

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 09 July 2018

Portfolio:	Policy and Resources
Subject:	General Fund and Housing Revenue Outturn 2017/18
Report of:	Director of Finance and Resources
Corporate Priorities:	A dynamic, prudent and progressive Council

Purpose:

This report provides the Executive with details of the actual revenue expenditure for 2017/18 for the General Fund and Housing Revenue and Repairs Account and seeks approval for the completion, in 2018/19, of the 2017/18 expenditure programmes set out in the briefing paper contained in the report.

Executive summary:

The General Fund actual revenue expenditure for 2017/18 totals £8,104,773 which represents an overall underspend of £511,927 when compared to the revised budget.

However, it has not been possible to complete a number of expenditure programmes in 2017/18 and approval is sought to complete these programmes totalling £335,900 during 2018/19. When the use of the saving in 2017/18 to complete these programmes is taken into account, along with financing adjustments of £286, the net reported underspend for the year is £176,313.

The final figures for the Housing Revenue and Repairs Account (HRA) in 2017/18 show that, overall, the value of the HRA revenue reserve has reduced by £546,000 against a revised budget surplus of £904,000. This is mainly due to a higher than anticipated depreciation charge. A new Debt Repayment Fund reserve has been set up in this financial year and overall HRA Reserves have increased by £2.185 million.

Recommendation:

It is recommended that the Executive:

- (a) approves the carry forward of £335,900 to fund the completion of the General Fund expenditure programmes in 2017/18, as contained in this report;

- (b) approves that an overspend of £478,000 from the HRA Capital account is rolled forward to correct budget phasing to support the future programme in 2018/19; and
- (c) notes the contents of the report.

Reason:

To enable the completion of the General Fund expenditure programme for 2017/18 and to ensure that the balances on the Housing Revenue and Repairs Accounts at 31 March 2018 will be available in future years and that 2018/19 budgets are sufficient to meet the level of work programmed.

Cost of proposals:

There are no additional costs relating to the recommendations.

Appendices:

A: Detailed General Fund Service Expenditure 2017/18

B: Detailed Housing Revenue and Repairs Account 2017/18

Background papers: None

Reference papers:

Report to the Executive 5 February 2018 Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2018-19.

Report to the Executive 5 February 2018 Housing Revenue Account Budgets and Capital Plans 2018-19.

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	09 July 2018
Subject:	General Fund and Housing Revenue Account Outturn 2017/18
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. This report brings together the outturn position for the General Fund along with the Housing Revenue and Repairs Accounts for the financial year 2017/18. The report compares the actual spend against the revised budgets that were approved by the Executive in February 2018.

EMPLOYEE EXPENDITURE 2017/18

2. The total 'cost of employment' budgets set for the General Fund and Housing Revenue Account for 2017/18 was £16,132,700. The actual expenditure for 2017/18 was £16,414,669 giving an overspend for the year of £305,869 or 1.9% compared to the final budget.
3. There was an underspend from salaries and associated costs of £879,763 which has arisen from vacancies that have occurred during the year. These have been primarily offset by an increase in agency payments (£630,911), severance payments (£530,780) and recruitment costs (£23,941) that have been made during the year.

THE GENERAL FUND

4. The General Fund actual revenue expenditure for 2017/18 totals £8,235,429 and this represents an overall underspend of £816,371 when compared to the revised budget approved by the Executive in February. Accounting adjustments and non-service budgets will bring this underspend down to £511,927.
5. Later paragraphs of this report also set out details of a number of expenditure programmes that were not completed in 2017/18 and approval is sought for these programmes to be completed in the current year. If these proposals are approved along with the financing adjustment, this will mean that the final position for the financial year will show an underspend of £176,313 which will be added to the general fund reserve.

