

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 01 July 2019

<b>Portfolio:</b>	Policy and Resources
<b>Subject:</b>	<b>General Fund &amp; Housing Revenue Account Outturn 2018-19</b>
<b>Report of:</b>	Deputy Chief Executive Officer
<b>Corporate Priorities:</b>	A dynamic, prudent and progressive Council

**Purpose:**

This report provides the Executive with details of the actual revenue expenditure for 2018/19 for the General Fund and Housing Revenue and Repairs Account and seeks approval for the completion, in 2019/20, of the 2018/19 expenditure programmes set out in the briefing paper contained in the report.

**Executive summary:**

The General Fund actual revenue expenditure for 2018/19 totals £8,961,887 which represents an overall overspend of £521,387 when compared to the revised budget.

However, additional funding income from business rates and grants linked to business rates of £870,501 leaves a position of making a contribution to reserves of £349,114.

Also, it has not been possible to complete a number of expenditure programmes in 2018/19 and approval is sought to complete these programmes totalling £171,700 during 2019/20. When the use of the contribution to reserves in 2018/19 to complete these programmes is taken into account the final contribution to reserves for the year is £177,414.

The final figures for the Housing Revenue and Repairs Account (HRA) in 2018/19 show that, overall, HRA Reserves have increased by £1.84 million. The HRA revenue reserve has reduced by £293,000 against a revised budget surplus of £17,000.

**Recommendation/Recommended Option:**

It is recommended that the Executive:

- (a) approves the carry forward of £171,700 to fund the completion of the General Fund expenditure programmes in 2019/20, as contained in this report;

- (b) approves the carry forward of £799,000 for the HRA Capital Programme to re-align budget and expenditure phasing and to support the forthcoming programme for 2019/20; and
- (c) notes the contents of the report.

**Reason:**

To enable the completion of the General Fund expenditure programme for 2018/19 and to ensure that the balances on the Housing Revenue and Repairs Accounts at 31 March 2019 will be available in future years and that 2019/20 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 2018/19

**B:** Detailed Housing Revenue and Repairs Account 2018/19

**Background papers:** None

**Reference papers:**

Report to the Executive 4 February 2019 Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2019-20.

Report to the Executive 4 February 2019 Housing Revenue Account Budgets and Capital Plans 2019-20.

# FAREHAM

## BOROUGH COUNCIL

### Executive Briefing Paper

<b>Date:</b>	01 July 2019
<b>Subject:</b>	General Fund & Housing Revenue Account Outturn 2018-19
<b>Briefing by:</b>	Deputy Chief Executive Officer
<b>Portfolio:</b>	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 2018/19. The report compares the actual spend against the revised budgets that were approved by the Executive in February 2018.

#### EMPLOYEE EXPENDITURE 2018/19

2. The total 'cost of employment' budgets set for the General Fund and Housing Revenue Account for 2018/19 was £16,432,700. The actual expenditure for 2018/19 was £16,711,543 giving an overspend for the year of £278,843 or 1.7% compared to the final budget.
3. There was an underspend from salaries and associated costs of £527,172 which has arisen from vacancies that have occurred during the year. These have been primarily offset by an increase in agency payments (£551,279), severance payments (£241,602) and recruitment costs (£13,134) that have been made during the year.

#### THE GENERAL FUND

4. The General Fund actual revenue expenditure for 2018/19 totals £8,961,887 and this represents an overall overspend of £521,387 when compared to the revised budget approved by the Executive in February. Funding changes which were over the budget by £870,501 will bring this overspend position to a position where there will be a transfer to reserves of £349,114.
5. Later paragraphs of this report also set out details of a number of expenditure programmes that were not completed in 2018/19 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 a transfer to reserves of £115,414 which will be added to the general fund reserve.

