

Report to Cabinet
10 June 2015
Report of Chief finance officer
Subject Revenue budget monitoring 2014-15 – Period 11

Item

8

Purpose

To update cabinet on the financial position as at 28 February 2015, the forecast outturn for the year 2014-15, and the consequent forecast of the general fund and housing revenue account balances.

Recommendation

To note the financial position as at 28 February 2015 and the forecast outturn for 2014-15.

Corporate and service priorities

The report helps to meet the corporate priority value for money services and the service plan priority to provide accurate, relevant and timely financial information.

Financial implications

The general fund budget is forecast to achieve an underspend of £1.066m before the removal of s31 grant. The housing revenue account budget is forecast to achieve an underspend of £1.622m.

Monitoring of key budgets does not indicate any unusual cause for concern; however the position will need to be continually monitored in order to deliver to the forecast outturn

The collection fund is forecasting a deficit on business rates for 2014-15. The forecast impact in 2014-15 of deficits arising in 2013-14 is £152k. The forecast impact in 2015-16 of deficits arising in 2013-14 and 2014-15 is £1.249m. Following council approval on 17 February, all s31 business rates relief grant will be transferred to an earmarked reserve to be offset against deficits in the years that they impact on the revenue accounts. For 2014-15, a transfer of £978k will be required from the general fund revenue budget to the earmarked reserve largely offsetting the general fund underspend reported above.

Ward/s: All wards

Cabinet member: Councillor Stonard – Resources and income generation

Contact officers

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Background documents

None

Report

1. Council approved budgets for the 2014-15 financial year on 18 February 2014.
2. The attached appendices show the forecast outturn and year-to-date positions for the general fund and the housing revenue account:
 - [Appendix 1](#) shows the general fund by corporate leadership team responsibilities, and by subjective group
 - [Appendix 2](#) shows the housing revenue account in (near) statutory format, and by subjective group
 - [Appendix 3](#) shows budget and expenditure for the year to date in graphical format

General fund

3. Budgets reported include the resources financing the council's net budget requirement (which includes a contribution of £0.541m to balances as allowed for in the *Medium term financial strategy*) so that the net budget totals zero:

<i>Item</i>	<i>Approved budget £000s</i>
Net budget requirement	18,407
Non-domestic rates	(4,651)
Revenue support grant	(5,980)
Council tax precept	(7,776)
Total general fund budget	0

4. The general fund has been forecast to underspend by **£1.066m** at year end. This compares to a forecast underspend of **£0.788m** at the end of January. Significant forecast overspends and underspends are explained below:

<i>Previous forecast over/(under) spend £000s</i>	<i>General fund service</i>	<i>Current forecast over/(under) spend £000s</i>	<i>Commentary</i>
590	Finance	370	Following adjustments to payments made by the DWP, LA error, and following finalisation of the audit of the 2013-14 revenues amounts, the previously reported overspend on benefits subsidy will continue.
(313)	Procurement and service improvement	(318)	Predicted savings on IT development; and IT service costs.

<i>Previous forecast over/(under) spend £000s</i>	<i>General fund service</i>	<i>Current forecast over/(under) spend £000s</i>	<i>Commentary</i>
(239)	City development:	(296)	Forecast underspend due to higher than budgeted parking income, the sale of assets and higher than budgeted private section housing income.
(208)	Planning:	(185)	Forecast underspend due to staff savings, additional charges to capital and higher than budgeted income from planning charges.
(110)	Neighbourhood services:	(109)	The forecast underspend is the cumulative result of several low value underspends across neighbourhood services budgets.

5. For the year to date an underspend against budget of **£3.290m** is being reported. This underspend is made up of many debit and credit figures where various income and expenditure lines are ahead of or behind budget profile. Significant variances are explained below. These lines will be monitored closely as the year progresses to identify any potential impact on forecast outturn figures.

<i>General fund service</i>	<i>Variance to date P11</i>	<i>Commentary</i>
Business relationship management	1,550	This relates to timing differences in respect of invoices received and paid; year end insurance accounting adjustments to be made and year end journaling of legal costs received.
Finance	(2,149)	Profiling differences on housing benefit subsidy received and rents paid; and MRP lower than the budget which was for the previous year.
Procurement and service improvement	633	Development budget spend behind profile; and timing differences in respect of invoices received and paid.
City development:	(781)	The current variance against profile relates to parking recharges to be re distributed, which will take into account county income; works recharges to be distributed, such as pension recharges, the sale of three assets, section 38 income, which is County Hall income (highways) and higher than budgeted private section housing income.
Environmental strategy	(425)	This relates to funding received from DECC for the <i>Greener communities (Cosy City) project</i> .
Citywide services:	(442)	End of year invoices to arrive and recharges for highways. Integrated waste management contractual payments running behind schedule. Garden waste income is higher than profiled budget
Neighbourhood housing:	(641)	Largely due to delays in payment of homelessness invoices compared to budget.

