

# ***Supplementary Committee Agenda***



**Epping Forest  
District Council**

## ***Finance and Performance Management Cabinet Committee Thursday, 19th January, 2017***

**Place:** Council Chamber, Civic Offices, High Street, Epping

**Time:** 7.00 pm

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### **10. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

#### **10.a Detailed Directorate Budgets - Housing Revenue Account (Pages 3 - 20)**

(Director of Resources) To consider the attached HRA Estimates 2017/18. (Annex 6)

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**COMMUNITIES DIRECTORATE  
HOUSING REVENUE ACCOUNT  
ESTIMATES 2017/18**

## HOUSING REVENUE ACCOUNT

### ESTIMATES 2017/18

#### Introduction

The Housing Revenue Account (HRA) has been prepared in accordance with the Local Government and Housing Act 1989, as amended by the Leasehold Reform, Housing and Urban Development Act 1993 and the Local Government Act 2003. Under this legislation the Secretary of State for the Department of Communities and Local Government (CLG) has the power to issue directives in respect of appropriate income and expenditure items.

The balance at 31 March 2016 was £3.202m, after an in year surplus of £0.632m. A surplus of £0.494m is expected in 2016/17 and a deficit of £1.674m in 2017/18. Capital Expenditure charged to Revenue is set at a higher level in both 2016/17 and 2017/18 than in 2015/16, and whilst these levels are affordable in these years, reductions need to be made in subsequent years as this is unsustainable. 2017/18 is the second year of four where 1% rent reductions were introduced by Central Government as part of the Welfare Reform and Work Act. In 2016/17 rent income is expected to fall by around £390,000 compared to the previous year somewhat more than originally predicted as in addition to the rent reductions there have been rather more sales than assumed in the budget. In 2017/18 a further reduction of £303,000 is predicted. Because of the rent reductions there will be less money for capital investment and it has therefore been necessary to introduce a moratorium on the housebuilding programme. The Capital Programme agreed in December has been based on ending the housebuilding programme until stage 1 of the further HRA Financial Options Review has been completed to determine the future of the housebuilding programme at Phase 3 but still assumes investment in the existing stock based on the modern standard. Again this issue will be determined through the HRA Financial Options Review. The Council has also been setting aside £3.18m (10%) per annum to pay back the £31.8m variable debt taken out in 2012 as part of the Self Financing subsidy settlement. A further uncertainty surrounding the HRA relates to the sale of high value voids to fund Housing Association right to buy. It had been hoped that some clarity around how the levy to be paid might work but this is yet to be piloted so this is still some time away.

At the end of 2011/12 the Council was required to pay to the Government their notional HRA surplus, as determined by the self financing settlement on the cessation of the previous subsidy system. From April 2012 the new Self Financing system, where councils now keep all rents in exchange for an allocation of housing debt came into effect. The council borrowed £185.456m in 6 tranches, 5 long term fixed rate loans maturing in 2038 and annually thereafter, and 1 shorter term variable loan maturing in March 2022. Self-Financing was to provide autonomy for Local Authority Housing - but the recent changes (and not all are finalised) have reduced that independence. It was a Cabinet decision to establish the Self-Financing reserve and Council will approve any change in this policy. Contributions in 2016/17 and 2017/18 have though been suspended in line with the HRA 30 year plan. The future approach to contributions to the Reserve will be considered as part of the HRA Financial Options Review,

#### Thirty Year HRA Financial Plan

The Council has for a number of years produced a thirty year HRA Financial Plan. However with the advent of self financing this has taken on more prominence. The Financial Plan is reviewed and updated quarterly to check actual progress against the plan and where necessary make amendments. The updated Financial Plan is reviewed by members twice annually.

### **Management and Maintenance**

Management and maintenance expenditure in 2016/17 has reduced by 1.2% (£182,000) in the probable outturn compared to the original estimates. In 2017/18 the costs have increased by 2.3% (£362,000) compared to the original 2016/17. There has been an increase in Management costs but a compensatory reduction in the contribution to the Repairs Fund. Management of repairs is defined as a Management cost and in the Original estimate some of these costs had been erroneously allocated to repairs.

