

Scrutiny Panel

12 November 2019

Item
12

Report of	Assistant Director Policy and Corporate	Author	Darren Brown ☎ 282891
Title	Financial Monitoring Report – April to September 2019		
Wards affected	Not applicable		

1. Executive Summary

1.1 This report gives the Panel the opportunity to hold Service Managers and Portfolio Holders accountable for their budgets. The financial position is summarised as follows: -

- The General Fund is showing a net underspend against services of £274k as at period 6. This includes less expenditure of £156k and more income of £118k, compared to profiled budgets.
- The current forecast outturn position for the General Fund is a net overspend of £336k.
- The Housing Revenue Account is showing a net underspend of £242k as at period 6 and is forecast to be on budget at the year-end.

1.2 Assistant Directors and their budget holders have undertaken a thorough review of the financial position for their services, which is reflected in this report. Furthermore, detailed work will be undertaken during Quarter 3 to ensure forecast outturn positions are robust, and any resulting action necessary to mitigate any forecast budget variance will be considered. In addition, the senior management team (SMT) continues to monitor the budget position on a monthly basis. The next report to the Panel will consider the draft outturn position, with the 9-month position being reported to Governance & Audit Committee in March.

2. Action required

2.1 The Panel is asked to consider the financial performance of General Fund Services and the Housing Revenue Account (HRA) for the first six months of 2019/20, and the forecast budget overspend of £336k on the General Fund.

3. Reason for scrutiny

3.1 Monitoring of financial performance is important to ensure that:

- Service expenditure remains within cash-limited budgets.
- Potential variances at year-end are identified early so that remedial action can be taken to recover the position or 'recycle' any surplus budgets.
- Performance targets are being met.

3.2 This report also gives the Panel the opportunity to hold Service Managers and Portfolio Holders accountable for their budgets.

4. Background

4.1 This report reviews the Council's overall position based on profiled income and expenditure for the six months to 30 September 2019, and also shows a projection of the outturn figures for the full year. All the information presented in respect of General Fund Services shows the position based on net 'direct costs'. The review of the Housing Revenue Account is different in that it shows all costs, both direct and indirect.

Summary Position

4.2 The projected outturn for the General Fund is currently a net overspend of £336k. The Housing Revenue Account forecast outturn position is currently to be on budget.

4.3 The General Fund position is set out in more detail in the following paragraphs and the HRA position explained in paragraphs 4.19 to 4.22. Budgets carried forward from 18/19 are now included in the schedules within this report, and as such will be monitored as part of the overall position.

General Fund – Position to 30 September 2019

Service Budgets

4.4 Appendix A shows the current budget variances and forecast outturn variances by Service Group. The net position shows a variance against profiled budget for General Fund Services (excluding Benefits, NEPP & JMC) of £274k (favourable). This comprises total expenditure being £156k lower than expected and total income being £118k higher than expected. Appendix B breaks these variances down by subjective group.

Income

4.5 Income to the Council is below profiled budgets to date in a number of areas, with Land Charges, Bereavement, Domestic Waste and Sport & Leisure being the most noticeable area. However, whilst Sport & Leisure are forecasting a shortfall in income of £257k, they have identified and are forecasting £180k of savings, negating some of the impact of any shortfall in income. Income is above targets in a number of areas to date, but most notably in Planning and Building Control. As one of our main risk areas, income will continue to be closely monitored by officers on a monthly basis.

Expenditure

4.6 There are variances against profiled budgets in a number of services areas, predominantly within premises, and supplies & services costs. This can be as a result of profiling of budgets as well as timing of expenditure.

4.7 Benefits payments are not shown in Appendix A and B to avoid distorting the reported position for Service Groups. It is currently projected that this area will be on budget at year end, when the final subsidy claim is paid. Furthermore, NEPP and JMC variances are not included in the Appendix A and B totals, given these areas are ring-fenced and are reported to the relevant joint committee.

Outturn Forecast / Risk Areas

4.8 This is the second review this year of the 2019/20 budget position, and the current forecast outturn is a net overspend of £336k.