6. The following table summarises the position:-

<b>ACTUAL REVENUE EXPENDITURE TO 31 MARCH 2019</b>			
	<b>Revised Budget 2018/19 £</b>	<b>Actual 2018/19 £</b>	<b>Variation £</b>
<b>Committees</b>			
Planning	597,800	889,764	291,964
Licensing & Regulatory Affairs	522,500	468,572	-53,928
<b>Executive - Portfolio</b>			
- Leisure and Community	799,300	602,596	-196,704
- Housing	151,600	3,367	-148,233
- Planning and Development	-175,600	-719,091	-543,491
- Policy and Resources	-931,300	-1,064,633	-133,333
- Health and Public Protection	2,132,500	2,081,124	-51,376
- Streetscene	4,745,700	5,156,236	410,536
<b>Total Service Budgets</b>	<b>7,842,500</b>	<b>7,417,935</b>	<b>-424,565</b>
Less Accounting Adjustments	3,330,400	11,545,009	8,214,609
Other Budgets	-2,732,400	-10,001,057	-7,268,657
<b>Net Budget</b>	<b>8,440,500</b>	<b>8,961,887</b>	<b>521,387</b>
Financing	-8,440,500	-9,311,001	-870,501
<b>Net Total</b>	<b>0</b>	<b>-349,114</b>	<b>-349,114</b>
Adjust for:			
Carry Forwards	0	0	171,700
<b>Final Position</b>			<b>-177,414</b>

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	Budget 2018/19 £	Actual 2018/19 £	Variation £	
<b>Income Budgets</b>				
Housing Benefit Payments	-114,100	-330,716	-216,616	☺
Trade Waste	-82,500	-136,740	-54,240	☺
Interest On Balances	-463,900	-481,480	-17,580	☺
Investment Properties	-3,038,200	-2,995,001	43,189	☹
Local Land Charges	-125,800	-62,844	62,956	☹
Parking Services	-893,000	-781,121	111,879	☹
Commercial Estates	-576,000	-459,266	116,734	☹
<b>Expenditure Budgets</b>				
Local Plan	1,431,300	794,946	-636,354	☺
Homelessness	285,000	133,057	-151,943	☺
Ferneham Hall	387,400	344,539	-42,861	☺
Local Tax Collection	831,600	810,547	-21,053	☺
Street Cleansing	930,900	941,812	10,912	☹
Planning Appeals	204,600	333,083	128,483	☹
Planning Applications	14,900	189,165	174,265	☹
Tree Maintenance	90,600	263,898	173,298	☹
Parks, Open Spaces and Grounds Maintenance	1,408,100	1,619,096	210,996	☹
Waste & Recycling Total	1,784,700	2,054,205	269,505	☹

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

- (a) **Housing benefits payments** were £217,000 under the budget for the year. The amount paid out in benefits was more than anticipated by £445,000 which was offset by reduced income from grant received with a small amount due for prior year adjustments giving extra income over budget of £518,000. 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 totalling £144,000.

- (b) **Trade Waste** achieved £54,000 higher income compared to budget for the year which is a result of taking on more customers during the year. There has also been a reduction in tipping charges against budget. There has also been a slight increase in spend on vehicle repairs and an increase in employee costs mainly in the use of agency staff.
- (c) **Interest on balances** is showing as just under £18,000 over the budget. Interest rates continue to remain low and this impacts on the size of returns the Council receives. During the year changes to the types of investment made have resulted in higher returns as well as keeping in line with the treasury strategy.
- (d) **Investment Property income** was £43,000 below budgeted income, mainly due to a lower overall rent received from the market quay development and rent reductions from rent free periods during the year from other properties. This has been partly offset by a reduction in the bad debt provision.
- (e) **Local Land Charges** is showing an overspend for the year of just under £63,000. Income was just under one third or £81,000 under the budget for the year which is due to changes in the way individuals access the service, many of which result in a lower or nil charge for the service they receive. The reduction in income has been slightly offset by a reduction in the legal charge the service pays.
- (f) **Parking Services** is showing a variation of just under £112,000 against the budget for the financial year. There was reduced income from users of the Council's car parks during the year of almost £51,000 against budget and a reduction against the previous financial year in a continuing trend of a reduction in usage of the car parks by paying users. Expenditure on car park maintenance has also increased particularly in respect of the Osborn Road Multi Storey car park.
- (g) **Commercial Estates** showed an overspend of £117,000 which is mainly due to a reduction in rents received due to vacant properties, increased maintenance costs and an increase in NNDR costs.
- (h) The **Local Plan** service has seen less use of consultants in respect of the formulation of the local plan for which the work will continue through into 2019/20 financial year to the publication of the plan during 2020.
- (i) The **Homelessness** service is showing an underspend of £152,000 mainly as a result of grant that has been received during the year to assist with a growing nationwide problem with homelessness. Not all of this grant was spent during the year and has been moved to a homelessness reserve so that the grant can be used during 2019/20 on projects associated with reducing homelessness and providing housing advice for those in housing need.
- (j) **Ferneham Hall** is showing an underspend for the year of £43,000. The main reason is an increase in income from promotions and shows that showed an increase of £131,000 over the budget. The pantomime took over a third of all income from shows during the year. The increased income was partially offset by increased spend on promoter costs which are largely linked to ticket sales.