Housing revenue account

6. The budgets reported include a £7.7m use of HRA balances, so that the net budget totals zero:

<i>Item</i>	<i>Approved budget £000s</i>
Gross HRA expenditure	80,827
Gross HRA income	(73,120)
Contribution from HRA balance	(7,707)
Total net HRA budget	0

7. The housing revenue account has been forecast to underspend by **£1.622m**. This compares to a forecast underspend of **£1.384m** at the end of February. Significant forecast overspends and underspends are explained below:-

<i>Previous forecast over/(under) spend £000s</i>	<i>HRA division of service</i>	<i>Current forecast over/(under) spend £000s</i>	<i>Commentary</i>
365	Rents, rates and other property costs	365	Due to unbudgeted costs for NPS.
(507)	General management	(740)	The majority of the projected underspend is due to: contingency fund (£97k); audit fee not required as included in LGSS recharge (£105k); budget for software interface may no longer be required (£50k); lower NPS fees at this stage than budgeted for (£74k); and professional advice / fees budget not required (£190k).
(354)	Special services	(413)	Mainly due to projected underspend on district heating fuel and community alarm service.
(1,348)	Depreciation and impairment	(1,348)	£856k relating to profit / loss on sale of assets, offset by corresponding debit against 'adjustments and financing items'. £459k reduction in anticipated depreciation costs
(701)	Provision for bad debts	(701)	Provision increased in anticipation of the effects of full implementation of bedroom tax and universal credit. Delayed implementation of universal credit and better than anticipated rent collection performance have delivered a lesser call on this provision.

<i>Previous forecast over/(under) spend £000s</i>	<i>HRA division of service</i>	<i>Current forecast over/(under) spend £000s</i>	<i>Commentary</i>
177	Dwelling rents	244	Write-offs included within this figure, partially offsetting the underspend on the bad debt code.
(164)	Garage and other property rents	(191)	Lower than anticipated garage voids rate
634	Service charges - general	602	Lower income than budgeted for (tenants), partially offset by underspend in special services (district heating). Also lower leasehold income than budgeted for.
842	Adjustments and financing items	715	£856k relating to profit / loss on sale of assets, offset by corresponding credit against 'depreciation and impairment'

8. For the year to date an underspend of **£4.659m** is being reported. This underspend is made up of many debit and credit figures, where various income and expenditure lines are ahead of or behind budget profile. Significant underspends and overspends to date are explained below. These lines will be monitored closely as the year progresses to identify any potential impact on forecast outturn figures.

<i>HRA division of service</i>	<i>Variance to date P11</i>	<i>Commentary</i>
Repairs and maintenance	(2,957)	There are 2 main reasons for this variance: i) The valuation and invoice process creates an artificial delay between the work being completed on site and the final stage of the invoice amount being posted to the ledger; and ii) Due to the responsive nature of some budget lines within this group it is extremely difficult to accurately profile a years work in advance and some budget line spend is behind profile due to work not being required as predicted.
Rents, rates and other property costs	723	Water rates accounted for as one annual amount (although actually paid in 10 instalments) – budget profile assumes 10 instalments
General management	(1,497)	Overall underspend projected, as per comments on previous table. Also pension recharges are yet to be distributed across service areas
Special services	(1,082)	Mainly district heating spend not matching anticipated spending profile – profiles to be updated for period 12

<i>HRA division of service</i>	<i>Variance to date P11</i>	<i>Commentary</i>
Depreciation and impairment	(973)	No budget for profit / loss on sale of assets
Provision for bad debts	(527)	Overall spend to be lower than budget, so also high variance to date.
Service charges - general	700	Overall income to be lower than budget, so also high variance to date.
Adjustments and financing items	853	No budget for profit / loss on sale of assets

Risks

9. A risk-based review based on the size and volatility of budgets has identified a 'Top 10' of key budgets where inadequacy of monitoring and control systems could pose a significant threat to the council's overall financial position. These are shown in the following table.