6. The following table summarises the position:-

ACTUAL REVENUE EXPENDITURE TO 31 MARCH 2018				
	Actual 2016/17 £	Revised Budget 2017/18 £	Actual 2017/18 £	Variation £
Committees				
Planning	500,184	728,100	652,512	-75,588
Licensing & Regulatory Affairs	524,458	456,000	379,050	-76,950
Executive - Portfolio				
- Leisure and Community	1,366,492	1,463,400	1,382,354	-81,046
- Housing	261,396	81,200	251,126	169,926
- Planning and Development	-353,788	394,600	-445,685	-840,285
- Policy and Resources	196,851	-307,450	-121,747	185,703
- Health and Public Protection	1,925,182	2,055,250	1,964,466	-90,784
- Streetscene	4,208,336	4,180,700	4,173,353	-7,347
Total Service Budgets	8,034,111	9,051,800	8,235,429	-816,371
Less Accounting Adjustments	3,008,789	2,974,700	4,747,526	1,772,826
Other Budgets	-3,155,483	-3,409,800	-4,878,182	-1,468,382
Net Budget	8,482,417	8,616,700	8,104,773	-511,927
Financing	-9,417,450	-8,616,700	-8,616,986	-286
Net Total	-935,033	0	-512,213	-512,213
Adjust for:				
Carry Forwards	272,200	0	0	335,900
Final Position	-662,833			-176,313

7. The detailed position on each service is set out in Appendix A. The main reasons for the variations for key council services are set out in the following paragraphs of this report.

THE KEY COUNCIL SERVICES

8. The Council has a number of services that would be considered as major or demand led services as they have a large impact on the council tax and any major variation in these budgets could lead to unacceptable rises in council tax. The details are shown in the following table:-

Service	Actual 2016/17 £	Budget 2017/18 £	Actual 2017/18 £	Variation £	
Income Budgets					
Housing Benefit Payments	-305,813	-77,600	-262,802	-185,202	😊
Trade Waste	-96,866	-77,900	-93,095	-15,195	😊
Local Land Charges	-131,276	-121,200	-121,422	-222	😊
Parking Services	-962,035	-952,550	-931,203	21,347	😞
Interest On Balances	-550,619	-474,900	-417,911	56,989	😞
Commercial Estates	-2,920,881	-480,000	-449,889	30,111	😞
Investment Properties	0	-3,361,400	-3,000,706	360,694	😞
Expenditure Budgets					
Local Plan	1,305,630	1,917,200	1,267,181	-650,019	😊
Processing Applications	150,930	183,200	127,692	-55,508	😊
Local Tax Collection	806,372	836,600	803,206	-35,394	😊
Waste & Recycling Total	1,831,564	1,782,400	1,761,445	-20,955	😊
Street Cleansing	867,752	882,900	871,561	-11,339	😊
Homelessness	276,487	185,800	178,846	-6,954	😊
Ferneham Hall	420,851	369,500	371,828	2,328	😐
Community Parks and Open Spaces	1,021,478	988,200	1,088,005	99,805	😞

9. The main variations in the key services are detailed as follows:-

- (a) **Housing benefits payments** are showing as £185,000 under the budget for the year. The amount paid out in benefits was less than anticipated by £743,000 which was offset by reduced income from grant received with a small amount due for prior year adjustments. There was also additional income from money owed due to overpaid benefits and there was a reduction in the bad debts provision for doubtful debts.
- (b) **Trade Waste** is showing an increase in the income budget for the year of £15,000 which is a result of taking on more customers during the year which has offset the increase in tipping charges, although this increase is expected to continue. There has also been increased spend on vehicle repairs and an increase in employee costs.

- (c) **Local Land Charges** is showing a very small underspend for the year. Income was just under £28,000 under budget which has been offset by reduced spend in legal fees as the demand for the service has reduced due to changes in the way individuals access the service.
- (d) **Parking Services** is showing a variation of over £21,000 against the budget for the financial year. There was reduced income from users of the Council's car parks during the year of almost £38,000 against budget which was a slight increase against the previous financial year. Expenditure on all areas has also been slightly under budget with no area showing a significant variation.
- (e) **Interest on balances** is showing as just under £57,000 under budget as a result of continuing low interest rates and limited investment opportunities along with funds being spent on capital projects and therefore not available for investment.
- (f) **Commercial Estates** are showing an overspend of £30,000 which is mainly due to an increase in NNDR costs. There has been a slight increase in rents but this has been offset by slightly higher maintenance costs on buildings.
- (g) **Investment Properties** is showing an overspend for the service of £360,000 which is mainly due to a lower overall rent received from the shopping centre due to rent reductions from vacant properties and rent re-gearing. There has also been a reduction in rent due from Market Quay again due to lower rental levels being achieved by the owners of the development.
- (h) The **Local Plan** has seen less use of consultants in respect of the formulation of the local plan which will continue into 2018/19. There has been less spend on consultants on the Welborne project as the current phase of work has been completed. Much of the cost is funded from balances which is regularly reported to the executive. The remaining element of this funding will be returned to the reserve. Some external funding has also been received to support the spend.
- (i) **Processing of (planning) applications** is showing a reduction against the budget mainly as a result of fee increases during the year and additional applications being received towards the end of the financial year. Other areas have shown an overspend in the use of consultants who have been working on specialist areas on major applications but this has been offset by vacant posts.
- (j) **Local tax collection** is showing an underspend for the year of £35,000 which is mainly due to less demand on the hardship fund along with variations in employees costs due to vacancies.
- (k) The **Waste and Recycling Service** is showing an underspend for the year which is mainly as a result of increased income from the recycling service due to an increase in the price of recyclables. This increase has been offset by an overspend on employee budgets due to increased use and cost of agency staff used to cover vacancies and other absences along with an increase to the cost of repairing vehicles.
- (l) **Street Cleansing** is showing a small underspend for the year of £11,000 which is mainly due to increased income due to the service from vehicle sales. There has been a small additional spend on employee costs due where temporary staff have been employed to cover additional work and an increase to the cost of repairing