### **Depreciation**

Under IFRS, introduced for the financial year 2010/11, there is a requirement to value and depreciate significant components of assets separately. The life cycles used are currently based on the Council's New Modern Home Standard. The value of the Housing stock increased by £63m when it was revalued toward the end of 2015/16 and this increase has had the effect of increasing the depreciation charge. The depreciation charge increased from £12.9m to £15.8m revised in 2016/17 and £16.0m in 2017/18.

### **Housing Repairs Fund**

The Housing Repairs Fund balance at the start of 2016/17 was £1.010m, and is planned to be £0.05m by the end of 2021/22. The contribution for 2016/17 and 2017/18 has been set at £5.8m and £6.0m respectively. The contribution has been increased year on year to meet expected expenditure levels. The 5 year plan will be reviewed again next year and the contributions reset based on expected spend then.

### **Major Repairs Reserve**

The Major Repairs Reserve balance as at the end of 2015/16 was £12.291m, and is planned to reduce to Nil by the end of 2018/19. Thereafter the Council will annually spend an amount equivalent to the amount made available each year.

### **Capital Expenditure**

Capital expenditure charged to revenue is based on the latest predictions of availability of funds to finance the Capital Programme. The contribution in 2016/17 is forecast to be £5.3m. In 2017/18 this rises to £6.6m.

### **Housing Repairs Service**

The Housing Repairs Service carries out a significant proportion of the repairs required to the Council's stock. The total cost of the Service is recharged to either the Housing Repairs Fund or (for capital projects) to the HRA Capital Programme. There is also a small amount of work carried out for the General Fund.

**Proposed Rent Increase**

The Welfare Reform and Work Act introduced 1% rent reductions for 4 years starting in 2016/17. It is expected to reduce the income to the Council's Housing Revenue Account (HRA) by around £228 million over the 30 year period, compared to previous forecasts. The proposed average rent decrease therefore for 2017/18 is 1.0% (£0.97 per week), which gives an average weekly rent for 2017/18 of around £95.59 per week.

**Interest on Receipts and Balances**

HRA interest income has remained relatively low during 2016/17 as the bank rate has reduced to 0.25%. There is no sign at the moment of rate increases so low levels of interest income is set continue. The Council is also lending shorter term which also yields lower rates however the General Fund has borrowed HRA capital receipts in the short term to finance its Capital Programme rather than borrow externally and this has at least helped boost interest receipts.

**Interest Payable on Loans**

This is for the servicing of loans the Council has taken to fund the CLG's Self-Financing Debt Settlement.

**Self-Financing Reserve**

As part of the debt portfolio taken out toward the end of 2011/12 a variable loan of £31.8m for 10 years was included. The thirty year HRA Financial Plan had demonstrated that HRA balances would have increased sufficiently for this to be repaid in 2021/22. This reserve was set up so that a sum equivalent to an average of 10% per annum could be set aside for this purpose. It may be necessary to amend the capital expenditure profile within the thirty year Financial Plan for this to be possible, which will be considered as part of the forthcoming HRA Financial Options Review. A pattern of contributions has been agreed previously by Members, reducing to £1.25million from 2016/17 and starting to rise again from 2019/20. The contribution for 2016/17 though has had to be foregone to create sufficient RCCO in that year.

**Minimum HRA Balance**

The Council's previously agreed minimum level of balance to be achieved is £2million, and this will be achieved in 2016/17 and 2017/18.

