

Meeting:	Tenants' and Leaseholders' Consultative Forum
Date:	24 July 2007
Subject:	Housing Revenue Account (HRA) Outturn 2006-07
Key Decision:	No
Responsible Officer:	Myfanwy Barrett Corporate Director (Finance)
Portfolio Holder:	Camilla Bath Portfolio Holder for Housing
Exempt:	No
Enclosures:	Appendix 1 - Housing Revenue Account (HRA) - 2006-07 Outturn

SECTION 1 – SUMMARY AND RECOMMENDATIONS

This report sets out the provisional 2006-2007 Housing Revenue Account (HRA) outturn.

RECOMMENDATIONS:

Note the provisional HRA outturn and balances position for 2006-2007

REASON:

To confirm the provisional financial position for the HRA as at 31 March 2007.

SECTION 2 – REPORT

1. The Council's accounts for 2006-2007 have now been provisionally closed, subject to final adjustments and annual audit. The provisional HRA outturn position indicates an overall underspend of £0.5m on the approved budget.
2. The HRA reflects adjustments for the provisions of financial reporting standard FRS17, where the amount charged to services will show the current service

cost. This replaces the cash contributions made by services to the Pension Fund and as a result service costs have been amended. The adjustment increases staff costs for the HRA and is netted off elsewhere in the accounts.

3. The Council has a statutory duty to make sure that the arrangements for the administration of its financial affairs is adequate and effective, including arrangements for risk management.
4. There is no direct impact on equalities in respect of this report.

SECTION 3 - STATUTORY OFFICER CLEARANCE

Chief Finance Officer	<input checked="" type="checkbox"/>	Name: Carol Maduka Date: 5 July 2007
Monitoring Officer	<input checked="" type="checkbox"/>	Name: Ade Amisu Date: 6 July 2007

SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS

Contact: Carol Maduka
Service Manager, Urban Living Finance
020 8424 1672

Background Papers: 30 year HRA Business Plan
HRA Medium Term Budget Strategy

HOUSING REVENUE ACCOUNT (HRA) - 2006-07 Outturn

	Revised Budget 2006-07 (Nov 06)	Outturn	Variance	Comments
Expenditure	£			
Employee Costs	2,925,531	2,726,984	-198,547	Release of temp staff and vacant posts
Supplies & Services	1,561,490	1,710,559	149,069	Higher energy costs
Central Recharges	1,411,180	1,431,992	20,812	Higher Legal SSC
Employee Costs - Needs / Strategy	343,905	343,905	-0	
IT Projects	70,000	41,002	-28,998	
Recharge to other services	-548,195	-529,463	18,732	
Leasehold Management	239,170	307,609	68,439	Lower RTB recoverable cost, higher legal SSC
Baseline expenditure	6,003,081	6,032,587	29,506	
Contingency -Repairs	150,000	0	-150,000	
Contingency -General	499,647	518,370	18,723	Consultancy costs, 360k provision for DLO out of hours settlement
Operating Expenditure	6,652,728	6,550,957	-101,771	
Charges for Capital	5,324,410	5,341,865	17,455	
Contribution to Repairs Account	4,744,470	4,799,478	55,008	
RCCO	0	105,406	105,406	Support for capital expenditure
Bad or Doubtful Debts	100,000	-411,468	-511,468	Release of Bad debts provisions
Total Expenditure	16,821,608	16,386,238	-435,370	
Income				
Rent Income – Dwellings	-20,320,000	-20,256,429	63,571	Loss of income due to RTB & Voids
Rent Income – Non Dwellings	-610,220	-693,737	-83,517	
Service Charge	-375,060	-214,164	160,896	Over accrual for 2005/06 income
Facility Charges	-206,260	-186,297	19,963	
Interest	-17,000	-17,000	0	
Other Income	-7,820	-21,907	-14,087	
Transfer from General Fund	-183,061	-187,888	-4,827	
HRA Subsidy	4,663,943	4,657,701	-6,242	
Total Income	-17,055,478	-16,919,720	135,758	
In Year Deficit / (Surplus)	-233,870	-533,482	-299,612	
BALANCE	-5,426,870	-5,726,482	-299,612	