vehicles all of which have been offset by less spend on equipment.

- (m) The **Homelessness** service is showing an underspend mainly as a result of increased income through leased properties although some of this has been offset by the payment of additional rent for property. There has also been additional income from costs recovered from users of the service. Some of this increased income has been offset by additional spend on bed and breakfast along with additional spend on benefits although this is covered by grant payments. There has also been an increase in the supplies & services budget due to an increase in the bad debt provision.
- (n) **Ferneham Hall** is showing an overspend for the year of £2,000 and has seen an increased spend on promoter costs which have been partially offset by additional promotions income. There has been an increase in the cost of equipment purchases against budget and has also been an increase in employee costs due to additional use of casuals.
- (o) **Community Parks and Open Spaces** is showing an overspend mainly due to an increase in the number and cost of tree works that have been undertaken during the year. This has been offset by a small increase in income.

THE COUNCIL'S FUNDAMENTAL PARTNERSHIPS

10. The table below shows the end of financial year performance relating to the Council's element of each of the fundamental partnerships:-

Service	Actual 2016/17 £	Budget 2017/18 £	Actual 2017/18 £	Variation £	
Building Control Partnership	151,831	217,300	160,842	-56,458	😊
Community Safety Partnership	172,267	226,500	202,215	-24,285	😊
Fareham & Gosport CCTV Partnership	126,772	153,100	135,652	-17,448	😊
Project Integra	11,875	10,000	4,117	-5,883	😊
Portchester Crematorium Joint Committee	-130,000	-145,000	-145,000	0	😊
Environmental Health Partnership	1,362,862	1,551,500	1,541,406	-10,094	😊

11. There are no particular causes for concern within the Council's fundamental partnerships.

OTHER BUDGETS

12. These budgets are used where spend or income cannot be shown against a specific service. Most are accounting entries that ensure that items such as depreciation or other capital charges do not have an impact on the council tax or where a service provided is funded from reserves.

PROVISION FOR EXPENDITURE FUNDED FROM 2017/18 UNDERSPENDINGS

13. A proportion of the underspend in 2017/18 has accrued because it was not possible to complete certain expenditure programmes last year.
14. In order to minimise the financial burden of this work on the budget for the current year, it is proposed that an equivalent sum from the 2017/18 underspend is brought forward into 2018/19 to allow for their completion, as listed in the table below:

Description of Goods/Service	Cost £	Justification
Community Grants	85,000	Slippage of approved Community Grants that have not been paid over/other conditions to be met in 2017/18
Local Plan	77,000	Projects started in 2017/18 but will be completed in 2018/19
Westbury Manor	64,500	Contribution due to HCC but contract not yet agreed. This will be due in 2018/19 (or when contract has been agreed)
Local Plan (Regeneration)	50,000	One Public Estate Grant required for Regeneration in 2018/19
Planning Applications	30,000	Delay in transferring images from microfiche to computer imagery
CCTV	13,000	Replacement work for obsolete CCTV cameras not completed in 2017/18
Solent Airport Daedalus	9,000	Communications Strategy - branding, graphic design, advertising boards slipped into 2018/19
Recycling	7,400	To pay for extension of contract for waste saver champion - Residual of £30k funding received from Sainsburys.
	335,900	

15. Taking into account the carry forward proposals above this will result in a final underspend for the year of £176,313.
16. The Council faces a number of financial challenges over the next few years, and given the scale of these, it is proposed that the any unallocated underspend in 2017/18 is added to the General Fund balance pending the overall update of the Council's Finance Strategy later in the year.