Key risk budgets	Budget £000s	Forecast variance	Forecast var %	Forecast RAG
Housing benefit payments - council tenants	36,254	-165	0%	GREEN
Housing benefit subsidy - council tenants	-35,514	1,156	-3%	AMBER
Housing benefit payments - other tenants	32,280	-2,119	-7%	RED
Housing benefit subsidy - other tenants	-32,923	2,004	-6%	RED
HRA repairs - tenanted properties	12,408	-124	-1%	GREEN
HRA repairs - void properties	2,630	0	0%	GREEN
Multi-storey car parks	1,797	-9	-1%	GREEN
HRA rents - estate properties	-58,916	178	0%	GREEN
Corporate management including contingency	1,109	-317	-29%	RED
Private sector leasing costs	2,570	-140	-5%	RED

10. The red/amber status of items in the forecast RAG column is explained below.

Key risk budgets	Comment
Housing benefit payments and subsidy - other tenants:	Reduced value of payments than planned for. This is partially offset by reduced subsidy to fund these payments but see also comments in the table at paragraph 4 about the reported overspend on benefits subsidy.
Corporate management including contingency	Contingency budget not anticipated to be needed in full. Remaining balance will be transferred to reserves at year end.
Private sector leasing costs:	PSL rental costs currently lower than anticipated

11. The 2014-15 budgets approved by council were drawn up in the expectation of reduced resources as announced by the coalition government. There are risks to the current and medium term financial position from:

- Reductions in government grant – the localisation of business rates and of council tax reductions has increased the risks to the council's financial position arising from economic conditions and policy decisions.
 - Changes in policy – if further 'empowerment' of local authorities is not matched by devolved resources
 - Delivery of savings – the budget incorporates both savings measures already in place, and those planned for implementation during the year. If these savings are not achievable in full, overspends will result. With appropriate approvals these may be mitigated through provision made in the corporate contingency, up to the level of that contingency
 - Identification of further savings – work is continuing on developing proposals for additional savings to bridge the medium-term budget gap. If these proposals fall short, or are not implemented fully and in a timely manner, further budget shortfalls will result.
12. Forecast outturns are estimates based on management assessments, formulae and extrapolation. They may not adequately take account of variables such as:
- Bad debts – budget reports show gross debt, i.e. invoices raised. While allowance has been made in the budget for non-collections, the current economic climate may have an adverse influence on our ability to collect money owed. This may be reflected in higher provisions for bad debt, as may the impact of welfare reforms such as the so-called 'bedroom tax'.
 - Seasonal factors – if adverse weather conditions or a worsening economic climate depress levels of trade and leisure activities in the city, there may be a negative impact on parking and other income.
 - Housing repairs and improvements – the rate of spend on void properties, though closely managed, is heavily influenced by void turnaround, since transfers can create a chain of voids involving significant repair costs.

Financial planning

13. Overall levels of overspend and underspend will have an ongoing impact on the budget for following years and the size and urgency of savings requirements.
14. Net overspends and underspends will be consolidated into the general fund and housing revenue account balances carried forward to 2015-16. These are reflected in periodic updates to the *Medium term financial strategy* and *Housing revenue account business plan*.

Impact on balances

15. The prudent minimum level of general fund reserves has been assessed as £4.496m. The budgeted and forecast outturn's impact on the 2013-14 balance brought forward, is as follows:

<i>Item</i>	<i>£000s</i>
Balance at 1 April 2014	(8,313)
Budgeted use of balances 2014-15	(541)
Forecast outturn 2014-15	(1,066)
Recommended transfer to earmarked reserve of unapplied section 31 business rates relief grant (grant received £1.694m less deficit affecting 2014-15 revenue £152k – see para 25)	1,542
= Forecast balance at 31 March 2015	(8,378)

16. The general fund balance is therefore expected to continue to exceed the prudent minimum.
17. The prudent minimum level of HRA reserves has been assessed as £3.067m. The budgeted and forecast outturn's impact on the 2013-14 balance brought forward, is as follows:

<i>Item</i>	<i>£000s</i>
Balance at 1 April 2014	(25,129)
Budgeted use of balances 2014-15	7,707
Forecast outturn 2014-15	(1,622)
= Forecast balance at 31 March 2015	(19,044)

18. The housing revenue account balance is therefore expected to continue to exceed the prudent minimum.

Collection fund

19. The collection fund is made up of three accounts – council tax, the business improvement district (BID) account and national non-domestic rates (NNDR).
- Council tax is shared between the city, the county and the police and crime commissioner based on an estimated tax base and the council tax rates agreed by each of the preceptors. Any surplus or deficit is shared in the following financial year.
 - The BID account is operated on behalf of the BID company to collect their income from the BID levy. Any surplus or deficit is passed on the BID company.
 - NNDR income is shared between the city, the county and central government. Since 'localisation', any surplus or deficit is also shared, rather than as formerly being borne wholly by the government.
20. There are particular risks attached to NNDR, which are:
- Appeals – the impact of any appeals will fall on the collection fund, and therefore in part on the city. The valuation office has cleared a large number of appeals which has adversely affected the council's business rates income

levels. However, a backlog of appeals remains and the value of the appeals is not known, nor the likelihood of success, nor the timing of the appeal being determined.

