

Taunton Deane Borough Council

Tenant Services Management Board – 23 June 2015

Financial Outturn 2014/2015

Report of the Senior Accountant - Services

(This matter is the responsibility of Executive Councillor Williams, Leader of the Council)

1 Executive Summary

This report contains information related to the HRA's financial performance for 2014/15 financial year. The outturn figures included are **provisional subject to external audit review**.

Housing Revenue Account (HRA) Revenue

The HRA is a 'Self-Financing' account for the Council's Housing Landlord function, which is budgeted to 'break even' (net of approved transfers to/from HRA Reserves). The HRA Outturn for 2014/15 is a net underspend of £1.269m (4.8% of gross income). This report explains the significant factors leading to this position. Section 6 of the report contains a number of proposals which, if approved, would allocated £0.649m of the net underspend to support investment in housing services.

The HRA Reserve balance as at 31 March 2015 stands at £3.484m, which is above the minimum level (£1.8m) set within the Council's Budget Strategy and HRA Business Plan. This balance would reduce to £2.835m if the allocations of £0.649m are approved.

The HRA Earmarked Reserves balance as at 31 March 2015 stands at £2.222m. This includes £112k related to the Social Housing Development Fund, which is earmarked for a range of purposes including to fund investment in new social housing provision within the Council's own housing stock, capital funding, the Community Development Fund, and maintenance contracts (see Appendix C).

HRA Capital

The HRA approved Capital Programme at the end of 2014/15 was £24.907m. This relates to schemes which will be completed over the next five years. The profiled expenditure on Capital Programmes during 2014/15 was £9.869m, as summarised in Table 4 below, with £14.793m being slippage for planned investment to implement approved schemes in future years. The underspend for the year is £245k related to disabled facilities adaptations.

2 Introduction and Purpose

- 2.1 This report informs Tenant Services Management Board of the HRA's financial outturn for revenue and capital expenditure in 2014/15.
- 2.2 The outturn figures contained in this report are provisional at this stage. The financial outturn will be taken into account when preparing the Council's Statement

of Accounts, which is due to be approved by the Strategic Director (S151 Officer) by the end of June, and is then subject to review by the Council's External Auditor. Should the External Auditor identify any changes to the Accounts these will be reported to Corporate Governance Committee in September this year.

3 2014/15 Financial Performance

- 3.1 The Board will be aware from previous experience that the position can change between 'in year' projections and the final outturn position. The budget monitoring process involves a detailed review of all budgets. Budget Holders, with support and advice from their accountants, regularly review the position and update their forecasts based on currently available information and knowledge of service requirements for the remainder of the year. As with any forecast there is always a risk that assumptions and estimates will differ from the eventual outcome, and a number of risks and uncertainties have been highlighted in previous quarterly reports. The outturn has been reasonably close to forecast in the majority of budgets. However, there are high value differences on a small number of budgets that have contributed to the overall change since Q3.
- 3.2 For the HRA Revenue Budget, the forecast outturn as at Quarter 3 (December 2014) was a surplus variance of £92k (0.4% of gross income) for the year. The year-end outturn position is a surplus variance of £1.269m (4.8%). Section 4 of the report below summarises the major variances to budget for the year and the main differences compared to the Quarter 3 Forecast.
- 3.3 HRA Capital projects year end outturn position is a net underspend of £245k, after taking into account budgets that have been re-profiled into future years for approved schemes. Please see Section 7 for further information.
- 3.4 The Council has continued to operate within the framework of its Budget Strategy and the overall financial standing at the end of the financial year is sound. The Reserve balance for the HRA is above the recommended minimum. An annual review of all Earmarked Reserves will continue with the aim of returning any surplus reserve balances to the General Reserve. The Council continues to face challenges around profiling capital spend, and we will seek to improve accuracy of forecasting between financial years.

4 Housing Revenue Account (HRA)

- 4.1 The HRA is a 'Self-Financing' account for the Council's Housing Landlord function, which is budgeted to break-even (net of approved transfers to/from HRA Reserves). The HRA Revenue Outturn for 2014/15 is a net surplus of £1.269m (4.8% of gross income).