	£'000	
Service budgets	386	See paras. 4.9 – 4.10 and Appendix C
Technical / Corporate Items	(50)	See para. 4.11
Potential net overspend	336	

Service Budgets

- 4.9 The following table sets out the forecast outturn for all service areas, with outturn variances. This shows a net forecast overspend of £336k. The largest areas contributing to this are; the net position on agency/employee costs and the impact of the vacancy factor target potentially not being met within Environment; one-off costs associated with amendments to the lease of the River Colne, removal of boats from the Hythe and the demolition of United Way cottages, a net underspend in parking; an underspend forecast within Community and Customer primarily arising from vacant posts, and a net overspend in Sport & Leisure. In addition, the forecast includes less income of £100k which relates to a delay in Turnstone income.

Service	Forecast outturn		
	<i>Expenditure</i>	<i>Income</i>	<i>Net</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Policy & Corporate (incl. CDC)	129	336	465
EMT	16	-	16
Community	(89)	9	(80)
Customer	(107)	10	(97)
Environment	134	(52)	82
Total all services	83	303	386

- 4.10 Appendix C sets out details of all forecast variances against service budgets at the year-end totalling £386k. To provide some context on the scale of the variances shown in Appendix C, a percentage value has been included within the comments which shows the proportion of the relevant budget that it represents. For example, an underspend due to vacant posts or the vacancy factor would be expressed as a proportion of the total employees budget for that area.

Corporate / Technical Items

- 4.11 The budget includes a number of corporate and technical budget areas such as net interest earnings, the provision to repay debt, pension costs and some non-service specific grants. It is currently expected that net interest costs will be £50k less than the budget, due to the timing and level of new borrowing required for the capital programme, and interest rates currently being achieved on investments are higher than assumed in the budget

Summary position and action proposed

- 4.12 The forecast outturn shows a potential net overspend of £336k. There are a number of factors which are contributing to this position, with the main ones being:-

- One-off costs associated with amendments to the lease of the River Colne, removal of boats from the Hythe and the demolition of United Way cottages
- Less income caused by external delays e.g. Northern Gateway
- Gain from net interest costs payable/earned

- 4.13 Whilst the forecast outturn is an overspend of £336k, the following table analyses this between “regular day to day running”, and one-off items. This provides clarity and also supports any impact there could be when looking at budget setting for 2020/21:

Description	Period 6 Forecast £000's	£000's
One-off items:-		
Colchester Oyster Fishery Lease Surrender	120	
Removal of Boats from River Colne	25	
Demolition of United Way Cottages	50	195
One-offs sub-total		195
Others:-		
Northern Gateway income shortfall	100	
Net gain on interest payable/earned	(50)	
Other (net)	91	141
Total	-	336

- 4.14 It should be noted that our balances are £267k above the prudent recommended level, and it is currently anticipated that we will use some these to fund the £195k of one-off costs shown above, should the need arise at year-end.
- 4.15 The impact of budget reviews should be viewed alongside the forecast outturn for the year. Outturn reviews in previous years have been undertaken to ensure that budgets reflect best estimates and do not contain “contingencies”. This does mean that services have less scope to absorb unforeseen budget pressures and any requests for new spending that may arise in-year.
- 4.16 As part of work to produce the 2020/21 detailed budgets consideration is being given to the extent to which some of the issues in the current year are likely to continue or are one-off pressures.
- 4.17 The forecast position has been reported to Cabinet as part of the 2020/21 budget update. For planning purposes, the assumption remains that the final outturn will be delivered on budget and it should be noted that balances remain above the agreed minimum level by £0.3m.
- 4.18 SMT and the Budget Group continue to monitor the budget position on a monthly basis and an updated forecast outturn will be produced to assess the impact on balances as part of the final 2020/21 budget report. This will be reported to the Panel in January. The 9-month position will be reported to Governance and Audit Committee in March.

Housing Revenue Account

- 4.19 The Housing Revenue Account (HRA) is a ring-fenced account which is affected by a number of variable factors. At the end of September 2019, the HRA is showing a net underspend of £242k compared to the profiled budget for the same period. This is primarily due to lower expenditure on Premises costs of £482k and £212k less income than budgeted.

Position to date

- 4.20 Premises related costs are showing an underspend of £482k as at the end of September 2019. Overall, there is a net underspend of £230k on Repairs and Maintenance, which primarily relates to the timing of expenditure on repairs and maintenance of pumping stations, Homeless Persons Units and other delegated areas. There are further underspends of £46k on Council Tax on void properties, and £127k on Grounds Maintenance budgets, and £74k on Utility and Water costs which relate to the timing of expenditure.

- 4.21 We have received £212k less income at the end of September 2019. This primarily reflects the net impact of rental & service charge income being lost from dwellings and garages than assumed within the budget, through a combination of voids and the level of Right to Buy sales, along with the timing of acquisition and additions to our housing stock.