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
HOUSING REVENUE ACCOUNT SUMMARY**

2015/16		2016/17			2017/18
<i>Actual</i>	<i>Original Estimate</i>	<i>Probable Outturn</i>			<i>Original Estimate</i>
<i>£000's</i>	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>
				<b>EXPENDITURE</b>	
4,744	4,908	5,303		Supervision & Management General	5,550
3,467	3,902	3,770		Supervision & Management Special	3,898
362	384	401		Rents, Rates Taxes & Insurances	457
5,855	6,200	5,800		Contribution to Repairs Fund	6,000
0	50	0		Improvements / Service Enhancements	50
<b>14,428</b>	<b>15,444</b>	<b>15,274</b>		<b>MANAGEMENT &amp; MAINTENANCE</b>	<b>15,955</b>
13,498	12,925	15,765		Depreciation	16,028
68	70	64		Treasury Management Expenses	62
76	120	100		Provision for Bad/Doubtful Debts	100
<b>28,070</b>	<b>28,559</b>	<b>31,203</b>			<b>32,145</b>
				<b>INCOME</b>	
(32,150)	(32,032)	(31,788)		Gross Rent of Dwellings	(31,613)
(854)	(887)	(877)		Non Dwellings Rent	(892)
(1,679)	(1,665)	(1,610)		Charges for Services & Facilities	(1,752)
(330)	(353)	(370)		Contribution from General Fund	(380)
<b>(35,013)</b>	<b>(34,937)</b>	<b>(34,645)</b>			<b>(34,637)</b>
<b>(6,943)</b>	<b>(6,378)</b>	<b>(3,442)</b>		<b>NET COST OF SERVICES</b>	<b>(2,492)</b>

**COMMUNITIES DIRECORATE  
ESTIMATES 2017-2018  
HOUSING REVENUE ACCOUNT SUMMARY (2)**

2015/16		2016/17			2017/18
Actual £000's	Original Estimate £000's	Probable Outturn £000's			Original Estimate £000's
(6,943)	(6,378)	(3,442)	NET COST OF SERVICES		(2,492)
(629)	(169)	(246)	Interest on Receipts and Balances		(162)
5,573	5,621	5,562	Interest Payable on Loans		5,562
(5,897)	(5,363)	(7,736)	Transfer from MRR		(7,808)
(28)	(25)	(23)	Reversal of Repairs Service depreciation		(30)
695	710	727	Pensions Interest Payable/Return on Assets		727
<u>(7,229)</u>	<u>(5,604)</u>	<u>(5,158)</u>	<b>NET OPERATING INCOME</b>		<u>(4,203)</u>
			APPROPRIATIONS		
4,344	6,900	5,367	Capital expenditure funded by the HRA		6,580
(757)	(860)	(703)	IAS 19 Adjustment		(703)
3,180	0	0	Transfer to Self Financing Reserve		0
(179)	0	0	Transfer to Enhancement Fund		0
9	0	0	Leave Accruals		0
<u>6,597</u>	<u>6,040</u>	<u>4,664</u>			<u>5,877</u>
<u>(632)</u>	<u>436</u>	<u>(494)</u>	<b>(SURPLUS)/DEFICIT FOR YEAR</b>		<u>1,674</u>
2,570	2,487	3,202	BALANCE BROUGHT FORWARD		3,696
(632)	447	(494)	(SURPLUS)/DEFICIT FOR YEAR		1,674
<u><b>3,202</b></u>	<u><b>2,040</b></u>	<u><b>3,696</b></u>	<b>BALANCE CARRIED FORWARD</b>		<u><b>2,022</b></u>

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
HOUSING REPAIRS FUND SUMMARY**

<b>2015/16</b>		<b>2016/17</b>			<b>2017/18</b>
<i>Actual</i>	<i>Original Estimate</i>	<i>Probable Outturn</i>			<i>Original Estimate</i>
<i>£000's</i>	<i>£000's</i>	<i>£000's</i>			<i>£000's</i>
				<b>EXPENDITURE</b>	
3,887	4,350	3,826		Responsive and Void Repairs	3,971
2,476	2,166	2,181		Planned & Cyclical Maintenance	2,176
(27)	(67)	(508)		Other items	(85)
<b>6,336</b>	<b>6,448</b>	<b>5,500</b>		<b>TOTAL EXPENDITURE</b>	<b>6,063</b>
<b>(5,855)</b>	<b>(6,200)</b>	<b>(5,800)</b>		<b>CONTRIBUTION FROM HRA</b>	<b>(6,000)</b>
<b>481</b>	<b>248</b>	<b>(300)</b>		<b>(SURPLUS)/DEFICIT FOR YEAR</b>	<b>63</b>
1,491	436	1,010		BALANCE BROUGHT FORWARD	1,310
481	248	(300)		(SURPLUS)/DEFICIT FOR YEAR	63
<b>1,010</b>	<b>188</b>	<b>1,310</b>		<b>BALANCE CARRIED FORWARD</b>	<b>1,247</b>