- (k) **Local tax collection** is showing an underspend for the year of £21,000 which is mainly due to less demand on the hardship fund along with variations in employees costs due to vacancies.
- (l) **Street Cleansing** is showing a small overspend for the year of £11,000 which is mainly due to increased spend on the cost of repairing vehicles.
- (m) **Planning Appeals** during the year have shown an overspend of £128,000. Generally planning appeal costs are met by the individual parties involved but costs can be awarded against a party if they are judged to have acted unreasonably. There have been a number of high profile appeals during the year including Posbrook Lane (£136,000), Old Street (£82,000), Sopwith Way (£40,000) and Saw Mills Appeal (£28,000). The costs shown against these appeals do not include officer time.
- (n) **Planning Applications** is showing an increase against the budget mainly as a result of less fee income received during the year against the expected amount that would be received. Other areas have shown an overspend in the use of consultants who have been working on specialist areas on major applications such as the Welborne planning application.
- (o) **Tree Maintenance** over the whole of the council is showing an spend of £264,000 against a budget of £91,000 which is an overspend of £173,000. This is largely due to the volume of tree work that has been undertaken during the year. In total, planned work (which also includes inspection costs, replanting works and general tree maintenance) cost around £192,000 for the year with 'good neighbour' work costing a further £72,000. Good neighbour work is work that is emanating from a customer request such as pruning back overhang which is encroaching onto another's land or trees that are blocking light.
- (p) **Community Parks and Open Spaces** is showing an overspend of £211,000 mainly due to an increase in the number and cost of tree works that have been undertaken during the year which is a concern for all areas that have trees and is explained in the paragraph above. There has also been a large increase in the cost of repairing and maintaining the aging vehicle and plant fleet required to undertake the work.
- (q) The **Waste and Recycling Service** is showing an overspend for the year of £270,000 which is mainly as a result of increased use of agency staff within the service mainly covering vacancies and other absences. The services have also seen a large increase in the repair and maintenance of vehicles due to an aging fleet along with an increase in fuel costs as prices have risen during the year by around 5.7%.

## 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:-

<b>Service</b>	<b>Budget 2018/19 £</b>	<b>Actual 2018/19 £</b>	<b>Variation £</b>	
Building Control Partnership	201,900	177,230	-24,670	😊
Community Safety Partnership	175,200	172,341	-2,859	😊
Fareham & Gosport CCTV Partnership	146,600	128,903	-17,697	😊
Project Integra	15,000	11,913	-3,087	😊
Portchester Crematorium Joint Committee	-150,000	-150,000	0	😊
Environmental Health Partnership	1,523,100	1,465,168	-57,932	😊

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 2018/19 UNDERSPENDINGS

13. A proportion of work in the 2018/19 budgets has not been possible to complete during the financial 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 2018/19 underspend is brought forward into 2019/20 to allow for their completion, as listed in the table below:

<b>Description of Goods/Service</b>	<b>Cost £</b>	<b>Justification</b>
Community Grants	90,700	Slippage of approved Community Grants that have not been paid over/other conditions to be met in 2019/20.
Local Plan (Regeneration)	50,000	One Public Estate Grant required for Regeneration in 2019/20
Planning Applications	5,000	Delay in transferring images from microfiche to computer imagery
Parks, Open Spaces and Grounds Maintenance	18,000	Parks Improvement Funding. Funds received from MHCLG March 2019 carried forward to be spent 19/20
Cemeteries	8,000	Cemeteries conservation work. Delay in work to rebuild tomb chest St Peters Churchyard.
	<b>£171,700</b>	



15. Taking into account the carry forward proposals above this will result in a final transfer to reserves for the year of £177,414.
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 transfer to reserves in 2018/19 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 Account