Forecast Outturn

- 4.22 The HRA is currently forecast to be on budget at the year-end. Any underspend or overspend that occurs in the year will be used to fund a greater/lesser proportion of our Housing Capital Programme through a variation to the Revenue Contribution to Capital.

5. Standard References

- 5.1 Having considered consultation, publicity, equality, diversity and human rights, community safety, and health and safety implications, there are none that are significant to the matters in this report.

6. Strategic Plan references

- 6.1. The priorities within the Strategic Plan are reflected in the Medium-Term Financial Forecast. This makes assumptions regarding government grant/funding and Council Tax income and identifies where necessary savings will be found in order to achieve a balanced budget. The 2019/20 revenue budget was prepared in accordance with the Strategic Plan's priorities, in the context of the Council facing growing financial pressures. Budget monitoring enables the financial performance against these priorities to be assessed.

7. Financial implications

- 7.1. As set out above.

8. Risk management implications

- 8.1. Risk management is used throughout the budget cycle, and this is reflected in the strategic risk register. The 2019/20 revenue budget report that was approved by Council in February 2019 detailed a number of potentially significant risk areas that had been identified during the budget process. In addition, Assistant Directors identify a number of both positive and negative risk areas during the year.

9. Appendices

- 9.1 Appendix A: Period 6 – Current Budget Variances and Forecast Outturn Variances by Service Area
Appendix B: Budget Variances and Forecast Outturn Variances by Subjective Group
Appendix C: Forecast Outturn Variances
Appendix D: Housing Revenue Account – Period 6

Background Papers

None

Period 6 – Current Budget Variances and Forecast Outturn Variances by Service Area

	Position to date			Forecast Outturn		
Area	Spend	Income	Net	Spend	Income	Net
	£'000	£'000	£'000	£'000	£'000	£'000
Corporate & Democratic Core	(18)	(65)	(83)	7	(10)	(3)
Total	(18)	(65)	(83)	7	(10)	(3)
Executive Management Team						
EMT	(1)	-	(1)	16	-	16
Total	(1)	-	(1)	16	-	16
Community						
Assistant Director Communities	1	-	1	3	-	3
Licensing & Food Safety	1	(42)	(41)	5	19	24
Community Safety	(4)	-	(4)	(15)	-	(15)
Environmental Health Services	7	1	8	19	-	19
Building Control	(8)	(31)	(39)	3	(30)	(27)
Community Initiatives	(44)	-	(44)	(26)	-	(26)
Private Sector Housing	(45)	6	(39)	(67)	17	(50)
Bereavement Services	(84)	28	(56)	(8)	-	(8)
Cultural Services	(12)	3	(9)	(3)	3	-
Colchester Museums	17	7	24	-	-	-
Subtotal	(171)	(28)	(199)	(89)	9	(80)
Colchester & Ipswich Museums	76	(32)	44	64	(16)	48
Total	(95)	(60)	(155)	(25)	(7)	(32)
Customer						
Assistant Director Customers	-	-	-	6	-	6
Customer Business	(6)	(62)	(68)	4	(12)	(8)
Local Taxation & Business Rates	(13)	4	(9)	(16)	-	(16)
Customer Solutions	(4)	(134)	(138)	(12)	(70)	(82)
Customer Experience	(89)	57	(32)	(82)	92	10
Electoral Services	100	(6)	94	(7)	-	(7)
Subtotal	(12)	(141)	(153)	(107)	10	(97)
Benefits - Payments & Subsidy	(1,354)	2,289	935	-	-	-
Total	(1,366)	2,148	782	(107)	10	(97)
Environment						
Assistant Director Environment	1	-	1	(3)	-	(3)
Neighbourhood Services	174	93	267	247	(32)	215
Car Parking	(1)	(1)	(2)	(110)	(20)	(130)

