

CABINET (HOUSING) COMMITTEE – 30 JUNE 2015

THE OVERVIEW AND SCRUTINY COMMITTEE – 7 JULY 2015

HOUSING REVENUE ACCOUNT 2014/15 OUTTURN

REPORT OF ASSISTANT DIRECTOR (CHIEF HOUSING OFFICER)

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RECENT REFERENCES:

CAB2548(HSG) – Housing Revenue Account Budget 2014/15 and Business Plan 2014/15 – 2043/44 – 4 February 2014

CAB2652(HSG) – Housing Revenue Account Budget 2015/16 and Business Plan 2015/16 – 2044/45 4 February 2015

EXECUTIVE SUMMARY:

This report details the outturn for the Housing Revenue Account (HRA) for 2014/15. The final outturn results in a net surplus on the account of (£0.544m), after adjusting for outturn housing debt, against a budgeted surplus of (£2.837m). Significant variances are detailed in the report.

The report also recommends budget carry forwards totalling £1.062m detailed in paragraph 4.

The capital programme for 2015/16 is also reviewed in paragraph 5 with further information on housing debt.

## RECOMMENDATIONS:

### That Cabinet (Housing) Committee:

- 1 Notes the financial performance information and considers whether further actions are required to address any areas of concern.
- 2 Approves the amount of housing debt at 31 March 2015 at £156.722m as explained in paragraph 5.3.
- 3 Recommends that Council approves the revenue budget carry forwards amounting to £62,860 as set out in paragraph 4.1, noting that these are in addition to the general fund carry forward requests detailed in CAB2698 (Report to be considered by Cabinet on 6 July 2015).
- 4 Supports the capital budget carry forwards amounting to £998,880 as detailed in paragraph 4.1, which have been included in the overall capital carry forward recommendation in CAB2697 (Report to be considered by Cabinet on 6 July 2015).
- 5 That, subject to it not being called in by The Overview and Scrutiny Committee, a virement of £150,000 be approved to fund the year 3 programme of loft conversions and extensions, not included in the budget report CAB2652 (HSG) in February 2015, as detailed in paragraph 5.3. The virement is funded from the £1 million originally allocated to the Winnall flats EWI scheme.

### That The Overview & Scrutiny Committee:

- 6 Considers whether there are any matters of significance that it wants to draw to the attention of Cabinet, a portfolio holder or the Council.
- 7 Considers whether it wishes to call in the proposed virement (of £150,000 from the Winnall Flats EWI scheme to the loft conversions and extensions programme as detailed in paragraph 5.3 of this report) for review.

CABINET (HOUSING) COMMITTEE – 30 JUNE 2015

THE OVERVIEW AND SCRUTINY COMMITTEE – 7 JULY 2015

HOUSING REVENUE ACCOUNT 2014/15 OUTTURN

REPORT OF ASSISTANT DIRECTOR (CHIEF HOUSING OFFICER)

DETAIL:

1 Introduction

- 1.1 The Housing Revenue Account (HRA) is a ring-fenced budget which funds all the Council's Housing Landlord activities. The budget is funded directly from Housing rents, service charges and other income.
- 1.2 Since April 2012, the HRA has been subject to a "self-financing" regime and, as part of this change, the Council took on new external borrowing of £157 million, and has to work within a debt cap of £167 million.
- 1.3 The HRA Business Plan and budget now includes a substantially increased capital provision for property repairs and a New Homes Delivery programme. 2014/15 saw the completion of a near-100% stock condition survey which is informing detailed stock investment decisions and enabling funding requirements to be assessed for the next 30 years. There were 8 new homes completed in 2014/15 with site starts and demolition/preparation works commenced on 3 further schemes that will bring an additional 60 affordable rented and shared ownership properties in the next 2 years.
- 1.4 This report details the outturn for revenue and capital budgets for 2014/15 and makes recommendations for carry forwards to 2015/16. It also requests Members to consider a slightly amended capital programme for 2015/16 that uses part of the £1 million previously allocated to the Winnall Flats EWI scheme as approved in February 2015 (report CAB2652(HSG) refers).

2 HRA 2014/15 Outturn

- 2.1 The surplus on the HRA for 2014/15 is (£4.174m) before adjustment for the outturn debt position (see paragraph 5.1 below for details). This leaves a final surplus on the HRA of (£0.544m) for the year.
- 2.2 Actual Expenditure and variances by service are detailed in Appendix 1. The key service summary variances include:
  - a) Estate Management – (£0.125m) – Increased transport and overhead charges, together with reduced income from recharged fees.