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
MAJOR REPAIRS RESERVE SUMMARY**

<b>2015/16</b>		<b>2016/17</b>			<b>2017/18</b>
<i>Actual</i>	<i>Original Estimate</i>	<i>Probable</i>	<i>Outturn</i>		<i>Original Estimate</i>
<i>£000's</i>	<i>£000's</i>	<i>£000's</i>	<i>£000's</i>		<i>£000's</i>
				<b>EXPENDITURE</b>	
6,478	16,140	10,762		CAPITAL EXPENDITURE	14,870
5,871	5,363	7,736		TRANSFERRED TO HRA	7,808
<b>12,349</b>	<b>21,503</b>	<b>18,498</b>		<b>TOTAL EXPENDITURE</b>	<b>22,678</b>
<b>(13,486)</b>	<b>(12,925)</b>	<b>(15,765)</b>		<b>DEPRECIATION</b>	<b>(16,028)</b>
<b>(1,137)</b>	<b>8,578</b>	<b>2,733</b>		<b>(SURPLUS)/DEFICIT FOR YEAR</b>	<b>6,650</b>
11,154	9,101	12,291		BALANCE BROUGHT FORWARD	9,558
(1,137)	8,578	2,733		(SURPLUS)/DEFICIT FOR YEAR	6,650
<b>12,291</b>	<b>523</b>	<b>9,558</b>		<b>BALANCE CARRIED FORWARD</b>	<b>2,908</b>

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
SUPERVISION AND MANAGEMENT GENERAL**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Capital Monitoring	171	128	130	132	0	132	The charges here represent staff time monitoring and reporting on HRA Capital expenditure. There has been little change in cost.
Comp.Costs New Hsg.System	15	5	6	31	0	31	No Material Change
Contribution To General Fund	627	654	668	699	0	699	This heading includes the HRA's contribution to the Corporate activities of the Authority. The percentage charge has remained unchanged so any increase relates to additional costs charged to Corporate and Democratic core.
Hsg. Man. Support Servs.	187	208	173	185	0	185	This heading is for the cost associated with support issues rather than management issues. There has been a reduction in time spent on such issues.
Managing Tenancies	1,200	1,228	1,055	1,112	0	1,112	The Housing Management team split their time between general magement and arrears management and the allocations can vary between the two. There has been a reduction here but an increase on arrears management.
New House Builds	101	187	258	235	0	235	The budget is for revenue costs associated with the House Building programme such as expenses that cannot be capitalised, various administrative costs and any abortive costs when a particular site does not proceed. Costs have increased as the programme has progressed and may increase further if a decision to cease the progamme is made as those costs incurred and previously capitalised will need to be charged back to the revenue account.
Policy & Management	330	333	286	296	0	296	This budget is concerned with the overall management of the Housing Revenue Account and the majority of costs here relate to the Director and Assistant Directors of Communities. There has been a reduction year on year due to additional time spent on Corporate activities
Rent Accounting & Collection	800	864	966	969	0	969	Much of the increase here relates to the reduction shown under Managing tenancies.
Repairs Management	712	705	1,166	1,285	0	1,285	This heading holds the costs related to the management of repairs, some of these costs had been included under repairs previously which was incorrect.
Sale Of Council Houses	151	178	146	171	(39)	132	Right to buy sales continue to slow down through 16/17 and onto 17/18 hence the reduction in costs.
Tenant Participation	42	33	18	20	0	20	There has been a reduction in staff time spent on this activity but also a period when the participation officer post was vacant.
Waiting Lists & Allocations	368	385	431	454	0	454	Allocations here in the main relate to the Housing Options team who are responsible for allocating tenants to properties as well as dealing with homelessness issues. Time spent on this function has increased slightly.
<b>Grand Total</b>	<b>4,704</b>	<b>4,908</b>	<b>5,303</b>	<b>5,589</b>	<b>(39)</b>	<b>5,550</b>	