Table 1: HRA Outturn Summary

	Budget	Outturn	Variance	
	£'000	£'000	£'000	%
Gross Income	(26,230)	(26,694)	(464)	2%
Service Expenditure	13,271	12,526	(745)	-6%
Other Operating Costs and Income	2,887	2,955	68	2%
Earmarked Reserve Transfers	1,108	1,108	0	0%
Capital Financing and Debt Repayment	9,556	9,557	1	0%
Technical Accounting Adjustments	252	123	(129)	-51%
Unearmarked Reserve Transfers	(844)	(844)	0	0%
Net Variance	0	(1,269)	(1,269)	4.8%

- 4.2 The HRA Revenue Outturn for 2014/15 is provided in more detail in **Appendix A**, and an explanation of the budget variances reported each quarter and at the year-end is provided in **Appendix B**. The major elements of this underspend position are summarised as follows:
- 4.3 **Rental Income:** Rental income is £264k higher than budget. This is mainly due to rent loss in respect of void properties being considerably lower than the budgeted 2%.
- 4.4 **Management Costs:** A number of factors have led to a total underspend of £357k. Many of these can be linked to the restructure during 2014/15 such as underspends on salaries, travel, training and other staffing costs totalling £185k. The recharge from the General Fund for support services was also lower than budgeted. Other areas of underspend include £33k in estates and lettings costs and £30k in the HRA share of the fixed pension deficit recovery lump sum contribution.
- 4.5 An additional budget of £41k which was agreed by members in July 2014 for Administration Support for the Area One Teams was ultimately not needed. Police Innovation funding was secured to support the Area One Teams leaving this budget unallocated.
- 4.6 The new DLO costings system, Open Contractor (OC), has been implemented which will make improvements in the monitoring of finances. Due to the complexities involved in the implementation, there was a significant delay in obtaining up to date budget monitoring information. This unfortunately prevented accurate budget monitoring throughout the year. This also impacted greatly on Responsive and Planned Maintenance. Ongoing improvements in the data available from OC should allow costs to be monitored more closely in future years.
- 4.7 **Planned Maintenance:** The two large planned maintenance contracts which were budgeted to start in 2014/15 have been re-profiled to commence in 2015/16. The budgets for the three year Electrical Testing contract, and the five year Pre-Planned Maintenance (PPM) contract have been put in an earmarked reserve to fund the works at a later date. The DLO have been carrying out PPM (external decoration) throughout the year, whilst the procurement exercise is underway.
- 4.8 **Responsive Maintenance:** General Maintenance and spend on void properties were overspent by £100k and £76k respectively. Spend on other responsive maintenance was £346k lower than budget giving an overall underspend of £170k. This is a considerably better position than had been previously forecast. An

overspend forecast in Q2 and Q3 led to management action to control spending where possible without amending the lettable standard.

- 4.9 **Provision for Bad Debt:** Provision for bad debt has been increased in the HRA Business Plan to allow for the expected increased risk to rent income collection due to Welfare Reform. However as welfare reform has not yet been fully implemented, with Universal Credit having only been partially rolled out in Taunton Deane and not being introduced until April 2015, this additional budget was not required in full in 2014/15, leading to an underspend of £138k.

5 Housing Revenue Account Reserves

HRA Unearmarked Reserves

- 5.1 The following table summarises the movement in the HRA Reserve balance in 2014/15:

Table 2: HRA Reserve

	£'000
Balance brought forward 1 April 2014	3,059
Supplementary Estimates and Returns:	
Community Development Fund (Approved July 2014)	-500
Administration Support (Approved July 2014)	-41
JMASS Restructure Costs (Approved July 2014)	-347
Accommodation Project (Approved August 2014)	-40
Return of Unused JMASS Restructure Costs (Approved July 2014)	84
Net Budgeted Reserves Balance	2,215
Net Underspend (Overspend) for the Year	1,269
Balance carried forward 31 March 2015	3,484
Recommended allocations utilising 2014/15 underspend (see 14 below)	-649
Projected Balance if recommended allocations are approved	2,835

- 5.2 As the table shows, the HRA Reserve balance has increased from £3.059m at the start of the year to £3.484m at 31 March 2015 (approx. £598 per property). This balance is significantly above the recommended minimum amount of approx. £1.8m (approx. £300 per property) stated within the Council's Budget Strategy and the HRA Business Plan.