17. On 4 February 2018, the Executive approved the revised budgets for the Housing Revenue and Repairs Account (HRA). At this time it was estimated that the HRA Revenue Reserve would be replenished by £17,000.
18. Due to factors that include pension adjustments and severance payments made in the financial year, a re-assessment of the methodology behind the interest due to the HRA, and higher than anticipated grounds maintenance charges this surplus has not been achieved, as shown in the table below and detailed in Appendix B. £292,627 has been drawn from the HRA Revenue Reserve, while other Reserves have increased by £2.13 million

	<b>Actual 2017/18 £'000</b>	<b>Revised Budget 2018/19 £'000</b>	<b>Actual 2018/19 £'000</b>
Income	-12,434	-12,410	-12,575
Management and Finance	4,538	4,501	4,891
Revenue Repairs	4,161	2,840	3,158
Capital Improvements	3,039	3,912	3,790
<b>Surplus(-)/Deficit</b>	<b>-696</b>	<b>-1,157</b>	<b>-736</b>
Transfer from Capital Development Fund	0	0	-129
Transfer to Debt Repayment Fund	1,140	1,140	1,140
Transfer to Leaseholder Reserve	103	0	18
<b>Transfer of Balance to(-)/from Revenue Reserve</b>	<b>546</b>	<b>-17</b>	<b>293</b>

### Capital Programme

19. The table below summarises the capital spend in the year against the revised budget which shows lower than anticipated HRA Capital Improvements. This area of spend will increase again over the coming year as the findings of the stock condition survey are evaluated and an informed programme of works is compiled. The underspent budget against Improvements and Modernisation and Other Works and Services are proposed to be carried forward as procurement of the new Asset Management System and stock condition survey finalisation will take place in 2019/20.

20. Expenditure classified as stock repurchase has been strong in this financial year and has included buying back eleven properties to replenish our housing stock. New build schemes at Bridge Road and Highlands Road are progressing, the underspent budget is proposed to be carried forward as preliminary work is completed and construction commences in 2019/20.

<b>CAPITAL PROGRAMME</b>	<b>Budget £'000</b>	<b>Actual £'000</b>	<b>Carry over to 2019/20 £'000</b>
HRA Improvements and Modernisations	2,994	1,888	1,106
Other Works and Services	195	54	141
New Builds	200	129	71
Stock Repurchase	1,052	1,571	(519)
<b>CAPITAL PROGRAMME - TOTAL</b>	<b>4,441</b>	<b>3,642</b>	<b>799</b>

This spend has been funded as follows:

	<b>£000</b>
Use of Major Repairs Reserve to fund capital expenditure on HRA assets	1,690
Capital spend not increasing the asset value funded by the HRA Reserve	252
Capital Development Fund	129
1:4:1 Capital Receipts	471
Revenue funding to meet acquisition costs	1,100
<b>Total funding</b>	<b>3,642</b>

## HRA Reserves

21. A summary of reserves held by the HRA at the end of the year is set out below. HRA reserves have increased overall by £1.84 million.

<b>Reserve</b>	<b>Purpose of Reserve</b>	<b>2017/18 Closing Balance £'000</b>	<b>2018/19 Transfers In £'000</b>	<b>2018/19 Transfers Out £'000</b>	<b>2018/19 Closing Balance £'000</b>
HRA Revenue Reserve	To fund unexpected operating costs	1,824	0	-293	1,531
Exceptional Expenditure Reserve	To fund any exceptional demands upon expenditure	1,500	3,170	-3,170	1,500
Major Repairs Reserve	To fund capital expenditure on HRA assets	984	2,544	-1,690	1,838
Capital Housing Development Fund	To fund new developments	3,520	0	-129	3,391
Debt Repayment Fund	To repay debt	1,140	1,140	0	2,280
Leaseholder Reserve	To fund major repairs on blocks containing leasehold properties	263		0	263
1:4:1 Receipts	To fund 30% of costs of new acquisitions	1,345	737	-471	1,613
<b>Total Reserves</b>		<b>10,576</b>	<b>7,593</b>	<b>-5,753</b>	<b>12,416</b>

<sup>1</sup>The transfer in of £2,544,000 is the in-year depreciation charge

## **RISK ASSESSMENT**

22. 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**

23. This report outlines the financial position during 2018/19 for the General Fund and the Housing Revenue and Repairs Account.
24. The General Fund is showing a movement to reserves of £349,114 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 £177,414.
25. The combined balance on all Housing Revenue Account reserves is £12,416,000.
26. 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