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
SUPERVISION AND MANAGEMENT SPECIAL**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Aged Persons Management	673	770	719	748	0	748	There has been a reduction in electricity charges and a also movement in allocations here to support charges particularly in 2017/18
Aged Persons Support	313	314	314	330	0	330	Costs here have remained similar save for an inflationary increase in 2017/18.
Homelessness Management	266	279	240	230	0	230	Staff time spent on support activities has increased as this has decreased. Overall there is little change
Homelessness Support	21	20	48	48	0	48	As above.
Special Items	2,194	2,519	2,449	2,542	0	2,542	The budget includes a number of costs such as staircase lighting, communal heating, serwerage related works, grounds maintenance and a number of other less significant services. Costs are expected to be less in 2016/17 than anticiapted before returning to similar levels to the original 2016/17 budget for 2017/18.
<b>Grand Total</b>	<b>3,467</b>	<b>3,902</b>	<b>3,770</b>	<b>3,898</b>	<b>0</b>	<b>3,898</b>	

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
RENT, RATES AND OTHER EXPENDITURE**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Capital Exp Charged To Revenue	4,344	6,900	5,367	6,680	0	6,680	The levels here have been agreed as part of the capital review in December 2016. They can vary quite significantly depending on the level of Capital spend programmed in any particular year.
Debt Management	68	70	64	62	0	62	Costs are predicted to be a little lower than expected due to less time spent on treasury management activities.
Increase Bad & Doubtful Debts	76	120	100	100	0	100	Bad Debts Provision is based on the level of arrears expected at the year end. The 2015/16 actual was lower than expected as arrears were below that predicted the assumed level of arrears in 2016/17 now looks like being a bit lower than expected also.
Rents/ Rates/Taxes/Insurance	362	384	401	457	0	457	From 1st April 2017 the council tax charge for empty properties is effective after the first month whereas currently it is after three months. It is expected that additional charges of around £50,000 will be incurred. There has also been an increase in both Public Liability and Buildings Insurance.
<b>Grand Total</b>	<b>4,850</b>	<b>7,474</b>	<b>5,932</b>	<b>7,299</b>	<b>0</b>	<b>7,299</b>	

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
CAPITAL CHARGES**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Depreciation	13,498	12,925	15,765	16,028	0	16,028	Depreciation is based on the value of HRA assets and the expected useful lives of assets and components. Property values increased at the end of 2015/16 and as a result depreciation has increased in both 2016/17 and 2017/18.
<b>Grand Total</b>	<b>13,498</b>	<b>12,925</b>	<b>15,765</b>	<b>16,028</b>	<b>0</b>	<b>16,028</b>	

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
PROPERTY RELATED INCOME**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Charges to Services & Facilities	(2,134)	(1,665)	(1,610)	0	(1,752)	(1,752)	This income relates to service charges and various other charges made to tenants. The County Council is proposing to withdraw funding for some services and as a result it is proposed to increase charges to compensate for this.
Contribution from General Fund	(330)	(353)	(370)	0	(380)	(380)	This is the contribution made towards grounds maintenance costs of housing land in relation to properties that have been sold under the Housing Right to Buy legislation. The year on year allocation from grounds maintenance has increased mainly due to the new Oakwood Hill depot.
Garages	(827)	(856)	(846)	0	(861)	(861)	Garage voids have been a little higher than expected. In 2017/18 an increase of 1.8% is due to be applied raising rents from £8.35 to £8.50 per week.
Gross Rent of Dwellings	(32,150)	(32,032)	(31,788)	0	(31,613)	(31,613)	Rental income is based on a 1% reduction in rents as a result of the Welfare Reform Act. There will however be additional income from the 6 properties purchased during 2016/17 and in 2017/18 from the first 23 properties from the housebuilding programme.
Ground Rents	(10)	(10)	(10)	0	(10)	(10)	This relates to the Ground Rents for Leaseholders
Other Miscellaneous Rents	(17)	(21)	(21)	0	(21)	(21)	Income here relates to a few non dwelling rents that are held in the HRA.
<b>Grand Total</b>	<b>(35,468)</b>	<b>(34,937)</b>	<b>(34,645)</b>	<b>0</b>	<b>(34,637)</b>	<b>(34,637)</b>	