HOUSING REVENUE AND REPAIRS ACCOUNT

Revenue

17. On 5 February 2018, the Executive approved the revised budgets for the Housing Revenue and Repairs Account (HRA). At this time the estimated surplus for the HRA was £2.044 million.

18. A reduced surplus of £696,473 has been achieved for 2017/18 as shown in the table below and detailed in Appendix B. This was partly due to a higher than anticipated depreciation charge (showing as part of the capital improvements below).

	Base Budget 2017/18 £'000	Revised Budget 2017/18 £'000	Actual 2017/18 £'000
Income	-12,578	-12,594	-12,278
Management and Finance	4,382	4,504	4,538
Revenue Repairs	4,449	3,571	4,005
Capital Improvements	3,636	2,475	3,039
Surplus(-)/Deficit	-111	-2,044	-696
Transfer to Debt Repayment Fund	0	1,140	1,140
Transfer to Leaseholder Reserve	0	0	103
Transfer of Balance to(-)/from Revenue Reserve	-111	-904	546

19. At revised budget setting a policy decision was made to make a transfer to the Debt Repayment Fund, to set aside reserves to repay the £49.3 million housing debt which the Council took on as a result of the HRA Reforms in 2012. This transaction has been completed for 2017/18, thus increasing the Debt Repayment Reserve by £1.14 million.
20. However, this has used all the surplus for the year plus £546,412 from the HRA Revenue Reserve.

Capital

21. The table below summarises the capital spend in the year against the revised budget which shows higher than anticipated HRA Capital Improvements. Expenditure classified as stock repurchase has been strong in this financial year and has included buying back two properties and the purchase of land at Station Road. The £18,000 budget for Mobility Scooter Storage is proposed to be carried forward; the £25,000 Conversion of Gardens to Car Hardstandings is a rolling capital item and is not required to be carried forward

CAPITAL PROGRAMME	Budget £'000	Actual £'000	Carry over to 2018/19 £'000
HRA Improvements	2,200	2,377	(177)
Stock Repurchase	340	659	(319)
Mobility Scooter Storage	18	0	18
Conversion of Gardens to Car Hardstandings	25	0	0
CAPITAL PROGRAMME - TOTAL	2,583	3,036	(478)

This spend has been funded as follows:

	£000
Use of 1:4:1 receipts to fund 30% of new property purchases	198
Use of Major Repairs Reserve to fund capital expenditure on HRA assets	1,600
Capital spend not increasing the asset value funded by the HRA Reserve	1,238
Total funding	3,036

HRA Reserves

22. A summary of reserves held by the HRA at the end of the year is set out below. HRA reserves have increased overall by £2.185 million.

Reserve	Purpose of Reserve	2016/17 Closing Balance £'000	2017/18 Transfers In £'000	2017/18 Transfers Out £'000	2017/18 Closing Balance £'000
HRA Revenue Reserve	To fund unexpected operating costs	2,370	0	-546	1,824
Exceptional Expenditure Reserve	To fund any exceptional demands upon expenditure	1,500	0	0	1,500
Major Repairs Reserve	To fund capital expenditure on HRA assets	6	2,578 ¹	-1,600	984
Capital Housing Development Fund	To fund new developments	3,520	0	0	3,520
Debt Repayment Fund	To repay debt	0	1,140	0	1,140
Leaseholder Reserve	To fund major repairs on blocks containing leasehold properties	160	103	0	263
1:4:1 Receipts	To fund 30% of costs of new acquisitions	835	707	-197	1,345
Total Reserves		8,391	4,528	-2,343	10,576

¹The transfer in of £2,578,000 is the in-year depreciation charge

RISK ASSESSMENT

23. An assessment of the risks and opportunities associated with this decision has been carried out and it is considered that there are no significant risks associated with this report.

CONCLUSION

24. This report outlines the financial position during 2017/18 for the General Fund and the Housing Revenue and Repairs Account.
25. The General Fund is showing an underspend of £512,213 against the revised budget. Taking into account the proposed spending items to be funded from this underspend and the changes to financing the revenue budget, the contribution to the General Fund balance reduces to £176,313.

26. The combined balance on all Housing Revenue Account reserves is £10,576,000.
27. Members are asked to note the contents of the report and approve the carry forward balance and budgets in order that the agreed work can be completed in the current financial year.

