

CLACKMANNANSHIRE COUNCIL

Report to: Housing Health and Care Committee

Date of Meeting: 28 January 2016

Subject: Housing and Community Safety

Finance Update (Oct 2015)

Report by: Head of Housing & Community Safety

1.0 Purpose

1.1. This report updates financial performance to the end of October 2015.

2.0 Recommendation

2.1. It is recommended that Committee notes the report, while commenting on and challenging the performance as appropriate.

3.0 Financial Position Summary

3.1. The financial performance of each account in the service is shown in appendices 1-3. The out-turn is compared with that from previous reports in table 1, below.

Table 1: Outturn summary

	June 2015	August 2015	October 2015
HRA Revenue	-£6k	-£135k	-£313k
HRA Capital	-£719k	-£731k	-£2,296k
Housing General Fund	-£277k	-£187k	-£212k

Housing Revenue Account (HRA)

3.2. At the end of October it was projected that the HRA surplus would be £313K greater than budgeted, an increase of £178k from that indicated at the end of August. The movement in each of the sub-areas are discussed below.

3.3. "Repairs and Maintenance" is now anticipated to underspend by £104k. An overspend of £48k had previously been projected. There has been a reduction in central support allocation for Property Contracts; spend on "Private Contractors" is likely to be £97k less than budget due more work being done "in-house", and there is additional income of £25k from property factoring. As previously noted £59k has been saved by carrying out decoration to void properties reducing the use of "Decoration Allowances".

- 3.4. "Supervision & Management" is forecast to under spend by £52k. The "Employee Expenditure" underspend (£190K) is due to vacancies being held for the ongoing restructuring. Costs of the Vanguard consultancy work (£93k) are included in this budget. There is an overspend of £69k in the central support (£53K) and democratic core (£17K) recharge. This is due to the timing issue of the budget being set for HRA before the full Central Support Allocation has been calculated.
- 3.5. "Capital Financing" costs are now expected to underspend by £69k. This is based on the current level of HRA debt and the current pool interest rate. There is a reduced charge for Principal Repayments as borrowing last year was less than expected.
- 3.6. "Other Expenses" is currently forecast to underspend by £223k. The main reason for this is the reduction in void rent loss. The requirement to contribute to the provision for Bad Debt is less than budget. There is also a one off saving in respect of insurance for the housing stock as there is no requirement this year to make a contribution to the Insurance Fund.
- 3.7. Income for the year is likely to be £135k less than budget due the delay in the new build programme.

HRA Capital Narrative October Outturn

- 3.8. The current net HRA Capital Budget for 2015-16 is now £13,356k. This is inclusive of a budget of £1,710k for Photovoltaic Panels. However, at the time of writing it is not certain this project will proceed due to issues with procurement and funding. The expenditure forecast is £11,060k, an underspend of £2,296k. At this time it is anticipated that only £928k will required to be carried forward to next year, the majority of this is in relation to the delayed new build project at The Orchard, Tullibody.
- 3.9. As previously noted the kitchen programme came in £500K under budget, and £100k of this was transferred to the bathroom programme.
- 3.10. Damp works are less than budgeted. This is possibly attributable to the investment in the housing stock and in particular the central heating programme. There is also less expenditure projected on asbestos testing and removal as the capital programme works on bathrooms and kitchens is nearing completion. Savings in "Miscellaneous Conversions and Upgradings" are anticipated as there is expected to be no requirement this year for a one off project. The first window replacement programmes in several years are also expected to produce a saving. The contractor started on site in November. A thorough tender process produced savings on the anticipated budget.
- 3.11. There is a strong probability that additional council house sales income will be received. This will reduce additional borrowing requirements.
- 3.12. The HRA Revenue surplus of £5,215k will be applied, along with some of the current HRA reserve, to the net cost of the capital programme. The balance of expenditure will be funded by borrowing. This will be reflected in future revenue capital financing costs.

