

# Appendix A

## Quarter 4 / Month 12 (March 23) Financial Report – Housing Committee

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# Revenue Budget –Housing General Fund

2021/22 Outturn £k	Final Outturn £k	Annual Budget £k	Outturn Variance £k	Change from Q3 £k	One-off events £k	Ongoing Pressures £k
509 Salaries HGF	601	527	74	67	74	
(131) Meadowside Mobile Homes	(141)	(134)	(7)	(43)	(20)	12
69 Westway	50	50	0	0		
34 Private Sector Enabling	75	84	(9)	10	(9)	
(186) Housing of the Homeless	(84)	(61)	(23)	97	21	(44)
55 Other Housing Renewal Functions	51	53	(1)	(1)		(1)
15 Syrian & Afghan Refugees	0	25	(25)	(25)	(25)	
Ukraine Placements	(45)	0	(45)	(45)	(45)	
(22) Redstone House	4	0	4	0	4	
113 Housing Benefits	(69)	(69)	(0)	(80)		
1 Other variances	21	1	20	(0)	20	
<b>458 Housing General Fund</b>	<b>462</b>	<b>476</b>	<b>(14)</b>	<b>(22)</b>	<b>19</b>	<b>(34)</b>

## **Housing General Fund underspend (£14k) (Changes - £22k improvement from Q3 mainly due to) :-** Variance is mainly due to:-

- **£74k Salaries** : – new in quarter £45k salary costs reclassified to this budget, which are offset in full by grant funding from the Homes for Ukraine scheme. £15k additional spend due to reduced vacancy factor (an increase in quarter by £6k). This is an overall deterioration from Q3 of £67k.
- **(£7k) Meadowside Mobile Homes** - £5k income not achieved on commission on sales of mobile homes (at Q3 this was expected to be £10k). £9k reduced rental income. £17k unbudgeted cost of full site survey offset by savings on other expenses. This is a (£44k) improvement from Q3
- **(£9k) Private Sector Enabling** - £10k unspent consultancy budget. £10k deterioration in quarter re various small changes.
- **(£23k) Homelessness**: In quarter - £75k net B&B costs have been incurred, offset in year by increased grant income. B&B costs have been gradually rising each month and will be closely monitored in 2023/24. In quarter, £22k of unbudgeted legal costs have been charged. Overall, this is a £97k deterioration from Q3
- **(£25k) Syrian & Afghan resettlement** – new in quarter unspent budget as external grant funding covered all expenditure incurred.
- **(£45k) Ukraine Placements** – £45k grant to offset salary costs as noted above.
- **£4k Redstone House**: £4k security and electricity costs incurred whilst property was empty (No change from M9))
- **Housing Benefit** : Expenditure in 2022/23 was matched by Government funding.(£80k improvement from Q3 including improved debt position resulting in a lower provision).
- **£20k Other**: £20k share of legal costs.(No change from M9).

# Savings Tracker –Housing General Fund

Committee	Target	Blue Achieved	Black - BAU Full Year Forecast
	£k	£k	£k
Housing GF	80	76	4

Key:  
**Black** – Under target  
**Blue** – Delivered / Achieved

- The Housing general Fund Committee budget includes a savings target of £80k.
- Of this:
  - £76k has been achieved
  - £4k has not been achieved
- The £4k which has not been achieved relates to saving in Meadowside Mobile Homes not achieving the increased sales commission. The £10k was a one-off increase in the Budget 2022/23 and the Budget2023/24 the £10k increase has been removed.
- Detail of the savings plan for this committee is set out below:

MTFP Savings Title	Savings Achieved £	Black - BAU Full Year Forecast £	Total Savings Forecast in 2022/23 £
Increase Meadowside Mobile Home Sales	5,600	4,400	10,000
Reduce funding for Westway Centre (Douglas/Broughton) per lease agreement	50,000		50,000
Introduce a Vacancy Factor in staff budgets	20,000		20,000
	75,600	4,400	80,000

# Revenue Budget –Housing Revenue

2021/22 Outturn £k	Final Outturn £k	Annual Budget £k	Outturn Variance £k	Change from Q3 £k	One-off events £k	Ongoing Pressures £k
2,302 Salaries HRA	2,376	2,540	(164)	(81)	(164)	
1,027 Services Costs	1,573	1,478	96	43	96	
1,542 Corporate Support Service	1,176	1,314	(138)	(138)	(138)	
2,457 Repairs and Maintenance	3,125	3,173	(48)	(20)	(48)	
1,616 Interest Changes on Loan	1,596	1,640	(43)	(43)	(43)	
(14,528) Rental Income Dwellings	(14,860)	(14,919)	59	59		59
(263) Rental Income Garages	(356)	(400)	43	43		43
(359) Other Income	(2,196)	(1,888)	(308)	(301)	(308)	
Total Revenue Movement before Tfr to						
(6,205) Reserves	(7,566)	(7,063)	(503)	(438)	(605)	102
6,205 Transfer to Reserves	7,566	7,063	503	503	605	(102)
<b>0 HRA</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>65</b>	<b>0</b>	<b>0</b>