### ACTUAL REVENUE EXPENDITURE TO 31 MARCH 2019

	<b>Budget 2018/19 £</b>	<b>Actual 2018/19 £</b>	<b>Variation 2018/19 £</b>
<b>Planning Committee</b>			
Processing Applications	14,900	189,165	174,265
Planning Advice	253,900	247,424	-6,476
Enforcement of Planning control	124,400	120,093	-4,307
Appeals	204,600	333,083	128,483
	<u>597,800</u>	<u>889,764</u>	<u>291,964</u>
Accounting Adjustments in service	0	83,421	83,421
	<u>597,800</u>	<u>973,185</u>	<u>375,385</u>
<b>Licensing &amp; Regulatory Affairs Committee</b>			
Hackney Carriage and Private Hire Vehicles	1,600	-31,112	-32,712
Licensing	-40,800	-51,053	-10,253
Health and Safety	144,700	142,010	-2,690
Election Services	417,000	408,727	-8,273
	<u>522,500</u>	<u>468,572</u>	<u>-53,928</u>
Accounting Adjustments in service	0	17,084	17,084
	<u>522,500</u>	<u>485,656</u>	<u>-36,844</u>
<b>Leisure and Community</b>			
Community Grants	405,300	267,158	-138,142
Community Development	157,300	194,059	36,759
Ferneham Hall	387,400	344,539	-42,861
Fareham Leisure Centre	-113,600	-163,907	-50,307
Holly Hill Leisure Centre	-248,500	-252,658	-4,158
Community Centres	146,900	145,829	-1,071
Westbury Manor Museum	64,500	67,576	3,076
	<u>799,300</u>	<u>602,596</u>	<u>-196,704</u>
Accounting Adjustments in service	1,059,500	1,494,044	434,544
	<u>1,858,800</u>	<u>2,096,640</u>	<u>237,840</u>

	<b>Budget 2018/19 £</b>	<b>Actual 2018/19 £</b>	<b>Variation 2018/19 £</b>
<b>Health and Housing</b>			
Housing Grants and Home Improvements	-894,500	-664,820	229,680
Housing Options	45,000	29,595	-15,405
Housing Benefit Payments	-114,100	-330,716	-216,616
Housing Benefit Administration	380,900	338,808	-42,092
Homelessness	285,000	133,057	-151,943
Housing Advice	372,800	339,105	-33,695
Housing Strategy	202,300	221,041	18,741
Registered Providers	0	141	141
Local Land Charges	-125,800	-62,844	62,956
	151,600	3,367	-148,233
Accounting Adjustments in service	1,099,700	1,037,759	-61,941
	1,251,300	1,041,126	-210,174
<b>Planning and Development</b>			
Parking Strategy	-1,962,100	-1,877,031	85,069
Flooding and Coastal Management	96,000	114,904	18,904
Public Transport	46,800	42,265	-4,535
Transportation Liaison	14,000	29,775	15,775
Tree Management	122,000	130,457	8,457
Conservation & Listed Building Policy	32,700	30,507	-2,193
Sustainability & Biodiversity	43,700	15,086	-28,614
Local Plan	1,431,300	794,946	-636,354
	-175,600	-719,091	-543,491
Accounting Adjustments in service	26,100	184,766	158,666
	-149,500	-534,325	-384,825

	<b>Budget 2018/19 £</b>	<b>Actual 2018/19 £</b>	<b>Variation 2018/19 £</b>
<b>Policy and Resources</b>			
Democratic Representation and Management	1,069,900	1,012,704	-57,196
Commercial Estates	-576,000	-459,266	116,734
Investment Properties	-3,038,200	-2,995,011	43,189
Solent Airport and Daedalus	-708,000	-480,938	227,062
Public Relations, Comms and Consultation	468,400	440,694	-27,706
Unapportionable Central Overheads	175,600	-45,058	-220,658
Corporate Management	734,000	556,779	-177,221
Economic Development	111,400	94,914	-16,486
Local Tax Collection	831,600	810,547	-21,053
	-931,300	-1,064,633	-133,333
Accounting Adjustments in service	54,000	6,836,207	6,782,207
	-877,300	5,771,574	6,648,874

