

Appendix A

Quarter 1 / Month 3 (June 22) Financial Report – Housing Committee

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Revenue Budget – Housing General Fund

2021/22 Outturn £k	Forecast at M03 £k	Annual Budget £k	Outturn Variance £k	One-off events £k	Ongoing Pressures £k
509 Salaries	527	527	0		
(131) Meadowside Mobile Homes	(134)	(134)	0		
69 Westway	50	50	0		
34 Private Sector Enabling	82	82	0		
(186) Housing of the Homeless	(141)	(61)	(80)		(80)
55 Other Housing Renewal Functions	55	55	0		
15 Syrian & Afghan Refugees	25	25	0		
Ukraine Placements	0	0	0		
(22) Redstone House	0	0	0		
113 Housing Benefits	11	(69)	80		80
1 Other variances less than £10k	1	1	0		
458 Housing General Fund	476	476	0	0	0

Net balanced forecast with offsetting variances due to:

- Housing Benefit budget currently assumes that expenditure is matched by the Government, however this is not the case. For 2022/23, an indicative estimate at Q1 is that an £80k General Fund cost will be incurred.
- In prior years (inc 2021/22) the shortfall in Government support has been offset by applying Homelessness grant to legitimate costs elsewhere in the committee.
- This forecast reflects the assumption that one will offset the other, however further refinement is needed
- The 2023/24 budget will be updated to reflect a realistic position

Savings Tracker –Housing General Fund

Committee	Target	Blue Achieved	Green	Amber	Red	Black - BAU Full Year Forecast
	£k	£k	£k	£k	£k	£k
Housing GF	80	20	60	0	0	0

- The Housing general Fund Committee budget includes a savings target of £80k.
- Of this:
 - £20k is currently deemed to be achieved
 - £60k is deemed to be achievable
 - £0k is deemed to be at risk
- Detail of the savings plan for this committee is set out below:

MTFP Savings Title	Savings Achieved £	Green Forecast in Remainder of the Year £	Amber Forecast in Remainder of the Year £	Red Forecast in Remainder of the Year £	Total Savings Forecast in 2021/22 £
Increase Meadowside Mobile Home Sales	2,500	7,500			10,000
Reduce funding for Westway Centre (Douglas/Broughton) per lease agreement	12,500	37,500			50,000
Introduce a Vacancy Factor in staff budgets	5,000	15,000			20,000
	20,000	60,000	0	0	80,000

Revenue Risks – Housing General Fund

Committee	Outline of Risk	Mitigation	Range Max - Min £k	Likely Financial Risk £k
Housing	Rising inflation may induce greater unemployment and straining housing demands	Reviewing reasons for strain on the housing demands and allocating relevant New Burden grants	£0k- £120k	£60k
Housing	Higher unemployment directly linked to high risk of rent defaults	Reviewing reasons for strain on the housing demands and allocating relevant New Burden grants	£0-£100K	£40k

Revenue Budget – Housing Revenue Account

2021/22 Outturn £k	Forecast at M03 £k	Annual Budget £k	Outturn Variance £k	Change since last £k	One-off events £k	Ongoing Pressures £k
2,302 Salaries	2,540	2,540	0			
1,027 Services Costs	1,478	1,478	0			
1,542 Corporate Support Service	1,314	1,314	0			
2,457 Repairs and Maintenance	3,173	3,173	0			
1,616 Interest Changes on Loan	1,640	1,640	0			
(14,528) Rental Income Dwellings	(14,919)	(14,919)	0			
(263) Rental Income Garages	(400)	(400)	0			
(359) Other Income	(1,888)	(1,888)	0			
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(6,205) Total Revenue Movement before Tfr to Reserves	(7,063)	(7,063)	0	0	0	0
6,205 Transfer to Reserves	7,063	7,063	0			
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0 HRA	0	0	0	0	0	0

Capital Programme Update

- The Capital Budget was approved by Full Council on 2nd February 2022 at £460k for the General Fund and £11.6m for HRA.
- This was supplemented by £4.4m of carry forwards from 2021/22 as part of the outturn report to S&R on 30th June 2022
- The total budget for 2022/23 is therefore £16.0m
- The budget has been reviewed for deliverability at Q1 and at present it is deemed to be largely deliverable. Within the HRA, the budget holders have proposed rebalancing the budget amongst some lines to better reflect deliverability
- A small variance has been forecast on DFG, however this forecast actual spend rather than commitments

Scheme Name

Housing GF

Disabled Facilities Grants Mandatory

Total Housing GF

Housing Revenue Account

Council House Building

Roof Renewals

Structural Damage

Roads, Footpaths & Car Parking Areas HRA

Drainage Works

Conversion of Shared Facilities

Bathroom Renewals

Kitchen Renewals

Window Replacement

Thermal Insulation

New Central Heating

Rewiring HRA Capital Schemes

Service Renewal Boilers

Re-Plumbing

Works to Void Properties

Fire Precautions

DDA Upgrades

Removal of Hazardous Materials

Adaptations for the Disabled

Boundary Walls & Fences

Garages & Outhouses

Door Entry Systems

IT - Hardware/Infrastructure/Projects

	Original Budget 2022/23 £	Carry Forward from 2021/22 £	Original Budget including Carry Forwards 2022/23 £	Forecast at M3 2022/23 £	Forecast Variance M3 2022/23 £
	460,000	0	460,000	400,000	(60,000)
Total Housing GF	460,000	0	460,000	400,000	(60,000)
	7,586,100	3,930,200	11,516,300	11,516,300	0
	520,000	0	520,000	520,000	0
	200,000	15,000	215,000	215,000	0
	60,000	0	60,000	60,000	0
	75,000	0	75,000	50,000	(25,000)
	30,000	0	30,000	130,000	100,000
	380,000	0	380,000	300,000	(80,000)
	322,000	0	322,000	300,000	(22,000)
	499,500	0	499,500	494,000	(5,500)
	30,000	0	30,000	30,000	0
	30,000	0	30,000	50,000	20,000
	187,500	0	187,500	185,000	(2,500)
	345,000	0	345,000	425,000	80,000
	180,000	0	180,000	90,000	(90,000)
	425,000	80,000	505,000	505,000	0
	125,000	35,000	160,000	180,000	20,000
	15,000	0	15,000	30,000	15,000
	50,000	0	50,000	50,000	0
	250,000	115,000	365,000	400,000	35,000
	60,000	0	60,000	40,000	(20,000)
	125,000	0	125,000	100,000	(25,000)
	30,000	0	30,000	30,000	0
	60,600	195,200	255,800	255,800	0
TOTAL HRA	11,585,700	4,370,400	15,956,100	15,956,100	0
TOTAL CAPITAL PROGRAMME	12,045,700	4,370,400	16,416,100	16,356,100	(60,000)