- b) Housing Management General - £0.166m – Vacancy management savings; supplies & services including IT costs held back for new projects in 2015/16; capital financing charges. These savings were offset by higher premises insurance costs and overheads.
- c) Employees IAS19 Adjustment – (£0.028m) – The IAS 19 adjustment is an accounting entry that removes the cost of contributions payable to the pension fund in year; and replaces them with an actuarial estimate of the true economic cost of employing people in the financial year (earning years of service that will eventually entitle them to the receipt of a lump sum and pension when they retire).
- d) Central Control – (£0.144m) – Higher employee costs, mainly due to severance payments (where savings were made against the sheltered cost centre); higher overhead charges. These were offset by savings against supplies and services.
- e) Communal Services – (£0.080m) – Increased utilities and cleaning contract costs, the latter due to reduced staffing at Winnall flats where the cleaning service was covered by contractors.
- f) Estate Maintenance - £0.129m – Savings were made against the grounds maintenance contract and the demand led communal building maintenance budget.
- g) Homelessness – (£0.047m) – Increased employee costs due to maternity and long term sickness covered by temporary staffing; higher overhead charges. These were offset by savings against premises and supplies/services budgets where some money was retained for projects in 2015/16.
- h) Sewage Works - £0.075m – Reduced premises costs and overhead charges.
- i) Sheltered Housing - £0.137m – Reduced employee costs mainly due to severance costs, as mentioned in Central Control above; reduced overhead charges. Additional costs were suffered on premises and supplies/services in preparation for the restructuring of the service from April 2015. An additional severance pay cost for a former employee is being requested as a carry forward from the savings made against employee costs last year.
- j) Repairs – (£0.200m) – Responsive repairs are demand led and costs that can be identified as capital items are transferred to capital budgets; increased spend on void works due to a combination of higher numbers of voids and increased job costs.
- k) Repairs Administration - £0.064m – Increased employee costs, mainly due to the use of agency staff to cover vacant positions were offset by

savings against supplies and services, overhead charges and transport costs.

- l) Capital Expenditure funded by HRA - £1.132m – This relates partly to capital works that have been delayed for a variety of reasons as set out in paragraph 3 below and also as a result of additional funding being identified for schemes, such as receipts from Right to Buy sales.

2.3 With reference to the Subjective Summary detailed in Appendix 2, significant variances include:

- a) Premises – (£0.108m) – This is due to a mixture of increased repairs costs, offset by savings in the Estate Maintenance, Homelessness and Sewage Treatment Works areas.
- b) Supplies and Services - £0.215m – Savings in this area were made in budgets for HRA General (see 2.2.b above), Homelessness (see 2.2.g above), Central Control and Repairs Administration.
- c) Support Services – (£0.080m) – Additional charges were mainly received for Office Accommodation, due to impairment, and from the Streetcare and New Homes Teams. Savings were made from Engineering Services at sewage treatment works.
- d) Depreciation and Impairment Loss – £0.060m – The variance in depreciation is due to an increased number of RTB sales and lower capital spending on disabled facilities. For impairment, although there is no variance here, it is worth mentioning that this loss is in respect of Victoria House which was still classified as a housing asset at the start of 2014/15 but has now been impaired following the demolition that started in February 2015.

2.4 There are some revenue budget carry forward requests that come from the savings made during the year, these are detailed in paragraph 4.1 below.

### 3 HRA Capital Programme

3.1 The final outturn for HRA capital was a spend of £8.918m against a revised budget of £9.946m. The key variances included:

- a) Disabled adaptations – reduced spend for this mainly demand-led budget resulted in a saving of £0.170m for the year.
- b) Kitchen & Bathroom Renewals - £0.181m – A smaller number of renewals were carried out whilst the stock condition analysis was completed. A carry forward of £0.180m to 2015/16 is requested to enhance the programme for this year.