- NNDR billable – changes in the NNDR billable, e.g. demolition or construction of new billable premises, will impact on the amount billable. Assumptions of growth may also be affected by changes in the larger economic environment.
- NNDR collectable – arrears and write-offs (e.g. where a business goes into administration) will also impact on the collection fund.

21. These risks are monitored and mitigated through normal revenues operations.

22. A summary of the collection fund is provided below:

<i>Budget £000s</i>	<i>Budget £000s</i>		<i>Actual to date £000s</i>	<i>Forecast outturn £000s</i>	<i>Forecast variance £000s</i>
		Council tax			
54,103	54,103	Expenditure	49,234	53,489	(614)
(53,797)	(53,797)	Income	0	(54,436)	(639)
(306)	(306)	Collection fund surplus / (deficit)	0	947	1,253
		Business improvement district			
656	656	Expenditure	502	664	8
(656)	(656)	Income	(416)	(656)	0
0	0	Collection fund surplus / (deficit)	(86)	(8)	(8)
		National non-domestic rate			
77,699	77,699	Expenditure	77,417	79,530	1,830
(77,697)	(77,698)	Income	(79,832)	(76,506)	459
(2)	(2)	Collection fund surplus / (deficit)	0	(2,291)	(2,289)
0	0	Total collection fund	46,819	0	0

23. On council tax, actual income is not posted from the council tax system into the finance system until year-end. The actual year-end surplus or deficit will be taken into account in considering distribution of balances between the preceptors (city, county, and police).

24. The council operates the BID account on behalf of the BID company, so no surplus or deficit will fall on the council's accounts.

25. The deficit reported on the NNDR account will roll forward and be distributed in the 2015-16 budget cycle. The forecast impact on the council in 2014-15 of deficits arising in 2013-14 is £152k. The forecast impact in 2015-16 of deficits arising in 2013-14 and 2014-15 is £1.249m.

26. Additional (section 31) grant has been received in the general fund to offset all or part of any shortfall in business rate income due to additional reliefs granted by government. On 17 February, council approved the creation of an earmarked reserve for this section 31 business rate relief grant, and that all grant monies received since 2013-14 and going forwards be transferred to this earmarked reserve to be offset against deficits in the years that they impact on the revenue accounts. The associated transfer from general to the earmarked reserve for monies received, but not applied against deficits to date, is £1.542m and is assumed in the reserve forecasts set out at para 15 above.

Integrated impact assessment



NORWICH
City Council

Report author to complete

Committee:	Cabinet
Committee date:	
Head of service:	Chief finance officer
Report subject:	Revenue budget monitoring 2014-15
Date assessed:	20/03/15
Description:	This is the integrated impact assessment for the revenue budget monitoring 2014-15 report to cabinet

	Impact			Comments
	Neutral	Positive	Negative	
Economic (please add an 'x' as appropriate)				
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The report shows that the council monitors its budgets, considers risks to achieving its budget objectives, reviews its balances position, and is therefore able to maintain its financial standing
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)				
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The report demonstrates that the council is aware of and monitors risks to the achievement of its financial strategy.

Recommendations from impact assessment	
Positive	
None	
Negative	
None	
Neutral	
None	
Issues	
The council should continue to monitor its budget performance in the context of the financial risk environment within which it operates.	

Budget Monitoring Summary

Year: 2014-15

Period: 11 (February)