Housing General Fund October Outturn

- 3.13. The budget has been adjusted downwards by £48k from that reported in August to reflect the transfer of a staff member to the Development & Environment Service.
- 3.14. The underspend is projected to be £212k, an improvement of £25k from that forecast at the end of August. A contributory factor to the improving position is the £67K saving against budget from the reduction in clients placed in Bed & Breakfast.
- 3.15. There is an underspend of £196k (down from £227K) forecast for Rent Rebates and Rent Allowances in respect of additional Discretionary Housing Payments (DHP). Since the August outturn a lot of detailed work has been undertaken to identify the expenditure commitments and trends associated with these cost centres the result of this has been a reduction in the forecast underspend.
- 3.16. The change in the forecast income for the dispersed "Homeless Persons Units" together with the reduction in the Bed and Breakfast Costs has reduced the previously projected overspend of £179K to £116k.
- 3.17. As previously reported underspends are likely in employee expenditure in Housing Support (£42k) and Anti Social Behaviour (£14k).
- 3.18. Revenues and Payments is forecasting an underspend of £63k (up from £59k) of which £38k is in respect of a vacant post that is currently being held for the restructure. It has recently been identified that no budget had been set aside for Non-Domestic Rates discretionary relief. This has reduced the budget savings by £32K.

4.0 Sustainability Implications

- 4.1. None.

5.0 Resource Implications

- 5.1. Financial Details

The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes ✓

Finance have been consulted and have agreed the financial implications as set out in the report.

Yes ✓

- 5.2. Staffing

There are no additional staffing implications associated with this report.

6.0 Exempt Reports

- 6.1. Is this report exempt?

Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- The area has a positive image and attracts people and businesses
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
No

9.0 Legality

9.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1. Please list any appendices attached to this report. If there are no appendices, please state "none".

1. HRA, Capital Programme and General Fund expenditure.

10.2. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Craig Dickson	Service Accountant	

Approved by

NAME	DESIGNATION	SIGNATURE
Ahsan Khan	Head of Housing and Community Safety Service	Signed: A Khan
Nikki Bridle	Depute Chief Executive	Signed: N Bridle

Housing Capital Programme 2015-16 Period to OCT 15 Update	Total Budget Including Carry Forward	Virements	15-16 Budget Expenditure	15-16 Net Budget	Income to 31/10/15	Net Expenditure to 31/10/15	Projected Outturn 31/03/16	Variance Budget v Projected	Budget to Date v Actual to date
SCOTTISH HOUSING QUALITY STANDARD									
PRIMARY BUILDING ELEMENTS									
Structural Works									
Asbestos Testing for Council Houses 2013-17	25,000		25,000	25,000	0	3,763	10,000	(15,000)	(10,819)
Asbestos Removal Works for Council Houses 2013-17	125,000		125,000	125,000	30	15,379	65,000	(60,000)	(57,534)
Restoration 80 Caroline Cresc., Alva (Fire)				0	0	200	0	0	200
Structural Works	150,000	0	150,000	150,000	30	19,342	75,000	(75,000)	(68,153)
SECONDARY BUILDING ELEMENTS									
Damp/Rot									
2013-17 Damp & Rot Works - Term Contract in Council Houses	244,500		244,500	244,500	0	28,062	100,000	(144,500)	(114,554)
Damp/Rot	244,500	0	244,500	244,500	0	28,062	100,000	(144,500)	(114,554)
Roofs / Rainwater / External Walls									
2011-15 Render & Roof	0	80,000	0	80,000	0	71,051	71,051	(8,949)	24,387
2014-17 Roof & Render Upgrading Works	1,032,500	(80,000)	1,032,500	952,500	0	197,289	952,500	0	(358,304)
Roofs / Rainwater / External Walls	1,032,500	0	1,032,500	1,032,500	0	268,341	1,023,551	(8,949)	(333,917)
Doors									
External Door Replacement 2014-18	19,000		19,000	19,000	0	12,305	19,000	0	1,222
Window & Doors	19,000	0	19,000	19,000	0	12,305	19,000	0	1,222
Windows									
Window Replacement 2014-18	502,700		502,700	502,700	0	0	450,000	(52,700)	(293,225)
Windows	502,700	1,002,700	502,700	502,700	0	0	450,000	(52,700)	(293,225)
Secondary Building Elements									
	1,798,700	1,002,700	1,798,700	1,798,700	0	308,708	1,592,551	(206,149)	(740,474)
ENERGY EFFICIENCY									
Full/Efficient Central Heating									
2013/16 Central Heating Replacement	1,854,000		1,854,000	1,854,000	0	1,256,770	1,854,000	0	175,332
Bowmar Community Energy Savings Programme (CESP)	187,000		187,000	187,000	0	3,145	90,000	(97,000)	(105,932)
Home Energy Efficiency Programme Area Based (HEEPS)	356,000		356,000	356,000	0	525	356,000	0	(207,130)
Installation of PV Panels		1,710,000		1,710,000	0	0	1,710,000	0	0
Full/Efficient Central Heating	2,397,000	1,710,000	2,397,000	4,107,000	0	1,260,440	4,010,000	(97,000)	(137,730)
	2,397,000	1,710,000	2,397,000	4,107,000	0	1,260,440	4,010,000	(97,000)	(137,730)