- c) Estate Improvements - £0.044m – A delay to the start of the works at Woolford Close, due to the higher than anticipated tender price, caused the saving in 2014/15. A carry forward for the full saving is requested.
- d) Loft Conversions/Extensions – £0.077m - Year 1 of the programme had all been contracted and some works were close to completion at year end. The carry forward relates to the balance of costs needed to complete the first year.
- e) Sheltered Housing Upgrades – £0.094m - Projects at Matilda Place, Lisle Court and Eastacre were all in progress at year end and the carry forward request is for the funds necessary to complete the works at these schemes.
- f) New Build - £0.537m – The 5 year programme was reviewed and prioritised by Council in February. Works at New Queens Head started later than expected leaving a substantial underspend at 31 March. Similarly, the demolition works and archaeology at Victoria House were expected to be complete by the end of the year but were held back pending the build contract being re-tendered.
- g) River Itchen Maintenance/Sewage Treatment Works - £0.088m – The works on the future flood prevention of the River Itchen have not yet reached a stage where the HRA is due to be charged. The saving on the sewage treatment works results from a project at The Hallway, Littleton which is now due to commence in 2015/16.

#### 4 Proposals for Budget Carry Forwards

- 4.1 As referred to in paragraph 2.4 above (for revenue) and also Appendix 3 (for capital), there are a number of budget carry forward requests from last year that will be used to help fund expenditure on projects that were not completed in 2014/15. These programmes can be funded from the reduced spend in 2014/15 on “Capital Expenditure funded by the HRA” and are detailed below:

<b>Revenue Carry Forward Proposals</b>	<b>Carry Forward</b>	<b>Reason</b>
HRA General – IT Services	£35,000	To progress the development of mobile working using Orchard that will create efficiencies across Housing.
Homelessness – Furniture & Equipment	£12,000	To assist in funding furniture upgrades to our temporary accommodation.

Sheltered Services – Employee costs	£15,860	From the original budget for severance pay following the restructure of the sheltered & alarm services.
<b>Total:</b>	<b>£62,860</b>	

<b>Capital Carry Forward Proposals</b>	<b>Carry Forward</b>	<b>Reason</b>
Kitchen & Bathroom Renewals	£180,000	Utilising the saving from 2014/15 to deliver an enhanced programme of renewals in 2015/16.
Estate Improvements	£43,723	To assist with the additional funds needed to deliver the improvements at Woolford Close.
Loft Conversions/Extensions	£77,386	To complete the year 1 projects already commenced at the end of 2014/15.
Sheltered Housing Upgrades	£94,436	To complete the contracted projects at Matilda Place, Lisle Court and Eastacre.
New Build	£537,335	To cover delays to the programme - full detail is shown in Appendix 3
River Itchen/Sewage Treatment Works	£66,000	To cover expected charges to the HRA for River Itchen works and to fund a new STW project at The Hallway, Littleton.
<b>Total:</b>	<b>£998,880</b>	

## 5 Housing Debt and Updated Capital Programme 2015/16

5.1 The system for council housing finance was reformed by the Government in 2012, resulting in the Council being required to make a settlement payment of £156.722 million to CLG in March 2012. As part of the “self-financing” regime implemented for all councils at this time a “Limit on Indebtedness” was set for

the City Council at £166.853 million (although this has been subject to subsequent temporary increases for specific projects in specific years). This is a statutory cap on the amount of housing debt (unfinanced capital expenditure) the Council is permitted to have. An authority would be in breach of the limit if its housing debt exceeds the amount specified on the final day of the financial year. Hence it is necessary to compute the position at the year end and account for it accordingly.

- 5.2 When Cabinet (Housing) Committee considered the revised 2014/15 budget and the revenue and capital budgets for 2015/16 in February 2015 (report CAB2652(HSG) refers), the level of underspend on new build projects when compared to 2014/15 budgets could not be anticipated.
- 5.3 The impact of lower spending is that the outturn housing debt position at 31 March 2015 can be reduced to match the external debt of £156,722m. This has the effect of minimising the internal inter-account costs (Item 8 debit and credit) for the HRA. This leaves the HRA working balance at 31 March 2015 at £4.186m as shown in Appendix 1.
- 5.4 It has also become apparent that the amount of funding included in the capital programme for 2015/16 for loft conversions and extensions will be insufficient to cover the accelerated programme for year 2 and the start of year 3, even after the carry forward of £77,386 is applied. Members are therefore requested to approve a virement of £150,000 capital spend towards loft conversions and extensions in 2015/16, making the total budget for the year £387,386, subject to it not being called in by The Overview and Scrutiny Committee for review. This extra money will be transferred from the £1 million originally allocated towards the Winnall flats EWI scheme that is no longer proceeding.
- 5.5 Appendix 4 shows the update to the capital programme for 2015/16 following the addition of the budget carry forwards requested in paragraph 4.1 above.
- 5.6 Members are asked to note the changes to the programme shown in Appendix 4. An amended future programme beyond 2015/16 will be presented to Cabinet (Housing) Committee with the revised budget paper later in 2015.