HRA Earmarked Reserves

- 5.3 The Council can also set aside HRA funds for specific purposes to be used in future years. **Appendix C** provides a summary of the HRA earmarked reserves and the movements during the year. The balance at 31 March 2015 committed to support spending in future years is £2.222m.
- 5.4 The HRA earmarked reserves include balance includes the Social Housing Development Fund. The opening balance on this reserve was £404k which was then supplemented by a £503k allocation from the HRA budget (including income of £3k from the sale of land). £795k has been used during 2014/15 to fund the Social Housing Development capital programme, leaving a balance of £112k at the end of the year.
- 5.5 Also included is £1.174m for the Electrical Testing and Pre Planned Maintenance

contracts which have been pushed back by a year as reported in 4.7 above. This is due to delays in procurement which is now on track to be delivered in 2015/16.

- 5.6 The Community Development Fund was agreed as a supplementary estimate of £500k by members in July 2014. Although this fund has been largely committed, only £75k was actually paid out in 2014/15 and so the remainder of £425k is in a reserve and is likely to be fully used in 2015/16.

6 Recommendations for use of the 2014/15 HRA Underspend

- 6.1 The 2014/15 underspend has allowed the HRA Reserve to remain at a level comfortably above the recommended minimum balance.
- 6.2 It is recommended that funds are allocated from the 2014/15 underspend for the following:

Table 3: Summary of Recommendations for use of the HRA Underspend

Description	£000
HRA Business Plan review	150
Pre-void and Tenant Property Inspections	160
Lettings Contingency Budget	100
Sheltered Housing Review Project Manager	60
Mental Health Support	41
Employment Support Three Year Programme	138
TOTAL requested for approval	649

Business Plan Review of £150k

- 6.3 With the introduction of HRA Self Financing in 2012, the Council's Housing Service has been operating in accordance with a 30 year Business Plan. Much has been achieved in this time, whilst there is a range of further areas in the service to address. Since the Business Plan was first created much has changed in the external operating environment for the service at both national and local levels. This environment has a profound impact on the financial aspects of the Business Plan but also may impact on longer term priorities and aspirations. In addition, the service has matured and learnt from operating in a self-financed environment and has also learnt much from evolving new services such as new build and area working.
- 6.4 In this time we have undertaken three annual reviews of the business plan and made necessary financial and policy adjustments accordingly. However the time is now appropriate through 2015 to undertake a more fundamental review of the business plan, to refresh our direction of travel to ensure we fully maximise the opportunities that self-financing affords us but equally managing the risks of a complex business and a dynamic operating environment and manage the impact of emerging Government policies eg Right to Buy. Consequently we are seeking to secure the sum of £150K to support this work over the coming months via internal project management and some external support and challenge.
- 6.5 The tasks required for the business plan review include:-
- Refresh and review the baseline financial position, including a health check

of the stock investment data.

- Undertake sensitivity and stress testing of the business plan to support the modelling of future decision making in areas such as rent policy, major works programme, housing development pipeline and regeneration projects, changes in Government policy and demographic changes ahead.
- Review Business Plan priorities and objectives and undertake a new consultation exercise to shape these and inform decision making.
- Update the Business Plan document, financial modelling and debt profiling, and progress through decision making.
- Arising out of the above, follow on work required will include the development of a new Asset Management Plan to set a refreshed course based on the performance of our existing stock, to consider the potential impact of the new Right to Buy proposals, and a Development Strategy arising out of us now being a successful house builder; a plan that will provide the future direction for new build volumes set against the regeneration of our non-traditional stock.

Pre-void and Tenant Property Inspections for Two Years of £160k

- 6.6 An increasing prevalence of major damage and neglect in properties from a minority of tenants is impacting the voids budget, leaving less money for meeting the Lettable Standard for new tenants. This budget is to fund an officer to inspect properties where we believe that neglect and damage is happening. This will send out a strong and visible message to tenants to comply with their tenancy agreement in looking after their property. We also intend to fund an officer to undertake pre-void inspections to allow issues to be identified early in the void process, to give the opportunity for tenants to make good their property and allow us to better recharge for damage. This will also allow us to better advertise the property for example where it has been adapted, reducing the likelihood of expensive adaptations being removed for subsequent tenants. The funding will cover these posts for two years allowing a proper evaluation of this preventative approach and to evaluate whether the posts pay for themselves in reduced voids costs.

Lettings Contingency Budget for Two Years of £100k

- 6.7 With pressure on the voids budget we have needed to apply the Lettable Standard more stringently with little scope to spend above and beyond this. In practise the Voids Manager is sometimes aware of additional works needed to let the property (e.g. for hard-to-let properties), or needed for the circumstances of the tenant (e.g. a large family may require more kitchen cupboards). The proposed budget of £50k p.a. for two years represents an additional 3% on the voids budget of £1.6m and allows discretion when needed to ensure the property is let quickly and the critical needs of a tenant are met.