MODERN FACILITIES & SERVICES

Kitchen Renewal

Kitchen Replacement 2014-18

Kitchen Renewal

Bathrooms

MITIE - 2011-15 Bathroom Replacements

2013-16 Bathroom Replacements PCU Team

Bathroom Adaptations

Bathrooms

HEALTHY, SAFE & SECURE

Safe Electrical Systems / CO Detectors

Safe Electrical Rewire 2013-17

2012-17 Safe Electrical Testing Term Contract

Safe Electrical Systems

Communal Areas (Environmentals)

2011-15 Rep/Up Door Entry Systems

External Works : Fencing, Gates, Paths

Rear Garden Fence Upgrade to Bowmar

Door Entry Upgrade Term Contract 2016-20

Communal Areas (Environmentals)

NON-SHS ELEMENTS

PARTICULAR NEEDS HOUSING (CITC)

Conversions & Upgradings

Conversions & Upgradings

The Orchard Demolition

Pine Grove

Conversions & Upgradings

Disabled Adaptations

Aids & Adaptations 2013-17

Disabled Adaptations

Demolitions

Demolitions - The Orchard

Demolitions

800,000	(100,000)	800,000	700,000	0	147,799	300,000	(400,000)	(260,511)
800,000	1,600,000	800,000	700,000	0	147,799	300,000	(400,000)	(260,511)
750,000		750,000	750,000	0	752,534	753,000	3,000	315,059
0	100,000	0	100,000	0	17,539	100,000	0	(40,791)
0		0	0	0	11,625	11,625	11,625	11,625
750,000	100,000	750,000	850,000	0	781,698	864,625	14,625	285,893
1,550,000	1,700,000	1,550,000	1,550,000	0	929,497	1,164,625	(385,375)	25,382
218,000	80,000	218,000	298,000	0	134,211	298,000	0	(39,612)
80,000	(80,000)	80,000	0	0	0	0	0	0
298,000	0	298,000	298,000	0	134,211	298,000	0	(39,612)
368,000		368,000	368,000	0	161,491	368,000	0	(53,164)
20,000		20,000	20,000	0	0	20,000	0	(11,666)
45,000		45,000	45,000	0	35,424	45,000	0	9,175
433,000	0	433,000	433,000	0	196,915	433,000	0	(55,654)
731,000	0	731,000	731,000	0	331,125	731,000	0	(95,267)
150,000		150,000	150,000	0	0	30,000	(120,000)	(87,495)
0		0	0	0	360	0	0	360
0		0	0	0	6,663	6,665	6,665	6,663
150,000	0	150,000	150,000	0	7,023	36,665	(113,335)	(80,472)
50,000		50,000	50,000	(26,685)	33,469	50,000	0	4,304
50,000	0	50,000	50,000	(26,685)	33,469	50,000	0	4,304
114,600		114,600	114,600	0	3,636	70,000	(44,600)	(63,210)
114,600	0	114,600	114,600	0	3,636	70,000	(44,600)	(63,210)