GENERAL FUND SERVICE SUMMARY

<i>Approved Budget</i>	<i>Current Budget</i>		<i>Budget To Date</i>	<i>Actual To Date</i>	<i>Variance To Date</i>	<i>Forecast Outturn</i>	<i>Forecast Variance</i>
Business Relationship Mgt & Democracy							
1,648,349	1,793,700	Business Relationship Management	(2,041,005)	(490,562)	1,550,443	1,854,156	60,456
303,787	229,444	Democratic Services	900,051	946,489	46,438	145,460	(83,984)
(20,196,083)	(20,181,053)	Finance	(9,534,305)	(11,682,976)	(2,148,671)	(19,810,910)	370,143
33,733	(294,218)	Procurement & Service Improvement	1,735,651	2,368,536	632,885	(611,823)	(317,605)
(18,210,214)	(18,452,127)	Total Business Relationship Management & Democracy	(8,939,608)	(8,858,512)	81,096	(18,423,118)	29,009
Chief Executive							
0	0	Chief Executive	221,346	131,114	(90,232)	(72,095)	(72,095)
0	0	Total Chief Executive	221,346	131,114	(90,232)	(72,095)	(72,095)
Customers, Comms & Culture							
2,525,619	2,325,357	Communications & Culture	1,794,515	1,648,573	(145,942)	2,253,205	(72,152)
(116,196)	(168,617)	Customer Contact	2,159,849	2,126,663	(33,186)	(203,225)	(34,608)
2,409,423	2,156,740	Total Customers, Comms & Culture	3,954,364	3,775,237	(179,127)	2,049,980	(106,760)
Regeneration & Growth							
(965,936)	(954,804)	City Development	(4,500,985)	(5,281,778)	(780,793)	(1,250,439)	(295,635)
(3)	(1)	Environmental Strategy	116,604	(308,430)	(425,034)	(51)	(50)
0	0	Executive Head of Regeneration &	141,489	90,717	(50,772)	(46,760)	(46,760)
1,743,316	1,743,036	Planning	990,958	694,928	(296,030)	1,558,233	(184,803)
125,419	252,319	Property Services	1,443,489	1,124,297	(319,192)	214,267	(38,052)
902,796	1,040,550	Total Regeneration & Growth	(1,808,445)	(3,680,265)	(1,871,820)	475,251	(565,299)
Strategy, People & Neighbourhoods							
9,978,887	10,006,606	Citywide Services	7,002,024	6,559,748	(442,276)	9,940,608	(65,998)
(4)	(5,100)	Human Resources	1,097,239	961,896	(135,343)	(22,661)	(17,561)
2,654,201	2,661,895	Neighbourhood Housing	1,766,188	1,125,383	(640,805)	2,573,453	(88,442)
2,229,016	2,435,505	Neighbourhood Services	1,640,518	1,749,648	109,130	2,326,496	(109,009)
35,895	153,885	Strategy & Programme Management	451,396	330,454	(120,943)	84,163	(69,722)
14,897,995	15,252,791	Total Strategy, People & Neighbourhoods	11,957,365	10,727,128	(1,230,237)	14,902,059	(350,732)
0	(2,046)	Total General Fund	5,385,022	2,094,701	(3,290,321)	(1,067,922)	(1,065,876)

GENERAL FUND SUBJECTIVE SUMMARY

<i>Forecast</i>	<i>Approved Budget</i>		<i>Current Budget</i>	<i>Budget To Date</i>	<i>Actual To Date</i>	<i>Variance To Outturn</i>	<i>Forecast Variance</i>
17,366,808	17,532,262	Employees	15,976,695	15,543,158	(433,537)	17,016,161	(516,101)
8,577,187	8,522,187	Premises	7,837,695	7,753,728	(83,967)	8,507,068	(15,119)
314,000	313,998	Transport	245,267	176,878	(68,389)	260,536	(53,462)
15,884,736	15,832,884	Supplies & Services	13,643,879	12,403,632	(1,240,247)	15,793,411	(39,473)
7,784,578	7,497,232	Third Party Payments	3,783,014	5,533,177	1,750,163	7,396,121	(101,111)
94,462,444	94,462,444	Transfer Payments	88,751,341	85,302,234	(3,449,107)	91,980,747	(2,481,697)
3,685,062	3,685,062	Capital Financing	8,993,017	8,648,331	(344,686)	3,154,847	(530,215)
0	15,030	Rev Contribs to Capital	0	0	0	0	(15,030)
(55,000)	0	Savings Proposals	0	0	0	0	0
(23,185,762)	(22,831,002)	Receipts	(21,352,443)	(20,505,046)	847,397	(22,880,035)	(49,033)
(118,033,744)	(118,117,443)	Government Grants	(110,835,335)	(110,382,826)	452,509	(115,909,714)	2,207,729
1,304,093	1,304,093	Centrally Managed	1,195,494	578,539	(616,955)	1,416,335	112,242
17,496,584	17,552,192	Recharge Expenditure	2,906,967	1,897,023	(1,009,944)	17,478,177	(74,015)
(25,600,986)	(25,770,985)	Recharge Income	(5,760,569)	(4,854,127)	906,442	(25,281,577)	489,408
0	(2,046)	Total General Fund	5,385,022	2,094,701	(3,290,321)	(1,067,922)	(1,065,876)

Budget Monitoring Report

Year: 2014-15

Period: 11 (February)