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
INTEREST INCOME**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Interest On Capital Balances	(377)	(55)	(134)	0	(97)	(97)	The interest on Capital and Revenue Balances is based on the HRA's Usable Reserves and the Average Investment Interest Rates expected. The planned use of these reserves has been modelled in line with the Capital Programme. Interest on Capital has increased due to an additional internal borrowing by the General Fund. Interest on Revenue balances is lower as HRA balances are expected to fall over the next few years.
Interest On Revenue Balances	(252)	(114)	(112)	0	(65)	(65)	
<b>Grand Total</b>	<b>(629)</b>	<b>(169)</b>	<b>(246)</b>	<b>0</b>	<b>(162)</b>	<b>(162)</b>	

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
INTEREST PAYABLE**

	2015/16	2016/17		2017/18		
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure
	£000	£000	£000	£000	£000	£000
Self Financing Interest	5,573	5,621	5,562	5,562	0	5,562
<b>Grand Total</b>	<b>5,573</b>	<b>5,621</b>	<b>5,562</b>	<b>5,562</b>	<b>0</b>	<b>5,562</b>

The debt portfolio was agreed as £154m fixed rate between 3.45% and 3.5% and variable rate of £32m (0.86% expected in 2016/17) was taken out. The interest on this debt is expected to be around £5.56m per annum.

**COMMUNITIES DIRECTORATE  
ESTIMATES 2017-2018  
SUPPORT AND TRADING SERVICES**

	2015/16	2016/17		2017/18			
	Actual	Original Estimate	Probable Outturn	Gross Expenditure	Gross Income	Net Expenditure	
	£000	£000	£000	£000	£000	£000	
Communities Policy Group	0	0	0	867	(867)	0	The budget relates to the Director and Assistant Directors of Communities. The majority of costs are recharged to the HRA which is why this is reported here.
Housing Services Admin	0	0	0	439	(439)	0	The budget relates to the housing admin functions within the Communities directorate and is fully recharged to other headings.
<b>Grand Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,306</b>	<b>(1,306)</b>	<b>0</b>	

COMMUNITIES DIRECTORATE								
ESTIMATES 2017-2018								
HOUSING REPAIRS FUND FIVE YEAR PROGRAMME								
ACTUAL 2015/16	DETAIL	ORIGINAL ESTIMATE 2016/17	PROBABLE OUTTURN 2016/17	ORIGINAL ESTIMATE 2017/18	Forecast Spending			
					18/19	19/20	20/21	21/22
£'000 2,913	Responsive Repairs	£'000 3,016	£'000 2,746	£'000 2,714	2,985	3,284	3,317	3,350
1,341	Voids (Refurbishment)	1,334	1,080	1,257	1,383	1,521	1,537	1,552
2,169	Planned Maintenance / Improvements	2,166	2,181	2,176	2,180	2,180	2,180	2,180
63	Miscellaneous Projects	63	38	38	35	35	35	35
5	Feasibilities	5	3	3	3	3	3	3
(136)	Less Income	(136)	(548)	(125)	(125)	(125)	(125)	(125)
<b>6,356</b>	<b>TOTAL EXPENDITURE</b>	<b>6,448</b>	<b>5,500</b>	<b>6,063</b>	<b>6,462</b>	<b>6,898</b>	<b>6,946</b>	<b>6,995</b>
-1,491	<b>Balance brought forward</b>	-437	-1,010	-1,310	-1,247	-986	-487	-141
-6,200	Contribution from H.R.A.	-6,200	-5,800	-6,000	-6,200	-6,400	-6,600	-6,900
6,356	Less Expenditure (above)	6,448	5,500	6,063	6,462	6,898	6,946	6,995
<b>(1,335)</b>	<b>BALANCE CARRIED FORWARD (SURPLUS) / DEFICIT</b>	<b>(189)</b>	<b>(1,310)</b>	<b>(1,247)</b>	<b>(986)</b>	<b>(487)</b>	<b>(141)</b>	<b>(46)</b>