#### OTHER CONSIDERATIONS:

##### 6 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 6.1 Preparation of the budget had regard to the Community Strategy. Monitoring of income and expenditure and review of the final position is an intrinsic part of measuring whether the Strategy's objectives have been achieved.

##### 7 RESOURCE IMPLICATIONS:

- 7.1 These are contained within the detail of the report.



## 8 RISK MANAGEMENT ISSUES

- 8.1 The potential risks associated with the operation of the HRA are assessed in detail through a formal risk assessment process and the HRA Business Plan to determine targets for retained balances. The HRA outturn set out in this report complies with the targets set out through that risk assessment.

## 9 TACT COMMENT

- 9.1 This report was provided to the TACT meeting on 17 June and their feedback will be given verbally at this meeting.

### BACKGROUND DOCUMENTS:

None

### APPENDICES:

Appendix 1 Summary of Service Budgets – Housing Revenue Account 2014/15

Appendix 2 Subjective Analysis – Housing Revenue Account 2014/15

Appendix 3 HRA Capital Programme 2014/15 Outturn

Appendix 4 HRA Capital Programme 2015/16

### Housing Revenue Account Outturn 2014/15 - Service Summary

Service Summary	2014/15	2014/15	2014/15	Variance	Notes
	Revised Budget CAB2652(HSG)	Working Budget	Outturn		
<b>Housing Management General</b>	£	£	£	£	
Estate Management	893,369	932,650	1,057,779	(125,129)	See 2.2 a)
HRA General	1,780,672	1,518,639	1,352,548	166,091	See 2.2 b)
HRA Contribution to Non-Distributed Costs	0	187,488	189,155	(1,667)	
Employees-IAS19 Adjustment	0	(213,436)	(185,800)	(27,636)	reversed below
HRA Contribution to Democratic Core	0	60,062	55,880	4,182	
Joint Housing Register	125,640	125,640	125,640	0	
Removal Incentive Scheme	70,000	70,000	53,603	16,397	
Rent Accounting	261,051	268,610	268,442	168	
Tenants Information	89,778	92,170	90,504	1,666	
Vacant Dwellings	22,031	22,031	16,656	5,375	
New Build Programme Support	464,005	464,005	454,874	9,131	
	3,706,546	3,527,859	3,479,280	48,579	
<b>Housing Management Special</b>					
Central Control	168,600	168,372	312,393	(144,021)	See 2.2 d)
Communal Services	145,564	138,784	219,195	(80,411)	See 2.2 e)
Disabled Adaptations	132,180	133,563	112,957	20,606	
Estate Maintenance	478,307	478,307	349,590	128,717	See 2.2 f)
Homelessness	(29,449)	(24,052)	23,430	(47,482)	See 2.2 g)
Sewage Works	215,355	215,355	140,497	74,858	See 2.2 h)
Sheltered Housing	1,202,720	1,277,656	1,140,776	136,880	See 2.2 i)
	2,313,277	2,387,985	2,298,839	89,146	
<b>Repairs</b>					
Responsive Maintenance	2,220,000	2,220,000	2,258,623	(38,623)	
Voids	450,000	450,000	591,902	(141,902)	
Cyclic	980,000	980,000	999,884	(19,884)	
Sub - total Repairs Works	3,650,000	3,650,000	3,850,409	(200,409)	See 2.2 j)
Repairs Administration	1,324,128	1,356,618	1,292,120	64,498	See 2.2 k)
	4,974,128	5,006,618	5,142,529	(135,911)	
Debt Management Expenses	0	71,489	34,659	36,830	
External Interest Payable	5,240,929	5,186,464	5,167,926	18,538	
Depreciation of Fixed Assets	5,915,804	5,915,804	5,855,476	60,328	
Amortisation of Intangibles	0	0	24,745	(24,745)	
Impairment Losses	0	383,876	383,876	0	reversed below
Revaluations	0	(20,587,498)	(20,587,498)	0	reversed below
Changes in Fair Valuations on Investment	0	(354,319)	(354,319)	0	reversed below
Capital Grants and Contributions	0	(73,530)	(73,530)	0	reversed below
	11,156,733	(9,457,714)	(9,548,666)	90,952	
				10,001,412	
<b>Rents and Other Income</b>					
Dwelling Rents	(25,858,900)	(25,858,900)	(25,851,917)	(6,983)	
Garage Rents	(833,016)	(833,016)	(822,088)	(10,928)	
Other Income	(269,000)	(269,000)	(284,383)	15,383	
Sheltered Charges	(465,734)	(465,734)	(461,943)	(3,791)	
Supporting People	(608,620)	(608,620)	(586,568)	(22,052)	
Net Sale of Assets Proceeds	0	(1,483,754)	(1,483,754)	0	
	(28,035,270)	(29,519,024)	(29,490,652)	(28,372)	
<b>Surplus for year on HRA Services</b>	<b>(5,884,586)</b>	<b>(28,054,276)</b>	<b>(28,118,670)</b>	<b>64,394</b>	

