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| Agenda Item | 5. |
| Report No | PEO 08/17 |

HIGHLAND COUNCIL

Committee: People

Date: 23 August 2017

Report Title: Housing Revenue Budget Monitoring Report
- 1 April 2017 to 30 June 2017

Report By: Director of Community Services

1. Purpose/Executive Summary

1.1 This report invites Members to approve the revenue budget monitoring position for the period from 1 April 2017 to 30 June 2017.

2. Recommendations

2.1 Members are invited to approve the revenue budget position for 1 April 2017 to 30 June 2017.

3 Background

- 3.1 This report is produced in support of the Council's corporate governance process, which in turn is designed to support/augment the Council's overall/corporate delivery of all of its obligations in terms of the Single Outcome Agreement.
- 3.2 There are two main elements of the Housing Revenue Budget included in this report. The Housing Revenue Account (HRA) is used to account for income and expenditure associated with the Council's front-line housing services to Council house tenants and costs associated with Council housing. In addition there is a Non-Housing Revenue Account (non-HRA) element of the budget, which is part of the Council's overall General Fund and which relates to services that are not directly provided to Council tenants.

4. Current Position

- 4.1 The revenue expenditure monitoring statement is attached as **Appendix 1** and shows the financial position to 30 June 2017. For the Housing Revenue Account expenditure is currently in line with the budget outturn target.
- 4.2 For the Non Housing Revenue Account, an overspend is currently predicted in relation to homeless services. This is attributable to the overall number of people currently placed in private sector temporary accommodation and also concerns about increasing bad debt provision on income raised through rents and service charges to clients in temporary accommodation. A review is currently taking place of all income streams for the Non-HRA in conjunction with Finance, and further details will be provided to Committee as soon as possible.

5. Implications

- 5.1 Resource – implications are discussed in the report.
- 5.2 Risk – implications to the budget position, and budget assumptions, will be kept under regular review and any risks identified report to future Committees.
- 5.3 Community (Equality, Poverty and Rural), Legal, Risk, Climate Change / Carbon Clever, Gaelic – There are no implications arising as a direct result of this report.

Designation: Director of Community Services

Date: 17 July 2017

Authors: David Goldie, Head of Housing and Building Maintenance
Mike Mitchell, Finance Manager

COMMUNITY SERVICES

Revenue Expenditure Monitoring Statement

1 April 2017 to 30 June 2017

Financial Detail

BY ACTIVITY

Housing Revenue Account

Supervision and Management
 Tenant Participation
 Sheltered Housing
 Homelessness
 Repairs and Maintenance
 House Rent Voids
 Other Rent Voids
 Central Support
 Loan Charges
 Capital Funded from Current Revenue

Gross Expenditure

House Rents
 Other Rents
 Other Income
 Interest on Revenue Balances

Gross Income

HRA TOTAL

BY SUBJECTIVE

Staff Costs
 Other Costs
 Gross Expenditure
 Grants
 Other Income
 Total Income

Non-Housing Revenue Account

Homelessness
 Supporting People
 Anti Social Behaviour
 Gypsy Traveller Sites

NON-HRA TOTAL

BY SUBJECTIVE

Staff Costs
 Other Costs
 Gross Expenditure
 Grants
 Other Income
 Total Income

| | £000 Actual YTD | £000 Annual Budget | £000 Year End Estimate | £000 Year End Variance |
|-------------------------------------|-----------------------|--------------------------|------------------------------|------------------------------|
| Supervision and Management | 1,461 | 6,401 | 6,401 | 0 |
| Tenant Participation | 40 | 212 | 212 | 0 |
| Sheltered Housing | 172 | 705 | 705 | 0 |
| Homelessness | 133 | 580 | 580 | 0 |
| Repairs and Maintenance | 4,082 | 16,480 | 16,480 | 0 |
| House Rent Voids | 144 | 722 | 722 | 0 |
| Other Rent Voids | 80 | 232 | 232 | 0 |
| Central Support | 0 | 3,520 | 3,520 | 0 |
| Loan Charges | 0 | 18,943 | 18,943 | 0 |
| Capital Funded from Current Revenue | 0 | 3,439 | 3,439 | 0 |
| Gross Expenditure | 6,112 | 51,234 | 51,234 | 0 |
| House Rents | (10,273) | (48,863) | (48,863) | 0 |
| Other Rents | (508) | (1,954) | (1,954) | 0 |
| Other Income | (261) | (356) | (356) | 0 |
| Interest on Revenue Balances | 0 | (61) | (61) | 0 |
| Gross Income | (11,042) | (51,234) | (51,234) | 0 |