	Position to date			Forecast Outturn		
Area	Spend	Income	Net	Spend	Income	Net
	£'000	£'000	£'000	£'000	£'000	£'000
Subtotal	174	92	266	134	(52)	82
Parking Partnership (NEPP)	74	162	236	54	(365)	(311)
Total	248	254	502	188	(417)	(229)
Policy & Corporate						
Assistant Director Policy & Corporate	(26)	-	(26)	(27)	-	(27)
Finance	(9)	-	(9)	64	15	79
ICT	54	5	59	63	-	63
People and Performance	1	13	14	6	30	36
Governance	1	27	28	(7)	20	13
Place Strategy	10	(4)	6	(3)	-	(3)
Planning	73	(109)	(36)	17	(50)	(33)
Housing	(12)	30	18	-	-	-
Communications	15	(3)	12	13	10	23
Subtotal	107	(41)	66	126	25	151
<i>Company Related:-</i>						
Client – Commercial Company	79	-	79	-	-	-
Corporate Asset Management	(114)	(4)	(118)	(22)	-	(22)
Commercial & Investment	(5)	(133)	(138)	198	64	262
Sport & Leisure	(195)	202	7	(180)	257	77
Total	(128)	24	(104)	122	346	468
Total (excl. Benefits, NEPP & JMC)	(156)	(118)	(274)	83	303	386
Total (all)	(1,360)	2,301	941	201	(78)	123

Current Budget Variances and Forecast Outturn Variances by Subjective Group

	Position to date			Forecast Outturn		
	Actual	Budget	Variance	Actual	Budget	Variance
Subjective	£'000	£'000	£'000	£'000	£'000	£'000
Expenditure						
Employees	11,736	11,757	(21)	23,375	23,513	(138)
Premises Related	4,013	4,468	(455)	7,496	7,522	(26)
Transport Related	952	1,005	(53)	2,223	2,276	(53)
Supplies & Services	4,204	3,837	367	8,994	8,637	357
Third Party Payments	2,633	2,627	6	4,737	4,794	(57)
Transfer Payments	146	146	0	293	293	0
Capital Financing Costs	0	0	0	110	110	0
Total	23,684	23,840	(156)	47,228	47,145	83
Income						
Government Grant	(1,239)	(1,111)	(128)	(1,161)	(1,111)	(50)
Other Grants & Reimbursements	(1,717)	(1,608)	(109)	(3,710)	(3,563)	(147)
Customer & Client Receipts	(10,809)	(10,939)	130	(20,957)	(21,469)	512
Income-Interest	(102)	(91)	(11)	(195)	(183)	(12)
Inter Account Transfers	0	0	0	0	0	0
Total	(13,867)	(13,749)	(118)	(26,023)	(26,326)	303
Net	9,817	10,091	(274)	21,205	20,819	386

Forecast Outturn Variances

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
EMT				
Executive Management Team	16	-	16	An overspend is forecast due to recruitment costs (100%) and on employee costs due to the implementation of locally determined pay awards in accordance with the Councils agreed pay strategy (0.6%).
Community Services				
Assistant Director Communities	3	-	3	Employees overspend due to the implementation of locally determined pay awards in accordance with the Councils agreed pay strategy (2.3%).
Licensing and Food Safety	5	19	24	Employees overspend on additional training (1.7%). Shortfall in income relating to Food Safety for Re-inspections and Advice services (100%).
Community Safety	(15)	-	(15)	Employees underspend (13.5%) – Community Safety officer yet to be recruited.
Environmental Health Services	19	-	19	Overspend (5.6%) due to not having had sufficient vacant posts to date to achieve the vacancy factor target.
Building Control	3	(30)	(27)	Small overspend on employees (0.8%). £30k more income due to higher demand (7.5%).
Community Initiatives	(26)	-	(26)	Employees underspend (7%) due to savings on a vacant post that had now been filled by appointment of an apprentice.

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
Private Sector Housing	(67)	17	(50)	Employees underspend of £83k (15.4%) due to an HMO vacant post and small savings in a Support Officer role in Healthy homes. This is offset by a £15k overspend on Legal fees. £26k more grant from CCG contributing to Healthy Homes manager post. This is offset by £42.5k (35.3%) less income primarily in Licenses and the redress penalty scheme.
Bereavement Services	(8)	-	(8)	Employees underspend of £16k (7.1%) due to a vacant post, which has now been filled. This is offset by an £8k one off cost for a new music system.
Cultural Services	(3)	3	-	Underspend on payments to coach companies (16.8%) offset by a shortfall in events sale income (17.9%).
Colchester and Ipswich Museums (CIMS)	64	(16)	48	CIMS is a ring-fenced budget. There is a forecast overspend of £25k (1.35%) on salaries, mainly due to vacancy target of £23k yet to be met and some relocation costs. There is an overspend of £20k on water costs in the Castle which is currently being investigated, and an overspend relating to the installation of a new CCTV system in Heckworth. The forecast includes a £14k (4%) overspend on costs relating to Exhibitions (material and removal costs), and £15k (9.8%) additional retail income.
Customer Services				
Assistant Director Customers	6	-	6	Forecast overspend on employee costs due to the implementation of locally determined pay awards in accordance with the Councils agreed pay strategy (4%).
Customer Business	4	(12)	(8)	Forecast overspend on employee costs due to the implementation of locally determined pay awards in accordance with the Councils agreed pay strategy and acting up arrangements (5%).