Environmental Improvements									
Environmental Improvements - Community Hub Enablement	173,000		173,000	173,000	0	5,365	73,000	(100,000)	(95,546)
HRA Roads & Footpaths Improvements	100,000		100,000	100,000	0	0	100,000	0	(58,330)
MCB Tenant Community Improvement Fund	339,000		339,000	339,000	0	50,886	279,000	(60,000)	(146,853)
Village & Small Town Centres Initiative (Sauchie Main St)	100,000		100,000	100,000	0	45,804	49,000	(51,000)	(12,526)
Fencing Replacement Contract 2015-19				0					
Feasibility Work				0		0	0	0	0
Standard Delivery Plan	20,000		20,000	20,000	0	0	20,000	0	(11,666)
Feasibility Work	732,000	0	732,000	732,000	0	102,055	521,000	(211,000)	(324,921)
	1,046,600	0	1,046,600	1,046,600	(26,685)	146,183	677,665	(368,935)	(464,299)
Council New Build Housing (Transforming Communities)									
Hallpark New Build	50,000		50,000	50,000	0	8,993	50,000	0	(20,173)
New Build - Fairfield School	1,255,000		1,746,000	1,255,000	0	59,720	1,255,000	0	(672,322)
New Build - Tilly Community Centre Phase 1a	1,301,000	(65,000)	2,083,000	1,236,000	(518,312)	158,067	1,235,860	(140)	(562,892)
New Build - Tilly Community Centre Phase 1b	306,000	(77,000)	490,000	229,000	0	0	228,760	(240)	(133,576)
New Build - Tilly Community Centre Phase 2	612,000	(592,000)	980,000	20,000	0	0	20,000	0	(11,666)
The Orchard	828,000		1,380,000	828,000	0	0	0	(828,000)	(482,972)
Off The Shelf Purchase	54,000	615,000	54,000	669,000	(30,000)	56,380	669,000	0	(333,847)
Off The Shelf Refurbishment	176,200	119,000	176,200	295,200	0	192,876	295,200	0	20,686
Council New Build Housing (Transforming Communities)	4,582,200	0	6,959,200	4,582,200	(548,312)	476,036	3,753,820	(828,380)	(2,196,762)
	4,582,200	0	6,959,200	4,582,200	(548,312)	476,036	3,753,820	(828,380)	(2,196,762)
Other Costs / HBMS									
Computer Equipment - New (HBMS)	110,400		110,400	110,400	0	11,500	11,500	(98,900)	(52,896)
Other Costs / HBMS	110,400	0	110,400	110,400	0	11,500	11,500	(98,900)	(52,896)
	110,400	0	110,400	110,400	0	11,500	11,500	(98,900)	(52,896)
TOTAL CAPITAL EXPENDITURE	12,365,900	4,412,700	14,742,900	14,075,900	(574,967)	3,482,832	12,016,161	(2,059,739)	(3,730,198)
SALE OF COUNCIL PROPERTY									
Sale of Council Houses	(720,000)			(720,000)	(677,120)	(676,058)	(955,910)	(235,910)	(256,082)
SALE OF COUNCIL PROPERTY	(720,000)	0	0	(720,000)	(677,120)	(676,058)	(955,910)	(235,910)	(256,082)
NET EXPENDITURE	11,645,900	4,412,700	14,742,900	13,355,900	(1,252,087)	2,806,774	11,060,251	(2,295,649)	(3,986,280)

Housing General Fund

	Annual Budget 2015/16	Budget To 31/10/15	Actual To 31/10/15	Projected Outturn to 31/03/16	Variance Outturn v Budget
Employee Related Expenditure					
APT & C General - Salaries	1,794,850	1,046,936	988,490	1,671,780	(123,070)
APT & C General - Employers Supn	358,160	208,915	188,517	319,452	(38,708)
APT & C General - Employers NIC	121,790	71,040	65,473	113,602	(8,188)
APT & C General - Overtime	3,210	1,872	900	1,285	(1,925)
SMP - Salaries	0	0	0	0	0
Long Service Award	0	0	614	614	614
Payments to Individuals - Telephone	0	0	12	12	12
Agency Staff	24,930	10,880	0	24,930	0
Severance/Redundancy Payments	0	0	7,728	7,728	7,728
Advertising Expenses - Recruitment	360	210	0	0	(360)
Staff Training	4,250	2,479	1,753	1,753	(2,497)
Conference Expenses - Officials	0	0	0	0	0
Other Staff Costs	1,270	741	179	452	(818)
Vacancy Management	(9,660)	0	0	0	9,660
Employee Related Expenditure	2,299,160	1,343,073	1,253,666	2,141,608	(157,552)
Premises Related					
Repairs and Maintenance	6,580	3,692	3,287	8,430	1,850
Property Maintenance	149,980	87,483	67,182	149,980	0
H Repairs - Out of Hrs Em.	0	0	3,490	0	0
H Repairs Day Time Em.	0	0	1,652	0	0
H Repairs - Insurance	0	0	178	0	0
H Repairs - Vandalism	0	0	951	0	0
H Repairs Rechargeable	0	0	150	0	0
Energy Costs- Gas	18,020	9,869	17,931	37,074	19,054
Energy Costs - Electricity	13,530	7,192	6,999	26,280	12,750
Rents	345,210	172,605	370,707	373,675	28,465
Council Tax	150,040	0	0	166,229	16,189
Water Meter Charges	600	0	601	601	1
Cleaning & Hygiene Materials	29,650	16,303	17,332	29,693	43
Premises Related	713,610	297,145	490,461	791,962	78,352
Transport Related Expenditure					
Short Term Hires	310	181	0	0	(310)
Vehicles Leasing Charges	1,140	665	0	0	(1,140)
Staff Travelling Expenses	13,450	7,845	5,200	8,998	(4,452)
Rail	0	0	284	284	284
Client Travel	0	0	33	100	100
Medical	0	0	0	0	0
Homeless Transport	0	0	0	0	0
Transport Related Expenditure	14,900	8,691	5,517	9,382	(5,518)
Supplies and Services					
Purchase of Equipment	10,480	5,821	164	12,480	2,000
Furniture - Purchase	54,280	30,717	29,317	52,338	(1,942)
Storage Charges	20,000	11,666	12,669	24,000	4,000
Removal Charges	15,000	8,750	7,217	15,000	0
Materials	3,300	1,721	300	930	(2,370)
Equipment Maintenance	40,460	22,708	14,755	45,549	5,089
Medical Supplies	0	0	0	0	0
Catering Disposables	0	0	0	0	0
Catering	0	0	0	0	0
Catering - Internal Trading	50	29	0	0	(50)
Hospitality	0	0	0	0	0
Clothing and Uniforms	2,240	1,307	0	50	(2,190)
Protective Clothing	0	0	0	0	0
Office Equipment - New	600	350	258	258	(342)
Printing - Outside Contractors	10,550	6,154	1,084	6,680	(3,870)
Paper	250	146	548	600	350
Photocopying	10,580	6,171	(625)	9,747	(833)
Stationery	8,560	4,993	3,894	9,410	850
Publications	700	429	0	500	(200)
Advertising - Publicity	0	0	0	0	0
Insurance	6,520	6,520	7,602	7,602	1,082
Professional Fees	93,360	46,832	32,467	88,382	(4,978)
Postages	28,400	16,566	21,333	55,880	27,480