## Housing Revenue Account underspend £0k (Change – £65k deterioration from M9).

The Variance is mainly due to :-

- **(£164k) Salaries Costs savings** - saving relates to vacancies in numerous teams, in particular HRA Admin, Sheltered Scheme Coordinators and Reactive Repairs. This is an £81k reduction in cost from Q3.
- **£96k Service Costs increased expenditure:** Savings from (£27k) historical budget for consultancy costs no longer required, offset by increased expenditure elsewhere; £10k tenant removal, £6k Alarm system cost (both of these are on-going savings), new in quarter £55k legal costs and other smaller additional costs.(£43k deterioration from M9).
- **(£138k) Corporate Support Service** – New in quarter reduced recharges from Corporate budgets (linked to S&R underspend).
- **(£48k) Repairs & Maintenance all expenses savings:** One-off savings of (£52k) vehicle repairs and fuel due to new fleet still being under warranty and improved fuel efficiency.(£20k improvement from M9).
- **(£43k) reduced interest payable** on loans due to refinancing expired PWLB loans with internal borrowing at a mutually beneficial rate.
- **£59k Rental Income Dwellings** – New in quarter as calculations cannot be completed until year end.
- **£43k Rental Income Garages** – New in quarter as calculations cannot be completed until year end.
- **(£308k) Other Income** – mainly rechargeable work (£145k – offset by increased costs elsewhere) and £78k interest receivable
- The above is offset by a transfer to the earmarked HRA reserves, £503k more than original budget.

# Capital Budget – Housing General Fund

Scheme Name	Original Budget 2022/23	Carry Forward from 2021/22	Budget incl. Carry Forwards 2022/23	2022-23 Outturn	Outturn Variance	M9 Forecast Variance	Change from Qtr3
	£k	£k	£k	£k	£k	£k	£k
Housing GF Mandatory	460	0	460	321	(139)	(60)	(79)
<b>Total Capital Programme</b>	<b>460</b>	<b>0</b>	<b>460</b>	<b>321</b>	<b>(139)</b>	<b>(60)</b>	<b>(79)</b>

- The Capital Budget for Planning Policy consists of the Disabled Facilities Grants Mandatory. When the budget was set, this consisted of £460k.
- The Capital outturn for the year is £321 which is an underspend for the year of £139k and a change in quarter of £79k.
- The variance relates to rephasing of projects.
- **Carry forward requests for the unspent budget will be put to Strategy & Resources Committee for approval.**

# Capital Programme- Housing Revenue Account

Scheme Name	Original Budget 2022/23	Carry Forward from 2021/22	Budget incl. Carry Forwards 2022/23	2022-23 Outturn	Outturn Variance	M9 Forecast Variance	Change from Qtr3
	£k	£k	£k	£k	£k	£k	£k
Council House Building	7,586	3,930	11,516	8,090	(3,426)	(2,648)	(778)
Roof Renewals	520	0	520	536	16	20	(4)
Soundproofing	0	0	0	0	0	0	0
Structural Damage	200	15	215	197	(18)	35	(53)
Roads, Footpaths & Car Parking Areas HRA	60	0	60	59	(1)	0	(1)
Drainage Works	75	0	75	15	(60)	(40)	(20)
Conversion of Shared Facilities	30	0	30	45	15	15	(0)
Bathroom Renewals	380	0	380	27	(353)	(300)	(53)
Kitchen Renewals	322	0	322	11	(311)	(202)	(109)
Window Replacement	500	0	500	354	(146)	(106)	(40)
Thermal Insulation	30	0	30	45	15	6	9
New Central Heating	30	0	30	73	43	20	23
Rewiring HRA Capital Schemes	188	0	188	285	97	84	13
Infrastructure Services	0	0	0	21	21	0	21
Service Renewal Boilers	345	0	345	527	182	239	(57)
Re-Plumbing	180	0	180	26	(154)	(155)	1
Works to Void Properties	425	80	505	383	(122)	(30)	(92)
Fire Precautions	125	35	160	221	61	60	1
DDA Upgrades	15	0	15	0	(15)	(14)	(1)
Removal of Hazardous Materials	50	0	50	33	(17)	(25)	8
Adaptations for the Disabled	250	115	365	152	(213)	(115)	(98)
Boundary Walls & Fences	60	0	60	57	(3)	(20)	17
Garages & Outhouses	125	0	125	105	(20)	(25)	5
TV Aerials/Digital	0	0	0	0	0	0	0
Door Entry Systems	30	0	30	16	(14)	(15)	1
IT - Hardware/ Infrastructure/Projects	61	195	256	80	(175)	(141)	(34)
Vehicle Fleet Renewals - HRA	0	0	0	162	162	235	(73)
<b>Total Capital Programme</b>	<b>11,586</b>	<b>4,370</b>	<b>15,956</b>	<b>11,521</b>	<b>(4,435)</b>	<b>(3,122)</b>	<b>(1,313)</b>

- The Capital Budget was approved by Full Council on 2<sup>nd</sup> February 2022 at £11.6m.
- This was supplemented by £4.370m 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 outturn spend was £11.521m (72%) of Budget 2022/23. The outturn spend for Housing Development £8.090m (£3.426m net underspend) and Housing Stock £3.431m (£1.009m underspend).
- The Housing Development net underspend of £3.426m was as noted below:-
  - £2.201m -additional amounts having being added for potential development sites and inflationary rises.
  - (£5.626m) - delays on Rochester Gardens , Auckland Road & Windmill Road, Hollow Lane and Wolfs Wood & Featherstone. Slippages on Uplands.