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**Adjustments between accounting basis  
and funding basis under statute  
and transfers between reserves:**

Capital Expenditure funded by HRA	3,036,000	3,036,000	1,904,408	1,131,592	See 2.2 I)
Asset Disposal Administration	(28,600)	(28,600)	(31,200)	2,600	
Reversal of Cost of Disposals		(1,601,280)	(1,601,280)	0	Balance Sheet
Reversal of Sale Proceeds		3,085,034	3,085,034	0	Balance Sheet
HRA Interpool Interest Payable	0	54,465	9,076	45,389	
HRA Interpool Interest Receivable	(25,800)	(25,800)	(25,379)	(421)	
Reversal of Capital Grants and Contribution	0	73,530	73,530	0	Balance Sheet
Reversal of Retirement Benefits	0	(635,716)	(635,716)	0	Balance Sheet
Reversal of Employers Contributions in Year	0	635,716	607,853	27,863	Balance Sheet
Reversal of Depreciation and Impairment	0	(6,239,352)	(6,239,352)	0	Balance Sheet
Reversal of Intangibles	0	(24,745)	(24,745)	0	Balance Sheet
Reversal of MRA	0	5,880,221	5,880,221	0	Balance Sheet
Reversal of Revaluations	0	20,587,498	20,587,498	0	Balance Sheet
Reversal of Changes in Fair Valuations on	0	354,319	354,319	0	Balance Sheet
	<u>2,981,600</u>	<u>25,151,290</u>	<u>23,944,267</u>	<u>1,207,023</u>	

**Net (increase)/decrease in HRA**

<b>Balance before transfers to or from reserves</b>	<b>(2,902,986)</b>	<b>(2,902,986)</b>	<b>(4,174,403)</b>	<b>1,271,417</b>
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Transfer re Insurance Reserve	66,300	66,300	0	66,300
Transfer to Capital Adjustment Account	0	0	3,630,575	(3,630,575)

<b>(Increase)/ decrease in HRA Balance</b>	<b>(2,836,686)</b>	<b>(2,836,686)</b>	<b>(543,827)</b>	<b>(2,292,859)</b>
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**HRA Working Balance**

Opening Balance	(3,642,332)	(3,642,332)	(3,642,332)	(0)
Add Projected Deficit/(Surplus)	(2,836,686)	(2,836,686)	(543,827)	(2,292,859)
<b>Projected Balance at Year End</b>	<b>(6,479,018)</b>	<b>(6,479,018)</b>	<b>(4,186,159)</b>	<b>(2,292,859)</b>

**Reserves**

HRA Working Balance as at 31/3/15	(6,479,018)	(4,186,159)	(2,292,859)
Major Repairs Reserve as at 31/3/15	(16,899)	(703)	(16,196)
	<u>(6,495,917)</u>	<u>(4,186,863)</u>	<u>(2,309,055)</u>