Radio Communications	0	0	0	0	0
J P Expenses	0	0	0	0	0
Legal Expenses	5,150	2,917	1,829	3,711	(1,439)
Subscriptions	1,930	1,126	1,420	3,084	1,154
Grants & Donations	191,000	146,000	85,109	191,731	731
Overs / Shorts	0	0	(1,671)	0	0
Miscellaneous Expenses	11,070	6,457	0	41,510	(1,290)
Supplies and Services Sub Total	514,480	327,379	217,670	569,443	54,963
Supplies & Services (Centralised IT)					
Telecommunications	0	0	401	650	650
Mobile Telephones	0	0	0	0	0
Telephone system maintenance/rental	0	0	0	0	0
Computer Hardware Purchase	0	0	97	97	97
Computer Software Purchase	27,050	15,778	2,140	26,950	(100)
Computer Software Maintenance & Support	6,000	6,000	(29,140)	0	(6,000)
Computer Peripherals	0	0	0	0	0
Computer Consumables	500	292	0	0	(500)
Court Fees	0	0	404	500	500
Supplies & Services (Centralised IT)	33,550	22,070	(26,098)	28,197	(5,353)
Total Supplies & Services	548,030	349,449	191,572	597,640	49,610
Third Party Payments					
Other Council Accounts	11,630	6,784	4,524	7,030	(4,600)
Police	0	0	0	0	0
Payments to Other Local Authorities	19,600	11,433	4,913	20,244	644
Payments to Voluntary Organisations	128,700	96,525	96,525	128,700	0
Private Residential Homes	0	0	0	0	0
Supported Accommodation	390,920	228,024	206,243	336,373	(54,547)
Payments to Contractors	753,320	439,412	393,712	759,540	6,220
Payments to Individuals	110,630	64,530	12,500	141,118	30,488
Payments to Other Agencies	1,950	1,888	8,783	8,788	6,838
Sherriff Officer Commission	9,500	5,541	9,865	49,408	39,908
Housing Associations	0	0	0	0	0
Bank Charges	8,390	4,894	9,060	14,504	6,114
Third Party Payments	1,434,640	859,030	746,126	1,465,705	31,065
Transfer Payments					
Housing Benefit Payment	15,802,500	9,217,598	11,490,694	19,346,615	3,544,115
Transfer Payments	15,802,500	9,217,598	11,490,694	19,346,615	3,544,115
Support Services					
					0
Capital Financing Costs					
					0
TOTAL GROSS EXPENDITURE	20,812,840	12,074,986	14,178,035	24,352,912	3,540,072
Income					
Government Grants	(14,626,320)	(8,531,532)	(10,450,916)	(18,004,129)	(3,377,809)
Government Grants - Specific	(215,900)	(125,934)	(223,752)	(467,676)	(251,776)
Government Grants - Other Government Agencies	0	0	(35,194)	(35,194)	(35,194)
Other Grants	(27,150)	(15,837)	(55,347)	(74,025)	(46,875)
Charges - General	0	0	0	0	0
Sales	0	0	(55)	0	0
Fees	(25,530)	(14,892)	(23,918)	(30,918)	(5,388)
Court Expenses Recovered	(113,990)	(66,490)	(34,605)	(72,166)	41,824
Legal Fees	(500)	(292)	(1,971)	(1,011)	(511)
Fixed Penalties (Other)	0	0	0	0	0
Agency Income	(161,310)	(94,092)	(95,941)	(177,120)	(15,810)
Other Income	(145,800)	(81,383)	(61,694)	(313,640)	(167,840)
Costs Retained	0	0	(100)	(150)	(150)
Loan Charges - Principal	0	0	0	0	0
Unallocated Income	0	0	0	0	0
Rents - general	(2,356,650)	(1,374,634)	(1,292,518)	(2,238,390)	118,260
Interest (Revenue Balances)	0	0	0	0	0
Central Services Allocation	0	0	0	0	0
Other Council Accounts	(57,010)	(25,010)	(2,730)	(61,289)	(4,279)
Income	(17,730,160)	(10,330,097)	(12,284,824)	(21,481,792)	(3,751,632)
NET EXPENDITURE	3,082,680	1,744,890	1,893,211	2,871,120	(211,560)