HOUSING REVENUE ACCOUNT STATUTORY SUMMARY

<i>Approved Budget</i>	<i>Current Budget</i>		<i>Budget To Date</i>	<i>Actual To Date</i>	<i>Variance To Date</i>	<i>Forecast Outturn</i>	<i>Forecast Variance</i>
15,923,170	15,923,170	Repairs & Maintenance	14,408,391	11,451,566	(2,956,825)	15,851,071	(72,099)
6,178,443	6,178,443	Rents, Rates, & Other Property Costs	5,558,993	6,281,962	722,969	6,543,394	364,951
11,382,720	11,372,054	General Management	6,848,411	5,351,293	(1,497,118)	10,631,766	(740,288)
5,628,948	5,718,660	Special Services	4,534,858	3,452,526	(1,082,332)	5,305,214	(413,446)
21,924,793	21,924,793	Depreciation & Impairment	93,962	(879,139)	(973,101)	20,576,967	(1,347,826)
941,000	941,000	Provision for Bad Debts	705,750	179,077	(526,673)	240,000	(701,000)
(58,915,983)	(58,915,983)	Dwelling Rents	(53,024,389)	(52,800,711)	223,678	(58,672,170)	243,813
(1,951,186)	(1,951,186)	Garage & Other Property Rents	(1,847,574)	(2,031,853)	(184,279)	(2,142,042)	(190,856)
(9,643,814)	(9,643,814)	Service Charges - General	(8,982,051)	(8,282,403)	699,648	(9,041,431)	602,383
0	0	Miscellaneous Income	0	(75,618)	(75,618)	(82,493)	(82,493)
9,382,073	9,305,073	Adjustments & Financing Items	(147,100)	705,684	852,784	10,019,733	714,660
(700,164)	(700,164)	Amenities shared by whole community	0	0	0	(700,164)	0
(150,000)	(150,000)	Interest Received	(137,500)	0	137,500	(150,000)	0
0	2,046	Total Housing Revenue Account	(31,988,249)	(36,647,617)	(4,659,368)	(1,620,155)	(1,622,201)

HOUSING REVENUE ACCOUNT SUBJECTIVE SUMMARY

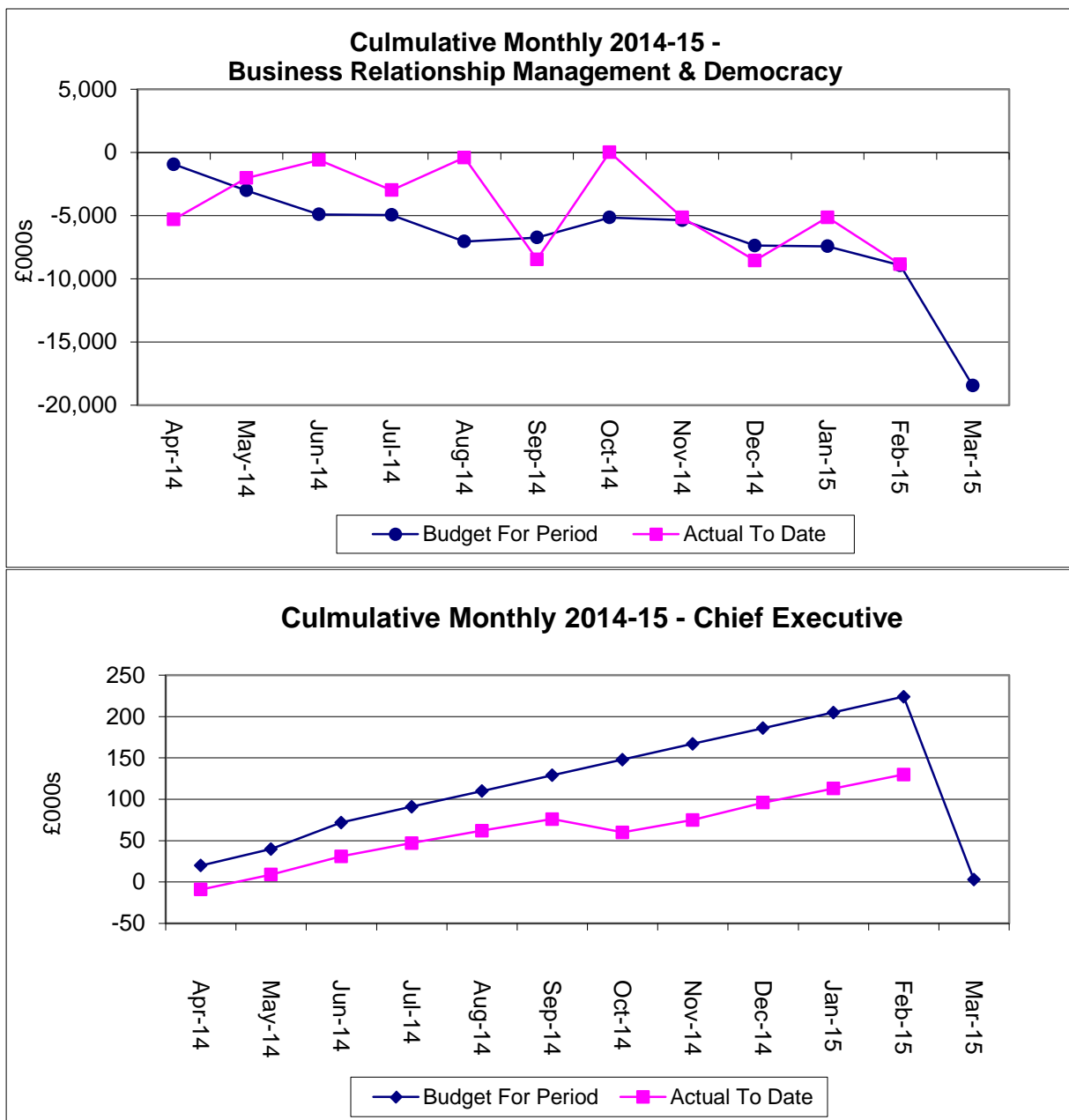
<i>Approved Budget</i>	<i>Current Budget</i>		<i>Budget To Date</i>	<i>Actual To Date</i>	<i>Variance To Date</i>	<i>Forecast Outturn</i>	<i>Forecast Variance</i>
6,467,099	6,472,099	Employees	5,891,358	5,614,641	(276,717)	6,094,256	(377,843)
25,086,833	25,163,833	Premises	22,421,731	18,995,732	(3,425,999)	24,558,988	(604,845)
122,263	122,263	Transport	112,090	114,796	2,706	132,214	9,951
3,997,007	3,925,114	Receipts	2,829,040	1,645,695	(1,183,345)	3,240,191	(684,923)
348,001	350,047	Third Party Payments	56,330	87,419	31,089	350,133	86
5,847,385	5,914,278	Recharge Expenditure	2,158,254	1,431,461	(726,793)	5,980,869	66,591
1,167,846	1,167,846	Capital Financing	93,962	0	(93,962)	1,135,346	(32,500)
(71,877,097)	(71,877,097)	Receipts	(65,073,240)	(64,363,578)	709,662	(71,516,079)	361,018
(221,256)	(221,256)	Government Grants	(431,981)	(150,500)	281,481	(150,500)	70,756
(1,021,221)	(1,021,221)	Recharge Income	(45,793)	0	45,793	(992,242)	28,979
17,035,000	16,958,000	Rev Contribs to Capital	0	0	0	16,958,000	0
13,048,140	13,048,140	Capital Financing	0	(23,283)	(23,283)	12,588,670	(459,470)
0	2,046	Total Housing Revenue Account	(31,988,249)	(36,647,617)	(4,659,368)	(1,620,155)	(1,622,201)