Sheltered Housing Review Project Management to October 2016 of £60k

- 6.8 We need to undertake a fundamental review of our Supported Housing provision

in light of Supporting People grant funding and current re-commissioning of Extra Care contracts by SCC, to encompass both the physical environments and the service offer. This work will seek to establish a sustainable model of Sheltered Housing provision provided in accommodation that is appropriate for current standards and bring forward fundamental decisions regarding the current Extra Care facilities and services provided by the Council.

Mental Health Support of £41k

- 6.9 The three Area Community Managers and One Team Co-ordinators are reporting mental health as an issue within many of our households. 56% of our tenants have a member of their household whose day-to-day activities are limited due to a health problem and we know that Mental Health will be a significant proportion of this. This has been escalated and is one of the three strategic priorities for the One Teams in Taunton Deane. The £41k would be used to bring in support for our tenants and therefore help us to provide a better One Team response to support them in addressing a range of issues that they may have.

Employment Support Three Year Programme of £138k

- 6.10 In 2014/15 we set aside £138k as a contingency in case Universal Credit and other Welfare Reform measures would affect tenants' ability to pay their rent. We know that Universal Credit will be ramped up over the next three years and works on the basis that people are better off in work. We propose to use this £138k over three years to provide support to tenants to have the skills and confidence to access work. In the long term this will help protect our rental income. This proposed approach is common-place across many Registered Providers and seen as sensible both in terms of supporting tenants and protecting income.
- 6.11 While the HRA Reserve balance will remain above the minimum recommended balance a number of issues that will impact the financial position of the HRA are already known and will be included within the HRA Business Plan Review. An example of this is the current low inflation rates. Over 90% of the income received by the HRA is directly linked to inflation rates and therefore the ongoing low rates will greatly impact on the income levels within the HRA. Further recommendations for the reserve will therefore develop from the review of the ongoing risks, priorities and commitments of the HRA.

7 HRA Capital Programme

- 7.1 The HRA approved Capital Programme at the end of 2014/15 was £24,908.4m. This relates to schemes which will be completed over the next five years. The Council is supporting this investment through the use of Capital Receipts, Revenue Funding and Borrowing. The profiled budget on Capital Programmes during 2014/15 was £19.697m, as summarised in Table 4 below, with £9,583k being carried forward and a net underspend of £245k being reported.
- 7.2 The major areas of capital spend during the year related to the capital maintenance for the existing housing stock and the development and acquisition of new stock.
- 7.3 **Appendix D** provides a breakdown of the HRA Capital Programme Outturn by scheme, and also sets out by scheme the proposed Carry Forward.

Table 4: HRA Capital Programme 2013/14 Outturn Summary

	£'000	%
Approved Capital Programme Budget	24,908	
Profiled in later years	(5,211)	
2014/15 Capital Budget	19,697	
Re-profiled forecast of spending Carried Forward to 2015/16	(9,583)	38%
Residual budget for 2014/15	10,114	
2014/15 actual capital expenditure	9,869	
Underspend	245	1%

7.4 The capital programme can be split into two distinct areas:

Major Works:

7.5 Capital works on existing dwellings have increased significantly since the introduction of self-financing. The planned works include replacement of kitchens, bathrooms, heating systems, roofs, doors, windows, adaptations, and Air Source Heat Pumps. A full breakdown is shown in Appendix D.

7.6 The major works capital expenditure has been fully funded from the Major Repairs Reserve. The Major Repairs Reserve is credited with the Major Repairs Allowance, which is charged to the HRA Revenue Budget based on the cost of depreciation to provide funding for capital maintenance of the stock.

Development:

7.7 Self-financing has also allowed investment in HRA stock by building new dwellings and acquiring stock through buying back properties that had previously been sold under Right to Buy. Total spend on the development of additional dwellings in 2014/15 is £4.720m bringing the total since self-financing to £6.806m. A further investment of £9.531m is budgeted in future years, largely related to the Creechbarrow Road, Weavers Arms and final stages of the three Phase One sites.

7.8 Seven dwellings which had previously been sold under Right to Buy were re-acquired on the open market at a total cost of £672k and put into the housing stock to rent. Each one had an individual business case to ensure value is added to the 30 year HRA Business Plan.