Enquiries:

For further information on this report please contact Neil Wood. (Ext 4506)

APPENDIX A

DETAILED GENERAL FUND SERVICE REVENUE EXPENDITURE TO 31 MARCH 2018

	Actual 2016/17 £	Budget 2017/18 £	Actual 2017/18 £	Variation 2017/18 £
Planning Committee				
Processing Applications	150,930	183,200	127,692	-55,508
Planning Advice	234,268	233,100	217,276	-15,824
Enforcement of Planning control	75,879	109,300	112,811	3,511
Appeals	39,108	202,500	194,733	-7,767
	500,184	728,100	652,512	-75,588
Accounting Adjustments in service	22,936	0	84,667	84,667
	523,120	728,100	737,179	9,079
Licensing & Regulatory Affairs Committee				
Hackney Carriage & Private Hire Vehicles	1,584	-2,400	2,074	4,474
Licensing	-12,494	-35,100	-41,003	-5,903
Health and Safety	171,944	147,600	136,713	-10,887
Election Services	363,424	345,900	281,266	-64,634
	524,458	456,000	379,050	-76,950
Accounting Adjustments in service	5,117	0	17,467	17,467
	529,575	456,000	396,517	-59,483
Leisure and Community				
Community Grants	249,735	418,800	318,392	-100,408
Community Development	149,145	190,300	191,877	1,577
Outdoor Sport and Recreation	330,707	316,000	319,151	3,151
Countryside Management	147,485	154,600	225,844	71,244
Ferneham Hall	420,851	369,500	371,828	2,328
Fareham Leisure Centre	-121,583	-105,100	-99,860	5,240
Holly Hill Leisure Centre	5,813	-86,200	-62,792	23,408
Community Centres	112,203	141,100	114,552	-26,548
Westbury Manor Museum	72,136	64,400	3,362	-61,038
	1,366,492	1,463,400	1,382,354	-81,046
Accounting Adjustments in service	614,951	1,244,400	3,011,024	1,766,624
	1,981,443	2,707,800	4,393,378	1,685,578

	Actual 2016/17 £	Budget 2017/18 £	Actual 2017/18 £	Variation 2017/18 £
Health and Housing				
Housing Grants and Home Improvements	-479,344	-602,200	-468,948	133,252
Housing Options	82,194	54,300	46,534	-7,766
Homelessness	276,487	185,800	178,846	-6,954
Housing Advice	322,556	368,200	342,077	-26,123
Housing Strategy	47,584	43,000	125,670	82,670
Home Energy Conservation	12,474	12,100	6,830	-5,270
Registered Providers	-556	20,000	20,116	116
	261,396	81,200	251,126	169,926
Accounting Adjustments in service	691,623	767,100	629,320	-137,780
	953,019	848,300	880,446	32,146

Planning and Development

Parking Strategy	-2,009,505	-2,056,200	-2,021,367	34,833
Flooding and Coastal Management	60,932	129,000	12,015	-116,985
Public Transport	44,409	46,800	44,970	-1,830
Transportation Liaison	-16,025	24,700	-4,033	-28,733
Building Control	110,302	217,300	133,549	-83,751
Environmental Improvement Schemes	4,727	6,100	4,927	-1,173
Tree Management	72,628	41,400	50,758	9,358
Sustainability	40,842	37,300	33,749	-3,551
Conservation & Listed Building Policy	32,273	31,000	32,566	1,566
Local Plan	1,305,630	1,917,200	1,267,181	-650,019
	-353,788	394,600	-445,685	-840,285
Accounting Adjustments in service	52,151	26,100	185,033	158,933
	-301,637	420,700	-260,652	-681,352