Sum of Original Estimate 17/18		Account Type Account Code Account Code Name (L6)											Expense Total	Income 9000	9005	9007	Income Total	Grand Total
Cost Centre Name (L5)	Cost Centre Name - Subjective	Expense 0010 Employee Expenses	1000 Premises Related Expenses	2000 Transport Related Expenses	3000 Supplies And Services	4000 Contracted Services	5000 Support Services	6000 Asset Charges	9006 Internal Recharges	5001 Support Servii	5002 Support Serv	3001 Supplies And Services	Misc Income	Other Contributions	Fees & Charges			
<b>Supervision/Management General</b>	Policy & Management	-	-	-	59,260	-	117,450	-	-	117,910	-	-	294,620	-	-	-	-	294,620
	Sale Of Council Houses	470	-	20	670	-	105,680	-	(39,000)	65,480	-	-	133,320	-	-	-	-	133,320
	Capital Monitoring	10,730	-	540	10	-	119,240	-	-	760	-	-	131,280	-	-	-	-	131,280
	Comp.Costs New Hsg.System	-	-	-	30,500	-	410	-	-	-	-	-	30,910	-	-	-	-	30,910
	Tenant Participation	-	150	800	3,400	-	8,100	-	-	7,310	-	-	19,760	-	-	-	-	19,760
	Contribution To General Fund	-	-	-	6,600	-	692,290	-	-	-	-	-	698,890	-	-	-	-	698,890
	Repairs Management	921,990	-	36,980	1,800	-	324,520	-	-	-	-	-	1,285,290	-	-	-	-	1,285,290
	New House Builds	98,990	-	4,190	65,120	-	66,980	-	-	-	-	-	235,280	-	-	-	-	235,280
	Managing Tenancies	446,690	-	19,980	44,000	-	547,240	-	-	50,990	-	-	1,108,900	-	-	-	-	1,108,900
	Waiting Lists & Allocations	274,930	-	5,860	36,020	-	121,250	-	-	17,410	-	-	455,470	-	-	-	-	455,470
	Rent Accounting & Collection	409,640	-	13,320	41,110	-	392,760	-	-	102,380	9,740	-	968,950	-	-	-	-	968,950
	Hsg. Man. Support Servs.	103,630	-	3,680	40	-	72,650	-	-	-	-	4,860	184,860	-	-	-	-	184,860
<b>Supervision/Management Special</b>	Aged Person Support	257,820	-	9,930	61,710	-	329,460	-	-	-	-	-	329,460	-	-	-	-	329,460
	Aged Persons Management	261,520	230,090	8,340	141,220	-	74,340	10,610	-	21,850	-	-	747,970	-	-	-	-	747,970
	Homelessness Management	117,510	44,800	1,740	19,280	-	38,090	4,870	-	4,760	-	-	231,050	-	-	-	-	231,050
	Homelessness support	36,830	-	780	40	-	10,410	-	-	-	-	-	48,060	-	-	-	-	48,060
	Special Items	615,120	1,122,870	32,160	228,220	202,690	275,480	12,700	-	52,790	-	-	2,542,030	-	-	-	-	2,542,030
<b>Rents, Rates Taxes &amp; Insurance</b>	Rents/ Rates/Taxes/Insurance	-	279,930	-	128,820	-	48,300	-	-	-	-	-	457,050	-	-	-	-	457,050
<b>Contribution To Repairs Fund</b>	Contribution To Repairs Fund	-	-	-	6,000,000	-	-	-	-	-	-	-	6,000,000	-	-	-	-	6,000,000