7.9 The HRA Development Programme expenditure of £4.720m has been funded from a combination of capital receipts (including Right to Buy receipts), the Social Housing Development Fund and borrowing as agreed for each scheme.

Right to Buy Sales and 'One for One' Replacement

7.10 In June 2012 the Council signed up to the Agreement to participate in the Government's 'one for one' Right to Buy (RTB) replacement scheme. This means that the Council can keep a significant proportion of capital receipts from RTB sales, provided the funding is used towards the replacement of affordable housing (either within the HRA, or through General Fund supported affordable housing schemes).

7.11 During 2014/15 there were 35 RTB sales completed (47 in 2013/14, 37 in 2012/13, 11 in 2011/12), with total capital receipts of £2.317m, giving an average receipt of

£66k. The following table summarises how the receipts have been distributed.

Table 5: 2014/15 Right to Buy Capital Receipts Distribution

	£'000
Total Capital Receipts from 35 RTB Sales	2,317
Less: Pooling – Payment to HM Treasury	(339)
Subtotal – Retained by Taunton Deane	1,978
Allocation to General Fund Housing Capital Programme (Enabling)	(147)
Set aside for repayment of Self Financing Debt for sold properties	(710)
Allowable transaction costs	(46)
Retained Element for 'One for One' scheme	1,075
Transfer to HRA Capital Receipts Reserve	1,075

7.12 The 'one for one' Agreement means that the retained element of RTB income must be used to fund investment in new social/affordable housing within three years of receipt, and must not exceed 30% of total investment. In other words, every £3 of RTB funding used must be matched by £7 from other sources. Therefore £1.075m RTB retained receipts must be used towards total capital expenditure of £3.582m for new social/affordable housing schemes by March 2018.

7.13 The total amount of additional receipts retained since April 2012 is £3.595m. Of this sum, £2.695m has already been allocated towards funding new affordable housing in the development capital programme and the remaining is on track to be fully utilised within the timescales with a combination of buy backs and new build development schemes.

8 Legal Comments

8.1 None for the purpose of this report.

9 Links to Corporate Aims

9.1 The financial performance of the Council underpins the delivery of corporate priorities and therefore all Corporate Aims.

10 Environmental and Community Safety Implications

10.1 None for the purpose of this report.

11 Equalities Impact

11.1 None for the purpose of this report.

12 Risk Management

12.1 Financial controls are operated throughout the year to manage financial risks, which are subject to review through internal and external audit, as well as through reporting to the Corporate Governance Committee

13 Partnership Implications

13.1 None for the purpose of this report.

14 Recommendations

- 14.1 Tenant Services Management Board reviews the HRA's financial performance and end of year position.
- 14.2 Tenant Services Management Board recommend the following:
- (a) A Housing Revenue Account Capital Programme Budget Carry Forward totalling £9.583m (as set out in Appendix D).
 - (b) A £649,000 Supplementary Budget allocations for the HRA, utilising 2014/15 underspends, for the following areas:
 - i. £150k to fund a full review of the HRA Business Plan in 2015/16.
 - ii. £160k to fund Pre-Void and Tenant Inspections in 2015/16 and 2016/17, with any balance across financial years held in an earmarked reserve.
 - iii. £100k to fund a Lettings Contingency Budget in 2015/16 and 2016/17, with any balance across financial years held in an earmarked reserve.
 - iv. £60k to fund a Sheltered Housing Project Management to October 2016.
 - v. £41k to fund Mental Health Support for tenants.
 - vi. £138k to fund Employment and Skills Development in 2015/16, 2016/17 and 2017/18, with any balance across financial years held in an earmarked reserve.

Appendices

- A. Housing Revenue Account Outturn Summary
- B. Housing Revenue Account Outturn Variances
- C. Housing Revenue Account Earmarked Reserves Summary
- D. Housing Revenue Account Capital Programme Outturn Summary

