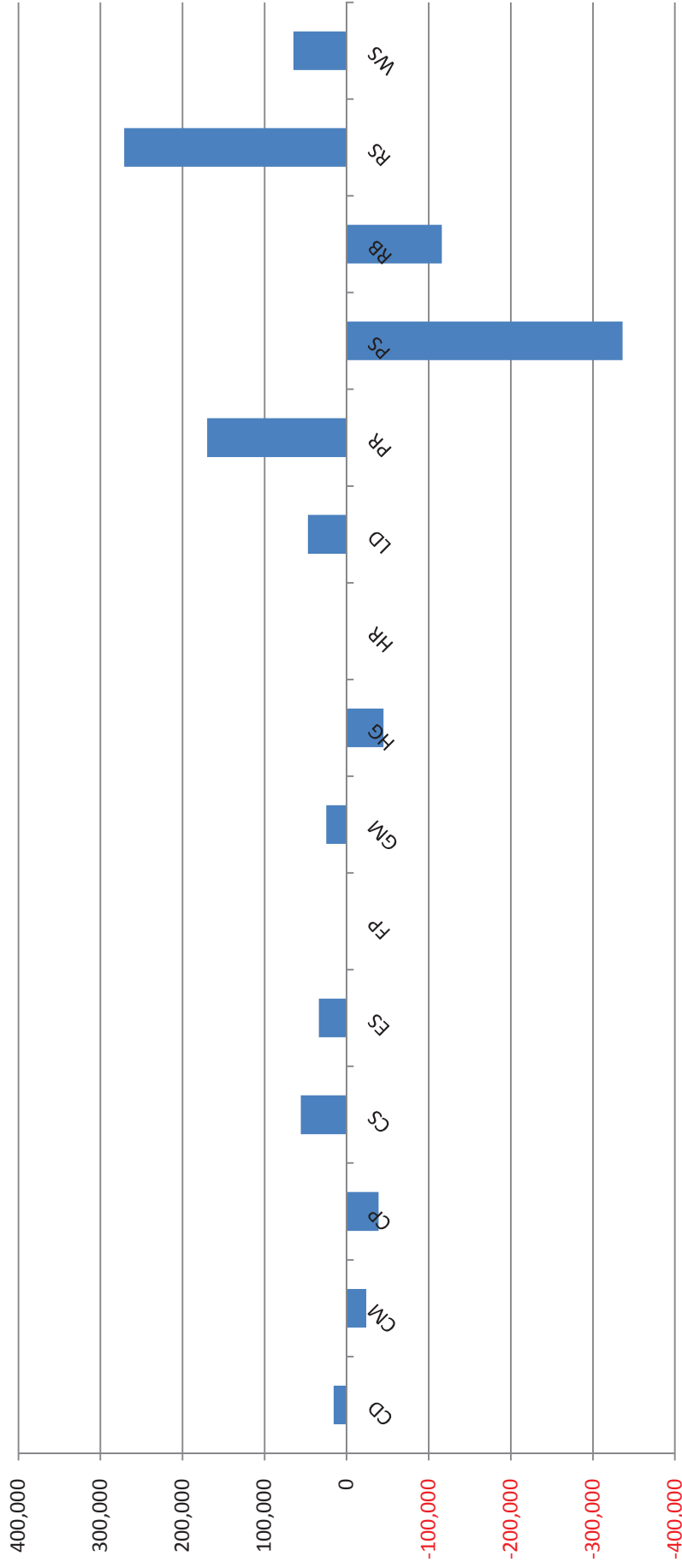
Note	Description of Major Movements	Full Year Forecast Variation (Net of Trf to EMR)	PDG
<b>N</b>	<b>Planning And Regeneration</b>		
	Enforcement-Direct Action costs (predominantly Harlequin Valet)	80,000	CWB
	Enforcement salary savings	(10,000)	CWB
	Development Control salaries (incl recruitment costs)	10,000	CWB
	Development Control income	(10,000)	CWB
	Local Plan consultancy costs	25,000	CWB
	Land charges fee income	(15,000)	CWB
	Building Control shared arrangement with NDDC/Consultancy costs	30,000	CWB
	Forward Planning salaries (incl recruitment costs)	5,000	CWB
	Non Commencement of CIL	15,000	CWB
	Business advice service for whole of Mid Devon (covered by earmarked reserve)	25,000	CWB
		155,000	
<b>O</b>	<b>Customer Services</b>		
	Staffing for Digital Strategy Projects funded by Ear Marked Reserve (see below)	68,000	CWB
	Franked Mail	(12,000)	CWB
		56,000	
<b>P</b>	<b>Human Resources</b>		
<b>Q</b>	<b>I.T. Services</b>		
	Other sundries	(5,900)	Cabinet
	Salary saving - apprentice employed	(14,000)	Cabinet
	Head of BIS recharge to NDDC, any savings however will be earmarked for digital transformation expenditure	(30,000)	Cabinet
	Training costs (covered by earmarked reserve)	14,000	Cabinet
		(35,900)	
	<b>FORECAST (SURPLUS)/DEFICIT AS AT 31/03/16</b>	<b>73,200</b>	