### Housing Revenue Account 2014/15 Outturn - Subjective Summary

Subjective Summary	2014/15	2014/15	2014/15	Variance	Notes
	Revised Budget CAB2652(HSG)	Working Budget	Outturn		
	£	£	£	£	
Employees	3,726,987	3,726,987	3,710,741	16,246	
Employees-IAS19 Pension Adjustment	0	0	27,636	(27,636)	Reversed below
Premises	4,986,612	4,986,612	5,094,430	(107,818)	See 2.3 a)
Transport	275,931	275,931	293,147	(17,216)	
Supplies & services	809,650	809,650	594,487	215,163	See 2.3 b)
Third party payments	125,000	125,000	101,574	23,426	
Support Services	2,109,461	2,109,461	2,189,567	(80,106)	See 2.3 c)
External interest payable	5,265,019	5,210,554	5,167,926	42,628	
Depreciation on Fixed Assets	5,915,804	5,915,804	5,855,476	60,328	See 2.4 d)
Amortisation of Intangibles	0	0	24,745	(24,745)	
Impairment Losses	0	383,876	383,876	0	Reversed below
Revaluations	0	(20,587,498)	(20,587,498)	0	Reversed below
Changes in Fair Valuations on Investments	0	(354,319)	(354,319)	0	Reversed below
External income	(29,099,050)	(29,099,050)	(29,063,172)	(35,878)	
Net Sale of Assets Proceeds	0	(1,483,754)	(1,483,754)	0	Reversed below
Capital Grants and Contributions	0	(73,530)	(73,530)	0	Reversed below
<b>Surplus for year on HRA Services</b>	<b>(5,884,586)</b>	<b>(28,054,276)</b>	<b>(28,118,670)</b>	<b>64,394</b>	
<b>Adjustments between accounting basis and funding basis under statute and transfers between reserves:</b>					
Capital Expenditure funded by HRA	3,036,000	3,036,000	1,904,408	1,131,592	
Asset Disposal Administration	(28,600)	(28,600)	(31,200)	2,600	
Reversal of Cost of Disposals	0	(1,601,280)	(1,601,280)	0	Balance Sheet
Reversal of Sale Proceeds	0	3,085,034	3,085,034	0	Balance Sheet
HRA Interpool Interest Payable	0	54,465	9,076	45,389	
HRA Interpool Interest Receivable	(25,800)	(25,800)	(25,379)	(421)	
Reversal of Capital Grants and Contributions	0	73,530	73,530	0	Balance Sheet
Reversal of Retirement Benefits	0	(635,716)	(635,716)	0	Balance Sheet
Reversal of Employers Contributions in Year	0	635,716	607,853	27,863	Balance Sheet
Reversal of Depreciation and Impairment	0	(6,239,352)	(6,239,352)	0	Balance Sheet
Reversal of Intangibles	0	(24,745)	(24,745)	0	Balance Sheet
Reversal of MRA	0	5,880,221	5,880,221	0	Balance Sheet
Reversal of Revaluations	0	20,587,498	20,587,498	0	Balance Sheet
Reversal of Changes in Fair Valuations on Investme	0	354,319	354,319	0	Balance Sheet
	2,981,600	25,151,290	23,944,267	1,207,023	
<b>Net (increase)/decrease in HRA Balance before transfers to or from reserves</b>	<b>(2,902,986)</b>	<b>(2,902,986)</b>	<b>(4,174,403)</b>	<b>1,271,417</b>	
Transfer re Insurance Reserve	66,300	66,300	0	66,300	
Transfer to Capital Adjustment Account	0	0	3,630,575	(3,630,575)	
<b>(Increase)/ decrease in HRA Balance</b>	<b>(2,836,686)</b>	<b>(2,836,686)</b>	<b>(543,827)</b>	<b>(2,292,859)</b>	
<b>HRA Working Balance</b>					
Opening Balance	(3,642,332)	(3,642,332)	(3,642,332)	(0)	
Add Projected Deficit/(Surplus)	(2,836,686)	(2,836,686)	(543,827)	(2,292,859)	
<b>Projected Balance at Year End</b>	<b>(6,479,018)</b>	<b>(6,479,018)</b>	<b>(4,186,159)</b>	<b>(2,292,859)</b>	