#### **Public Protection**

Pest Control	38,400	36,632	-1,768
Dog Control	24,100	24,800	700
Food Safety	137,300	131,086	-6,214
Air Quality and Pollution	195,500	190,380	-5,120
Community Safety	317,200	283,681	-33,519
Emergency Planning	56,000	57,344	1,344
Clean Borough Enforcement	93,000	84,061	-8,939
On-Street Parking	-14,900	-74,235	-59,335
Off-Street Parking	1,084,000	1,170,145	86,145
Building Control	201,900	177,230	-24,670
	2,132,500	2,081,124	-51,376
Accounting Adjustments in service	180,600	720,853	540,253
	2,313,100	2,801,977	488,877

	<b>Budget</b>	<b>Actual</b>	<b>Variation</b>
	<b>2018/19</b>	<b>2018/19</b>	<b>2018/19</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Streetscene</b>			
Cemeteries & Closed Churchyards	-20,500	-78,158	-57,658
Parks, Open Spaces and Grounds Maintenance	1,408,100	1,619,096	210,996
Outdoor Sport and Recreation	198,900	200,750	1,850
Countryside Management	187,600	253,880	66,280
Allotments	17,700	24,485	6,785
Street Cleansing	930,900	941,812	10,912
Public Conveniences	215,400	218,846	3,446
Household Waste	859,700	1,019,709	160,009
Trade Refuse	-82,500	-136,740	-54,240
Recycling	595,500	673,957	78,457
Garden Waste Collection	329,500	360,539	31,039
Street Furniture	105,400	58,060	-47,340
	<u>4,745,700</u>	<u>5,156,236</u>	<u>257,198</u>
Accounting Adjustments in service	910,500	1,170,875	260,375
	<u>5,656,200</u>	<u>6,327,111</u>	<u>517,573</u>
<b>TOTAL - Before adjustments</b>	<b>7,842,500</b>	<b>7,417,935</b>	<b>-424,565</b>
<b>Total Adjustments</b>	<b>3,330,400</b>	<b>11,545,009</b>	<b>8,214,609</b>
<b>TOTAL - After adjustments</b>	<b><u>11,172,900</u></b>	<b><u>18,962,944</u></b>	<b><u>7,790,044</u></b>
<b>Other Budgets</b>	<b>-2,732,400</b>	<b>-10,001,057</b>	<b>-7,268,657</b>
<b>TOTAL including Other Budgets</b>	<b><u>8,440,500</u></b>	<b><u>8,961,887</u></b>	<b><u>521,387</u></b>

## APPENDIX B

### DETAILED HOUSING REVENUE AND REPAIRS ACCOUNT TO 31 MARCH 2019

	Actual 2017/18 £'000	Revised Budget 2018/19 £'000	Actual 2018/19 £'000
<b>Income</b>			
Rents - Dwellings	-10,989	-10,882	-11,021
Rents – Garages	-308	-315	-313
Rents – Other	-21	-26	-28
Service Charges (Wardens, Extra Assistance, Heating)	-591	-625	-633
Cleaning	-175	-189	-182
Grounds Maintenance	-95	-9	-102
Other Fees and Charges	-52	-52	-53
Leaseholder Service Charges and Insurance	-47	-51	-52
Service Charges Repairs	-156	-170	-171
Other income		-2	-20
	<b>-12,434</b>	<b>-12,4104</b>	<b>-12,575</b>
<b>Management and Finance</b>			
General Administrative Expenses	1,738	1,529	1,803
Sheltered Housing Service	457	501	474
Grounds Maintenance	240	205	238
Communal Cleaning	207	217	202
Communal Heating Services	88	88	109
Communal Lighting	42	25	28
Rents, Rates and Other Taxes	45	53	78
Corporate and Democratic Core	57	43	70
Corporate Management	65	73	57
Unapportioned Overhead	138	0	40
Bad Debts Provision	-13	13	95
Bad Debts Written off	-1	50	62
Debt Management Expenses	36	35	31
Interest Payable	1,795	1,795	1,795
Interest Earned on Internal Balances	-53	-126	-67
Pension Fund Adjustments	-303	0	-90
<b>Revenue Repairs</b>	<b>4,161</b>	<b>2,840</b>	<b>3,158</b>
<b>Capital Improvements</b>			
Depreciation	2,578	2,538	2,544
Revenue Contribution to Capital	461	1,374	1,246
<b>Surplus(-)/Deficit for Year</b>	<b>-696</b>	<b>-1,157</b>	<b>-736</b>