<b>Cabinet</b>	<b>(12,600)</b>
<b>CWB</b>	<b>400,800</b>
<b>DAAH</b>	<b>(35,000)</b>
<b>MTE</b>	<b>(280,000)</b>
	<b>73,200</b>

## Net Transfers to / from Earmarked Reserves

New Homes Bonus monies earmarked for capital and economic regeneration projects	1,612,725
Transfer to digital transformation project	30,000
District Election Costs from earmarked reserve released	(43,000)
Local Plan consultancy costs	(35,000)
Projected surplus on Market Walk transfer to reserves earmarked for economic development	172,000
Business advice and Town project spend covered by earmarked reserve released	(25,000)
Digital strategy staffing from New Homes Bonus	(66,000)
Grant spend from seed fund earmarked reserve released	(12,000)
ICT training costs	(14,000)
<b>Net Transfer to / (from) Earmarked Reserves</b>	<b>1,619,725</b>

## 2015/16 General Fund Projected Outturn Variance £



**Key**

+ = Overspend / Income under target

- = Savings / Income above budget

- CD** Community Development
- CM** Corporate Management
- CP** Car Parks
- CS** Customer Services
- ES** Environmental Services
- FP** Finance and Performance
- GM** Grounds Maintenance
- HG** General Fund Housing
- HR** Human Resources

**Interest Receivable**

- IT** I.T. Services
- LD** Legal and Democratic
- PR** Planning and Regeneration
- PS** Property Services
- RB** Revenues and Benefits
- RS** Recreation and Sports
- WS** Waste Services



## GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD 01 APRIL TO 31 OCTOBER 2015

	2015/16	2015/16	2015/16	2015/16
	Annual Budget	Profiled Budget	Actual	Variance
Total Employee Costs	£	£	£	£
<b>General Fund</b>				
Community Development	284,610	166,023	158,909	(7,114)
Corporate Management	859,280	501,247	491,592	(9,655)
Customer Services	686,030	400,184	430,746	30,562
Environmental Services	853,970	498,149	544,833	46,684
Finance And Performance	589,040	343,607	355,439	11,832
General Fund Housing	191,940	111,965	109,580	(2,385)
Grounds Maintenance	415,900	242,608	229,918	(12,690)
Human Resources	292,190	170,444	169,187	(1,257)
I.T. Services	544,220	317,462	289,770	(27,692)
Legal & Democratic Services	411,330	239,943	232,516	(7,427)
Planning And Regeneration	1,413,870	824,758	768,576	(56,182)
Property Services	359,220	209,545	157,087	(52,458)
Recreation And Sport	1,504,870	877,841	914,221	36,380
Revenues And Benefits	706,340	412,032	378,676	(33,356)
Waste Services	1,792,050	1,045,363	1,007,079	(38,284)
	<b>10,904,860</b>	<b>6,361,171</b>	<b>6,238,128</b>	<b>(123,043)</b>
<b>Housing Revenue Account</b>				
BHO09 Repairs And Maintenance	773,080	450,963	377,185	(73,778)
BHO10 Supervision & Management	1,448,740	845,098	776,099	(68,999)
BHO11 Special Services	61,760	36,027	55,536	19,509
	<b>2,283,580</b>	<b>1,332,088</b>	<b>1,208,820</b>	<b>(123,268)</b>
<b>Total</b>	<b>£ 13,188,440</b>	<b>£ 7,693,259</b>	<b>£ 7,446,948</b>	<b>£(246,311)</b>

	2015/16	2015/16	2015/16	2015/16
	Annual Budget	Profiled Budget	Actual	Variance
Agency Staff	£	£	£	£
<b>General Fund</b>				
Car Parks	0	0	0	0
Community Development	0	0	0	0
Corporate Management	0	0	0	0
Customer Services	34,000	0	4,174	4,174
Environmental Services	0	0	5,945	5,945
Finance And Performance	0	0	0	0
General Fund Housing	0	0	0	0
Grounds Maintenance	5,000	2,917	13,617	10,700
Human Resources	0	0	7,042	7,042
I.T. Services	0	0	0	0
Legal & Democratic Services	0	0	0	0
Planning And Regeneration	0	0	0	0
Property Services	0	0	22,824	22,824
Recreation And Sport	0	0	0	0
Revenues And Benefits	0	0	29,201	29,201
Waste Services	88,510	51,631	80,957	29,326
	<b>127,510</b>	<b>54,548</b>	<b>163,761</b>	<b>109,213</b>
<b>Housing Revenue Account</b>				
BHO09 Repairs And Maintenance	0	0	0	0
BHO10 Supervision & Management	0	0	8,744	8,744
BHO11 Special Services	0	0	0	0
	<b>0</b>	<b>0</b>	<b>8,744</b>	<b>8,744</b>
<b>Total</b>	<b>£127,510</b>	<b>£54,548</b>	<b>£172,504</b>	<b>£117,956</b>