Category	Description	Budget Sum	Outturn	Variance	C/Fwd Requested	Comments
Disabled Adaptations		715,000	544,656	170,344		
<b>Disabled Adaptations Total</b>		<b>715,000</b>	<b>544,656</b>	<b>170,344</b>		
Future Major Repairs	External Envelope Works	842,000	912,265	-70,265		
	External Ground Works	750,000	731,259	18,741		
	External Window/Door/Screens	450,000	501,552	-51,552		
	Internal Structure & Finishes	350,000	365,113	-15,113		
	Kitchen & Bathroom Renewals	1,900,000	1,718,868	181,132	180,000	To enhance 15/16 programme
	Mechanical & Electrical Services	1,932,000	1,983,605	-51,605		
<b>Future Major Repairs Total</b>		<b>6,224,000</b>	<b>6,212,662</b>	<b>11,338</b>		
Imps and Conversions	Estate Improvements	336,000	292,277	43,723	43,723	Schemes being tendered
	Loft Conversions/Extensions	184,000	106,614	77,386	77,386	Projects in progress
	Sheltered Housing Upgrade	371,000	276,564	94,436	94,436	Projects in progress
<b>Imps and Conversions Total</b>		<b>891,000</b>	<b>675,455</b>	<b>215,545</b>		
New Build	Bourne Close	209,000	195,967	13,033	13,033	Open space mitigation
	Extra Care	195,000	200,687	-5,687	-5,687	Additional fees 2014/15
	Hillier Way	10,000	0	10,000	10,000	For project costs expected 15/16
	Itchen Abbas	309,000	277,108	31,892	31,892	Open space mitigation
	New Queens Head	743,000	331,488	411,512	411,512	Start on site slightly delayed
	Property Acquisition	288,000	288,400	-400	-400	Additional fees 2014/15
	Spring Vale	22,000	12,145	9,855	9,855	Start on site slightly delayed
	Victoria House	161,000	92,819	68,181	68,181	To cover demolition/archaeology
	Westman Road	16,000	17,051	-1,051	-1,051	Additional fees 2014/15
<b>New Build Total</b>		<b>1,953,000</b>	<b>1,415,665</b>	<b>537,335</b>		
Other Capital	Orchard Enhancements	10,000	4,967	5,033		
	River Itchen Maintenance	36,000	0	36,000	36,000	Awaiting allocation to HRA
	Sewage Treatment Works	117,000	64,849	52,151	30,000	For Littleton project
<b>Other Total</b>		<b>163,000</b>	<b>69,816</b>	<b>93,184</b>		
<b>Grand Total</b>		<b>9,946,000</b>	<b>8,918,254</b>	<b>1,027,746</b>	<b>998,880</b>	

Scheme Description	Original 15/16 Budget £000	Requested Carry Forwards £000	Amended 15/16 Budget £000	
<b>New Build</b>				
Bourne Close	0	13	13	
Extra Care	5,156	-6	5,150	
Hillier Way	490	10	500	
Itchen Abbas	0	32	32	
Mitford Road	25	0	25	
New Queens Head	1,945	412	2,357	
Property Acquisitions	1,015	0	1,015	
Spring Vale	359	10	369	
Unallocated Sites	31	-1	30	
Victoria House	2,128	68	2,196	
Westman Road	1,888	-1	1,887	
<b>Total:</b>	<b>13,037</b>	<b>537</b>	<b>13,574</b>	
<b>Major Repairs</b>				
External Envelope Works	2,117	0	2,117	
External Ground Works	776	0	776	
External Window/Door/Screens	774	0	774	
Internal Structure & Finishes	220	0	220	
Kitchen & Bathroom Renewals	1,881	180	2,061	
Mechanical & Electrical Services	1,211	0	1,211	
Other Works (ex Winnall EWI)	1,000	0	1,000	See note
<b>Total:</b>	<b>7,979</b>	<b>180</b>	<b>8,159</b>	
<b>Improvements &amp; Conversions</b>				
Estate Improvements	619	44	663	
Loft Conversions/Extensions	160	77	237	See note
Sheltered Housing Conversions	205	0	205	
Sheltered Housing Upgrades	209	94	303	
<b>Total:</b>	<b>1,193</b>	<b>216</b>	<b>1,409</b>	
Disabled Adaptations	731	0	731	
<b>Total:</b>	<b>731</b>	<b>0</b>	<b>731</b>	
<b>Other Capital Spending</b>				
River Itchen Maintenance	0	36	36	
Sewage Treatment Works	136	30	166	
<b>Total:</b>	<b>136</b>	<b>66</b>	<b>202</b>	
<b>Total Programme</b>	<b>23,076</b>	<b>999</b>	<b>24,075</b>	

**Note:**

The £237,000 shown for Loft Conversions/Extensions does not include the £150,000 requested for approval in recommendation 5 and the £1 million for Other Works has not been reduced.