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|----------------|----------|----------|----------|
| (4,930) | 0 | 0 | 0 |
|----------------|----------|----------|----------|

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|-------------------|----------|----------|----------|---|
| Staff Costs | 1,276 | 5,292 | 5,292 | 0 |
| Other Costs | 4,836 | 45,942 | 45,942 | 0 |
| Gross Expenditure | 6,112 | 51,234 | 51,234 | 0 |
| Grants | 0 | 0 | 0 | 0 |
| Other Income | (11,042) | (51,234) | (51,234) | 0 |
| Total Income | (11,042) | (51,234) | (51,234) | 0 |

| | | | |
|----------------|----------|----------|----------|
| (4,930) | 0 | 0 | 0 |
|----------------|----------|----------|----------|

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|-----------------------|------|-------|-------|-----|
| Homelessness | 724 | 1,567 | 1,867 | 300 |
| Supporting People | 105 | 1,654 | 1,654 | 0 |
| Anti Social Behaviour | 71 | 162 | 162 | 0 |
| Gypsy Traveller Sites | (17) | (38) | (38) | 0 |

| | | | |
|------------|--------------|--------------|------------|
| 883 | 3,345 | 3,645 | 300 |
|------------|--------------|--------------|------------|

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|-------------------|---------|---------|---------|-----|
| Staff Costs | 284 | 1,276 | 1,276 | 0 |
| Other Costs | 1,726 | 6,317 | 6,617 | 300 |
| Gross Expenditure | 2,010 | 7,593 | 7,893 | 300 |
| Grants | (84) | (48) | (48) | 0 |
| Other Income | (1,043) | (4,200) | (4,200) | 0 |
| Total Income | (1,127) | (4,248) | (4,248) | 0 |

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|------------|--------------|--------------|------------|
| 883 | 3,345 | 3,645 | 300 |
|------------|--------------|--------------|------------|

COMMUNITY SERVICES - Summary

DISAGGREGATED AREA BUDGETS 2017/18

REAL CASH BUDGETS ONLY

Monitoring Statement for the 3 months ended 30 June 2017

FUNCTION/ACTIVITY

Housing Revenue Account

| Area | Total Budget £ | Actual 30/06/2017 £ | Budget Left £ | Estimated Outturn £ | (Under)/ Over £ |
|-----------------------|----------------------|---------------------------|---------------------|---------------------------|-----------------------|
| Badenoch & Strathspey | 1,892,031 | 95,794 | 1,796,237 | 1,892,031 | - |
| Caithness | 5,803,263 | 764,829 | 5,038,434 | 5,803,263 | - |
| Inverness | 12,558,832 | 2,236,127 | 10,322,705 | 12,558,832 | - |
| Lochaber | 4,858,619 | 669,880 | 4,188,739 | 4,858,619 | - |
| Nairn | 1,731,337 | 197,397 | 1,533,940 | 1,731,337 | - |
| Ross & Cromarty | 9,959,232 | 1,393,821 | 8,565,411 | 9,959,232 | - |
| Skye | 1,979,532 | 241,276 | 1,738,256 | 1,979,532 | - |
| Sutherland | 3,030,841 | 488,689 | 2,542,152 | 3,030,841 | - |
| Total | 41,813,687 | 6,087,813 | 35,725,874 | 41,813,687 | - |