Budget & Expenditure – Monthly by Service Graphs

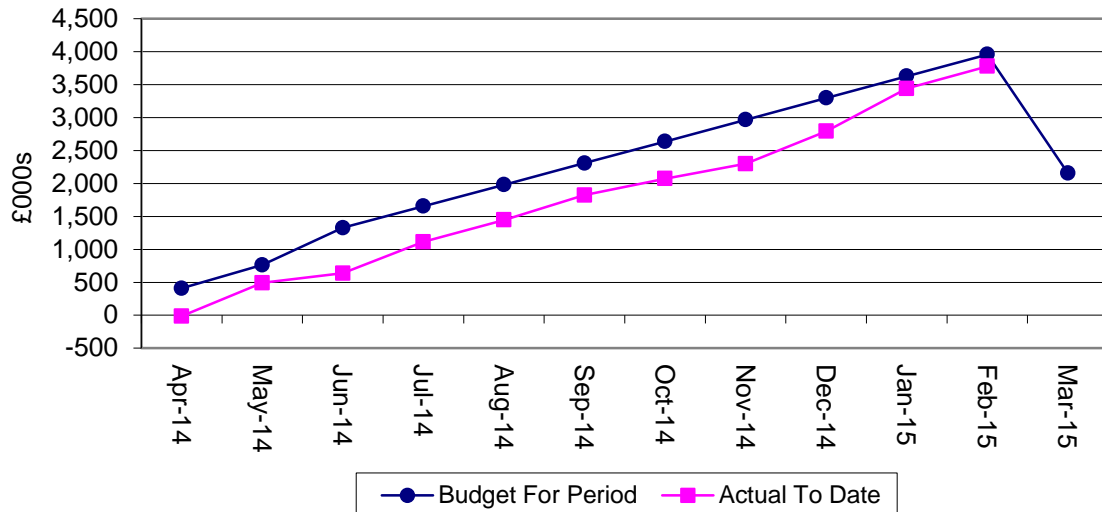
The following graphs show the monthly budget profile and income/expenditure to date for each service (both General Fund and Housing Revenue Account) for the financial year.