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
				Unbudgeted income from the Town Centre BID totalling £12k (100%).
Local Taxation & Business Rates	(16)	-	(16)	Underspend on employee costs of £23k due to a delay in recruiting into a fixed term post (7%) partially offset with £7k unbudgeted expenditure on legal costs within Business Rates (100%).
Customer Solutions	(12)	(70)	(82)	Underspends on employee costs of £65k (15%) due to vacant posts, offset partially with an overspend on training costs following team restructures. Unbudgeted expenditure of £25k on Hub security costs and £5k on audit fees. (100%). More income is forecast due to extra income from the DWP (£50k) and the partial reimbursement of Hub security costs from ECC and CBH. (100%)
Customer Experience	(82)	92	10	Net underspend within the Contact & Support Centre (3%) and the Digital Development team (6%) due to Management team secondments and special unpaid leave. Land Charges income is forecast to be £92k less than the budget (31%)
Electoral Services	(7)	-	(7)	The net underspend relates to reduced employee costs due to a team restructure (5%).
Environmental Services				
Assistant Director Environment	(3)	-	(3)	An employee underspend is due to a reduction in the PA's hours.
Neighbourhood Services	247	(32)	215	Following negotiations with ECC £95k more income is forecast which represents additional food waste credits (7%.) This is partially offset by a shortfall in Market & Street Trading (31%) and

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
				Trade Collections (1.7%) although actions are now being taken to increase fee income in the future. £175k Employee overspends are forecast due to not having had sufficient vacant posts yet this year to achieve the budget target for vacancies (2.9%) Clear sacks and caddie stock levels are high and although purchasing for recycling kit is expected to slow down as a result of the introduction of a Voucher for all kit, £70k overspend is forecast (32%). This will be monitored against demand. The forecast also includes £25k of unbudgeted costs associated with the removal of 2 boats from the Hythe.
Car Parking	(110)	(20)	(130)	One-off gain of £67k in relation to the refund due to CBC of NEPP off street reserves for 2017/18 (100%), £30k underspend against the Middleborough Car Park service charge (44%) and £10k underspend forecast on NNDR costs (1%). £20k additional income forecast across Season Tickets (20%) and PCN's (6%).
North Essex Parking Partnership (NEPP)	54	(365)	(311)	NEPP budgets are ring-fenced and are expected to operate within budget, with any surplus or deficit being transferred to the Decriminalised Parking Reserve at year-end.
Policy & Corporate (incl. CDC)				
Corporate & Democratic Core	7	(10)	(3)	Overspend on parish council grants (3%) and Internet Banking Transaction Charges (5%). More income forecast from Council Tax Sharing Agreement.
Assistant Director Policy & Corp	(27)	-	(27)	Forecast underspend on salaries due to change of Assistant Director (19%).

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
Finance	64	15	79	Forecast overspends on employee costs due to recruitment costs and agency costs to cover two vacant posts, partially offset by vacant posts (2%), unbudgeted costs relating to the ABS system upgrade (58%) and £5k pressure on CIPFA subscription update (228%). £15k pressure from the futures review target of recovering project costs that will not be achieved (100%).
ICT	63	-	63	Forecast overspend on employee costs mainly due to not having had sufficient vacant posts yet this year to achieve the budget target for vacancies (0.6%), and across supplies and services budgets primarily on management and consultancy costs to maintain legacy systems (162%) and IT costs (2%).
People & Performance	6	30	36	Overspend on management and consultancy costs due to the implementation of the BCE shared payroll service, following agreement of the business case (100%), partially offset by two months underspend on payroll inter-authority payment as started in June (17%) and employee costs due to vacant post (0.8%). Less income forecast from staff car parking scheme.
Governance	(7)	20	13	Underspend due to re-tender of the insurance contract (2.9%) offsetting an overspend on committee printing costs (42%), and across employee costs mainly due to not having had sufficient vacant posts yet this year to achieve the budget target for vacancies and due to the implementation of locally determined pay awards in accordance with the Councils agreed pay strategy (1%). £20k pressure from Rowan House futures review target that will not be achieved (100%).
Place Strategy	(3)	-	(3)	Underspend on Housing Strategy software licence (48%).