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

		2015/16 Annual Budget	Forecast	Variance
Housing Revenue Account (HRA)	Notes	£	£	%
SHO01 Dwelling Rents Income	<b>A</b>	(12,810,600)	(1,000)	0.0%
SHO04 Non Dwelling Rents Income	<b>B</b>	(519,780)	(17,000)	3.3%
SHO06 Tenant Charges For Services	<b>C</b>	(30,980)	(14,000)	45.2%
SHO07 Leaseholders' Service Charges	<b>D</b>	(19,840)	(4,000)	20.2%
SHO08 Contributions Towards Expenditure	<b>E</b>	(34,970)	2,000	-5.7%
SHO09 Alarm Income - Non Tenants	<b>F</b>	(138,170)	(55,000)	39.8%
SHO10 H.R.A. Investment Income	<b>G</b>	(40,000)	0	0.0%
SHO11 Miscellaneous Income	<b>H</b>	(19,000)	(17,000)	89.5%
SHO13A Repairs & Maintenance	<b>I</b>	3,274,710	32,000	0.0%
SHO17A Housing & Tenancy Services	<b>J</b>	1,358,850	(70,000)	-5.2%
SHO22 Alarms & L.D. Wardens expenditure	<b>K</b>	178,700	15,000	8.4%
SHO29 Bad Debt Provision Movement	<b>L</b>	25,000	0	0.0%
SHO30 Share Of Corporate And Democratic	<b>M</b>	202,890	0	0.0%
SHO32 H.R.A. Interest Payable	<b>N</b>	1,323,820	0	0.0%
SHO34 H.R.A. Transfers between earmarked reserves	<b>O</b>	2,589,500	0	0.0%
SHO36 H.R.A. R.C.C.O.	<b>P</b>	139,000	0	0.0%
SHO37 Capital Receipts Reserve Adjustment	<b>Q</b>	(15,600)	0	0.0%
SHO38 Major Repairs Allowance	<b>R</b>	1,986,590	0	0.0%
SHO45 Renewable Energy Transactions	<b>S</b>	(150,000)	0	0.0%
		<b>(2,699,880)</b>	<b>(129,000)</b>	<b>-4.8%</b>
Net recharge to HRA		1,223,440		
Capital Charges		1,476,440		
<b>Net Housing Revenue Account Budget</b>		<b>0</b>		

Housing Revenue Account	£k
Total HRA reserve as at 01/04/14	(2,000)
Forecast variance for the year (see above)	(129)
<b>Forecast HRA reserve as at 31/03/15</b>	<b>(2,129)</b>

Housing Maintenance Fund	£k
Opening balance	(6,360)
Amount required to fund MRA works	914
Reserve utilised for capital works (see appendix G)	3,921
Budgeted transfer to reserves	(2,465)
<b>Forecast closing balance</b>	<b>(3,990)</b>

Renewable Energy Fund	£k
Opening balance	(370)
Expenditure forecast for this year (see appendix G)	200
Income forecast for this year	(163)
<b>Forecast closing balance</b>	<b>(333)</b>

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

Note	Description of Major Movements	Corrective Action	Forecast Variance £
<b>A</b>	No major variance	None	(1,000)
<b>B</b>	Garage rents are ahead of target so far	N/A	(17,000)
<b>C</b>	LD warden contract generating more revenue than budgeted	N/A	(14,000)
<b>D</b>	No major variance	N/A	(4,000)
<b>E</b>	No major variance	N/A	2,000
<b>F</b>	Excellent performance of community alarms, both in the tenant population and private sector	N/A	(55,000)
<b>H</b>	Sale of a piece of land has generated income in excess of budget	N/A	(17,000)
<b>I</b>	Planned Maintenance contracts will require higher expenditure than expected	N/A	32,000
<b>J</b>	Various staffing savings combined with reduced expenditure on community initiatives	None	(70,000)
<b>K</b>	Final costs of wrapping up warden service	None	15,000
		<b>TOTAL</b>	<b>(129,000)</b>