	Actual 2016/17 £	Budget 2017/18 £	Actual 2017/18 £	Variation 2017/18 £
Policy and Resources				
Housing Benefit Payments	-305,813	-77,600	-262,802	-185,202
Housing Benefit Administration	352,672	435,800	363,954	-71,846
Democratic Representation and Management	1,181,597	1,091,300	1,067,721	-23,579
Commercial Estates	-2,920,882	-480,000	-449,889	30,111
Investment Properties	0	-3,361,400	-3,000,706	360,694
Solent Airfield Daedalus	0	124,200	279,329	155,129
Henry Cort	8,672	20,300	9,241	-11,059
Neighbourhood Working	102,792	105,700	105,957	257
Public Relations and Consultation	335,135	342,100	294,639	-47,461
Unapportionable Central Overheads	-8,340	-33,400	130,879	164,279
Corporate Management	693,259	726,450	560,725	-165,725
Economic Development	82,661	81,700	97,422	15,722
Local Land Charges	-131,276	-121,200	-121,422	-222
Local Tax Collection	806,372	838,600	803,206	-35,394
	196,851	-307,450	-121,747	185,703
Accounting Adjustments in service	966,753	267,000	-207,264	-474,264
	1,163,604	-40,450	-329,011	-288,561
Public Protection				
Pest Control	63,297	44,600	38,940	-5,660
Dog Control	26,158	24,300	24,733	433
Food Safety	158,395	139,300	128,238	-11,062
Air Quality and Pollution	223,280	196,700	187,471	-9,229
Community Safety	211,019	336,000	273,423	-62,577
Emergency Planning	59,473	55,600	55,473	-127
Clean Borough Enforcement	97,885	99,100	105,986	6,886
On-Street Parking	4,552	300	-48,970	-49,270
Off-Street Parking	1,042,918	1,103,350	1,139,134	35,784
Traffic Management	38,203	56,000	60,038	4,038
	1,925,182	2,055,250	1,964,466	-90,784
Accounting Adjustments in service	-103,935	180,600	212,694	32,094
	1,821,247	2,235,850	2,177,160	-58,690

	Actual 2016/17 £	Budget 2017/18 £	Actual 2017/18 £	Variation 2017/18 £
Streetscene				
Cemeteries & Closed Churchyards	261,448	256,100	234,996	-21,104
Community Parks and Open Spaces	1,021,478	988,200	1,088,005	99,805
Allotments	25,821	23,000	19,049	-3,951
Street Cleansing	867,752	882,900	871,561	-11,339
Public Conveniences	231,976	220,400	223,695	3,295
Household Waste Collection	856,588	834,500	893,320	58,820
Trade Refuse	-96,866	-77,900	-93,095	-15,195
Recycling	595,399	612,700	532,670	-80,030
Garden Waste Collection	379,578	335,200	335,455	255
Street Furniture	65,164	105,600	67,696	-37,904
	4,208,337	4,180,700	4,173,353	-7,347
Accounting Adjustments in service	759,192	489,500	814,585	325,085
	4,967,529	4,670,200	4,987,938	317,738
TOTAL - Before adjustments	8,629,111	9,051,800	8,235,429	-816,371
Total Adjustments	3,008,789	2,974,700	4,747,526	1,772,826
TOTAL - After adjustments	11,637,900	12,026,500	12,982,955	956,455
Other Budgets	-3,155,483	-3,409,800	-4,878,182	-1,468,382
TOTAL including Other Budgets	8,482,417	8,616,700	8,104,773	-511,927

APPENDIX B

DETAILED HOUSING REVENUE AND REPAIRS ACCOUNT TO 31 MARCH 2018

	Base Budget 2017/18 £'000	Revised Budget 2017/18 £'000	Actual 2017/18 £'000
Income			
Rents - Dwellings	-11,250	-11,250	-10,989
Rents – Garages	-317	-317	-308
Rents – Other	-18	-18	-21
Service Charges (Wardens, Extra Assistance, Heating)	-647	-647	-591
Cleaning	-179	-179	-175
Grounds Maintenance	-88	-88	-95
Other Fees and Charges	-32	-48	-52
Leaseholder Service Charges and Insurance	-47	-47	-47
	-12,578	-12,594	-12,278
Management and Finance			
General Administrative Expenses	1,487	1,487	1,738
Sheltered Housing Service	514	576	457
Grounds Maintenance	213	211	240
Communal Cleaning	185	185	207
Communal Heating Services	76	76	88
Communal Lighting	25	25	42
Rents, Rates and Other Taxes	57	-7	45
Corporate and Democratic Core	41	43	57
Corporate Management	85	81	65
Unapportioned Overhead	0	0	138
Bad Debts Provision	13	13	-13
Bad Debts Written off	50	50	-1
Debt Management Expenses	39	35	36
Interest Payable	1,857	1,795	1,795
Interest Earned on Internal Balances	-118	-66	-53
Pension Fund Adjustments	0	0	-303
Revenue Repairs	4,307	3,571	4,005
Capital Improvements			
Depreciation	1,417	1,569	2,578
Revenue Contribution to Capital	2,220	906	461
Surplus(-)/Deficit for Year	-111	-2,044	-696