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
Planning	17	(50)	(33)	Small overspend forecast across salaries due to casual staff costs (0.20%), software licences (100%) and management and consultancy costs (18%). £50k more income from planning fees is being forecast.
Communications	13	10	23	Forecast overspend on licences due to one-off previous years spend (35%) and on employee costs mainly due to not having had sufficient vacant posts yet this year to achieve the budget target for vacancies (1%). Less income is being forecast than assumed in the budget from roundabout advertising (50%).
Corporate Asset Management	(22)		(22)	Underspend on cleaning contract due to re-tender being less than the budget (8%) and cost of installing water fountains less than anticipated (1.3%), offsetting unbudgeted works to Council Chamber in Town Hall (100%).
Commercial & Investment	198	64	262	Commercial properties have some small unplanned cost pressures including responsive repairs, business rates and water although the repairs cost will be offset by insurance income - overall a £27k (10%) overspend has been forecast. £120k one-off cost for the amendments to the lease of the River Colne, and £50k estimated for the demolition of the United Way cottages. Income is forecast to be a net £64k (1.6%) lower than budget. There is a £100k shortfall forecast in relation to the Northern Gateway site as this is unlikely to be achieved in 19/20 as updated planning consent is to be sought. A £31k shortfall has been forecast against the Culver Centre following announcements of a rent reductions in relation to the Debenhams store. These have been offset by a £12k gain in relation to the David Lloyd site and a net £8k on the Nunns Road and Osborne Street car parks.

Service Area	Variance			Comment
	Spend £'000	Income £'000	Net £'000	
Sport and Leisure	(180)	257	77	<p>Expenditure savings have been forecast on utility costs based on recent Smith Bellerby estimates - £31k (16.3%) electricity and £19k (9.3%) on gas. Employee savings due to vacancies and restructuring have been forecast at £55k (2.0%). Supplies and services and Third-Party Payments have a forecast saving of £64k (9.8%) which includes a pressure of £4.5k in relation to PPL/PRS licences across all sites.</p> <p>An income shortfall of £257k (5%) is forecast. This includes a forecast shortfall on Lifestyles membership sales £41k, the year to-date average growth up to end of Sept at 0.76%, however, this is 5.19% down compared to year to date profile. New processes are in place to encourage membership sign-up with additional customer contacts being made when existing memberships expire. All income areas have both team and, in some cases, individual targets in place to increase income. Beauty Therapy, Aqua Springs, Activa Gym, Dryside and Tiptree all forecasting to hit or slightly exceed income targets. All other areas of income forecasting to be less than target include £95k pools, £14k swimming lessons, £38k Zoggs' sales, £58k catering and £28.9k from the car park.</p>

Housing Revenue Account – Period 6

Appendix D

September 2019 Account Description	Current Period - September 2019			Forecast Year-End Position		
	Profiled Budget to Period 6 £'000	Actual to Period 6 £'000	Variance (under) / over £'000	Annual Budget £'000	Projected Outturn £'000	Variance (under) / over £'000
HRA - Direct & Non-Direct						
EXPENDITURE						
Employees	88	95	7	177	163	(14)
Premises Related	3,424	2,942	(482)	6,838	6,724	(114)
Transport Related	-	1	1			
Supplies & Services	298	318	20	1,097	1,097	-
Third Party Payments	2,065	2,059	(6)	3,545	3,545	-
Transfer Payments	94	100	6	188	188	-
Support Services	1,833	1,833	-	3,444	3,444	-
Capital Financing Costs	-	-	-	14,949	14,698	(251)
TOTAL EXPENDITURE	7,802	7,348	(454)	30,238	29,859	(379)
INCOME						
Other Grants & Reimbursements	(64)	(45)	19	(129)	(129)	-
Customer & Client Receipts	(15,642)	(15,450)	192	(29,782)	(29,403)	379
Income-Interest	(1)	-	1	(31)	(31)	-
Inter Account Transfers	-	-	-	(107)	(107)	-
TOTAL INCOME	(15,707)	(15,495)	212	(30,049)	(29,670)	379
TOTAL NET - HRA	(7,905)	(8,147)	(242)	189	189	-