The actual income/expenditure reported is influenced by accrual provisions brought forward from the previous financial year, and by any delays in invoicing and/or payment.

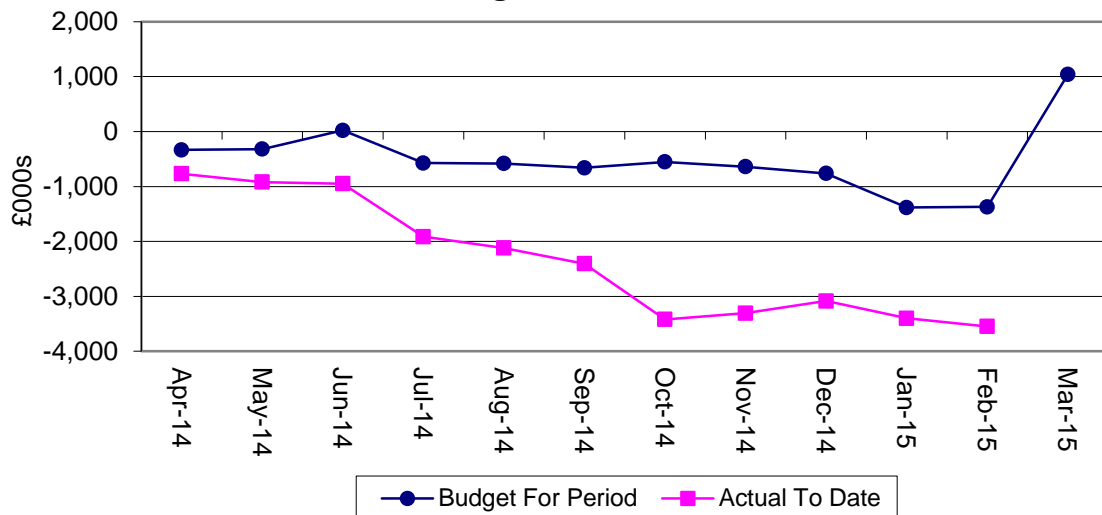
Budgets are profiled to show the expected pattern of income & expenditure, and will be refined and improved during the course of the financial year.



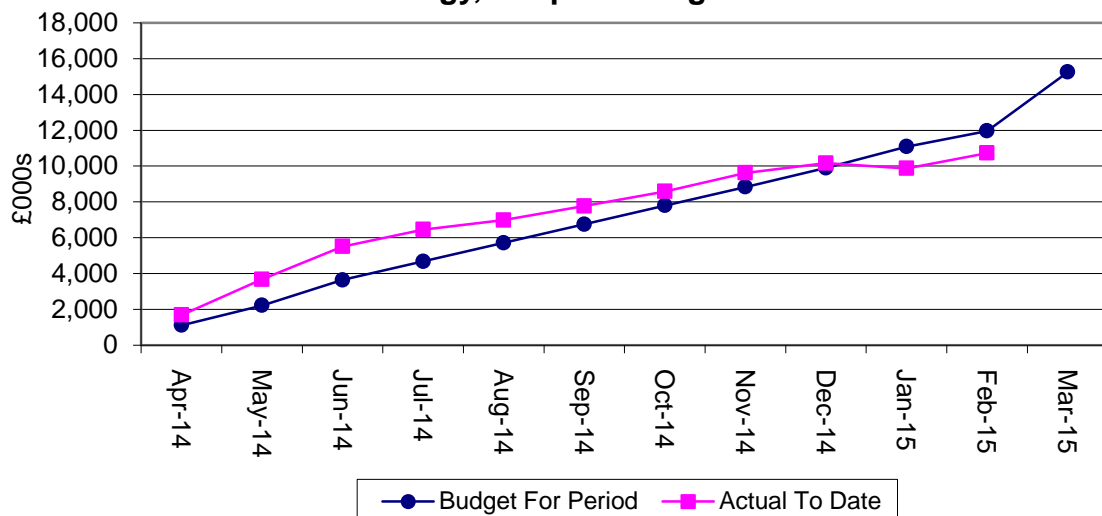
**Culmulative Monthly 2014-15 -
Customer, Comms & Culture**



**Culmulative Monthly 2014-15 -
Regeneration & Growth**



**Culmulative Monthly 2014-15 -
Strategy, People & Neighbourhoods**



Culmulative Monthly 2014-15 Norwich City Council (Revenue)