SUMMARY HRA

COST CENTRE SUMMARY	Actual Prior Year 14/15	Annual Budget 2015/16	Budget To 31/10/15	Actual To 31/10/15	Projected Outturn to 31/03/16	Variance Outturn v Budget
REPAIRS & MAINTENANCE						
Private Contractors	330,351	355,000	207,072	129,184	258,487	(96,513)
Void Houses	99,289	1,313,480	766,153	15,577	1,294,479	(19,001)
General Maintenance	(26,837)	2,337,520	1,363,475	(9,262)	2,356,092	18,572
Cyclical Maintenance	0	740,000	431,642	0	750,050	10,050
Property Factors	(22,286)	0	0	(14,368)	(24,898)	(24,898)
Gas Contract	10,629	481,000	280,567	6,002	488,030	7,030
Minor Social Work Repairs	0	43,000	25,082	0	43,580	580
	391,146	5,270,000	3,073,991	127,132	5,165,820	(104,180)
SUPERVISION & MANAGEMENT						
Employee Related Expenditure	1,884,959	2,113,630	1,214,711	1,029,831	1,923,679	(189,951)
Premises, Transport, Supplies & Services	231,682	176,070	108,023	134,370	268,560	92,490
3rd Party Payments (HSG Investment Team)	81,311	115,070	67,120	23,249	91,451	(23,619)
Central Support	0	1,054,410	0	0	1,106,930	52,520
Democratic Core	0	105,000	0	0	121,710	16,710
	2,197,952	3,564,180	1,389,854	1,187,450	3,512,330	(51,850)
Capital Financing Costs						
Loss on Impairment	0	0	0	0	0	0
Interest Payments	0	1,503,000	0	0	1,497,589	(5,411)
Loans Fund Expenses	0	45,000	0	0	49,106	4,106
Principal Repayments	0	1,552,590	0	0	1,485,186	(67,404)
	0	3,100,590	0	0	3,031,881	(68,709)
OTHER EXPENSES						
Insurance, Stair Lighting, Voids & Council Tax	989,533	943,110	550,116	198,329	684,262	(258,848)
Garden Aid Scheme	97,463	96,000	55,997	99,979	99,979	3,979
Special Uplifts	119,833	110,000	64,163	74,278	129,278	19,278
Pest Control	20,061	12,700	7,408	19,466	24,966	12,266
	1,226,890	1,161,810	677,684	392,052	938,485	(223,325)
Insurance Claims	0	0	0	(27,861)	0	0
TOTAL EXPENDITURE	3,815,988	13,096,580	5,141,529	1,678,774	12,648,516	(448,064)
INCOME						
Rents/Interest on Revenue Balances	(17,319,442)	(17,999,210)	(10,498,939)	(10,052,387)	(17,863,973)	135,237
	(17,319,442)	(17,999,210)	(10,498,939)	(10,052,387)	(17,863,973)	135,237
NET EXPENDITURE	(13,503,454)	(4,902,630)	(5,357,410)	(8,373,612)	(5,215,457)	(312,827)