<b>Other Expenditure</b>	Increase Bad & Doubtful Debts	-	-	-	100,000	-	-	-	-	-	-	-	100,000	-	-	-	-	100,000
	Depreciation	-	-	-	-	-	-	16,028,360	-	-	-	-	16,028,360	-	-	-	-	16,028,360
	Debt Management	-	-	-	-	-	-	62,130	-	-	-	-	62,130	-	-	-	-	62,130
<b>Gross Rent Of Dwellings</b>	Gross Rent of Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	(31,613,000)	(31,613,000)	-	(31,613,000)
<b>Contribution From General Fund</b>	Contribution from General Fund	-	-	-	-	-	-	-	-	-	-	-	-	(379,590)	(379,590)	-	-	(379,590)
<b>Charges Services &amp; Facilities</b>	Charges to Services & Facilities	-	-	-	-	-	-	-	-	-	-	-	-	(8,130)	(1,751,550)	(1,751,550)	-	(1,751,550)
<b>Contribution To Hra</b>	Contribution To Hra	-	-	-	-	-	-	-	-	-	-	-	-	(6,200,000)	(6,200,000)	-	-	(6,200,000)
<b>Interest</b>	Mortgage Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Interest On Revenue Balances	-	-	-	-	-	-	-	-	-	-	-	(65,460)	-	-	-	-	(65,460)
	Interest On Capital Balances	-	-	-	-	-	-	-	-	-	-	-	(97,000)	-	-	-	-	(97,000)
<b>Non Dwelling Rents</b>	Garages	-	-	-	-	-	-	-	-	-	-	-	-	-	(861,370)	(861,370)	-	(861,370)
	Ground Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	(10,400)	(10,400)	-	(10,400)
	Other Miscellaneous Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	(21,040)	(21,040)	-	(21,040)
<b>Other Items</b>	Miscellaneous Projects	-	23,000	-	15,000	-	-	-	-	-	-	-	38,000	-	-	-	-	38,000
	Feasibilities	-	2,500	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	2,500
	Income	-	-	-	-	-	-	-	-	-	-	-	-	(125,000)	(125,000)	-	-	(125,000)
<b>Planned &amp; Cyclical Maintenance</b>	Planned Maintenance	-	1,960,000	-	-	-	1,680	-	-	-	-	-	1,961,680	-	-	-	-	1,961,680
	Engineering Maintenance	-	173,600	-	-	-	40,870	-	-	-	-	-	214,470	-	-	-	-	214,470
<b>Responsive &amp; Void Repairs</b>	Responsive Repairs	-	2,638,790	-	36,000	-	39,300	-	-	-	-	-	2,714,090	-	-	-	-	2,714,090
	Voids Refurbishment	-	1,257,280	-	-	-	-	-	-	-	-	-	1,257,280	-	-	-	-	1,257,280
<b>Self Financing Interest</b>	Self Financing Interest	-	-	-	-	-	-	5,562,000	-	-	-	-	5,562,000	-	-	-	-	5,562,000
<b>Total Capital Charges</b>	Capital Exp Charged To Revenue	-	-	-	-	-	-	6,680,000	-	-	-	-	6,680,000	-	-	-	-	6,680,000
<b>Grand Total</b>		<b>3,555,870</b>	<b>7,733,010</b>	<b>138,320</b>	<b>6,957,110</b>	<b>202,690</b>	<b>3,158,750</b>	<b>28,360,670</b>	<b>(39,000)</b>	<b>441,640</b>	<b>9,740</b>	<b>4,860</b>	<b>50,523,660</b>	<b>(196,060)</b>	<b>(6,587,720)</b>	<b>(34,340,630)</b>	<b>(41,124,410)</b>	<b>9,399,250</b>