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APPENDIX A

HOUSING REVENUE ACCOUNT OUTTURN

	Original Budget £'000	Final Budget £'000	Actual £'000	Variance £'000
Income				
Dwelling Rents	(24,279)	(24,300)	(24,545)	(245)
Non Dwelling Rents	(557)	(557)	(576)	(19)
Charges for Services/Facilities (Service Charges, Rechargeable Repairs, Leaseholder Charges)	(913)	(913)	(1,099)	(186)
Contributions Towards Expenditure	(460)	(460)	(474)	(14)
Total Income	(26,209)	(26,230)	(26,694)	(464)
Expenditure				
Repairs and Maintenance	7,151	5,977	5,781	(196)
Supervision & Management	6,761	7,061	6,658	(403)
Capital Charges – Depreciation and Impairment	6,709	6,709	6,700	(9)
Debt Management Expenses	8	8	0	(8)
Provision for Bad Debt	225	225	87	(138)
Total Expenditure	20,854	19,980	19,226	(754)
Other Costs & Income				
CDC Costs	202	202	256	54
Interest Payable	2,831	2,763	2,778	15
Interest and Investment Income	(53)	(78)	(79)	(1)
Revenue Contribution to Capital	1,041	1,836	1,846	10
Provision for Repayment of Debt	511	511	511	0
Social Housing Development Fund	500	500	500	0
Procurement Savings	323	252	123	(129)
Transfers To/(From) Earmarked & Other Reserves	0	264	264	0
Total Other Costs & Income	5,355	6,250	6,199	(51)
NET (SUPLUS)/DEFICIT FOR THE YEAR	0	0	(1,269)	(1,269)

APPENDIX B

HOUSING REVENUE ACCOUNT OUTTURN VARIANCES

No.	Service / Heading	Explanation	Forecast Variance		Outturn	
			Q2 £'000	Q3 £'000	Q4 £'000	Total £'000
1	Dwelling Rents	Rent loss due to void properties is lower than the budgeted 2%	(289)	(27)	71	(245)
2	Non-Dwelling Rents	Rental income on garages was higher than budgeted	(31)	10	2	(19)
3	Other Income	In line with dwelling rents, additional service charges have been received due to lower void loss. In addition charges to leaseholders have been higher than expected. This is counteracted by additional expenditure below.	(76)	(32)	(92)	(200)
4	Management	A number of factors have led to lower than budgeted spend in management costs. Salaries, training and travel costs have been lower than budgeted, as have the recharges from the General Fund for support services. These will have all been impacted by the restructure which has been ongoing through the year but will settle down now the new structure has now been fully implemented. The £41k budget for administration support for the Area One Teams has not been needed due to the award of Police Innovation funding.	(38)	(35)	(284)	(357)
5	Maintenance	Management action put in place to reduce the forecasted overspends in General Maintenance and spend on Void properties was successful, reducing these collective overspends to £174k. Cost of Responsive Heating maintenance was £289k lower than budget. This is largely due to a reduction in replacements of heating systems (early failures not included within the capital programme).	(279)	709	(626)	(196)
6	Provision for Bad Debt	The increased provision for bad debt, as included in the Business Plan, has not yet been fully needed. In previous quarters it was assumed that this would be put in a reserve until needed however the future need for this will now be included within the next Business Plan Review.	0	0	(138)	(138)
7	Interest Payable / Receivable	Changes throughout the year on the interest payable on existing borrowing and the investment income received have led to a small variance	0	(4)	18	14

No.	Service / Heading	Explanation	Forecast Variance		Outturn	
			Q2 £'000	Q3 £'000	Q4 £'000	Total £'000
8	Capital Financing and Debt Repayment		0	0	1	1
9	Transfers to the General Fund	Provision made for procurement savings were not fully needed in 2014/15	0	0	(129)	(129)
	GRAND TOTALS	Note: A number of virements and reserve transfers requested throughout the year have caused swings between service headings between quarters	(713)	621	(1,177)	(1,269)

APPENDIX C

HOUSING REVENUE ACCOUNT EARMARKED RESERVES

Reserve Heading	Balance 1 April £'000	Transfers In £'000	Transfers Out £'000	Balance 31 March £'000
Capital Financing Reserve - HRA Projects	79			79
CCR DLO Transformation (HRA resources)	44		(38)	6
Customer Access and Accommodation	36	19		55
Halcon Regeneration Scheme Project Costs	24			24
Social Housing Development Fund	404	503	(795)	112
Community Development Fund		425		425
Electrical Testing Contract		700		700
Planned External Maintenance Contract		474		474
HRA Insurance		86		86
Other Reserves	27	234		261
GRAND TOTAL	614	2,441	(833)	2,222

APPENDIX D

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME OUTTURN

Scheme Heading	Total Approved Budget £'000	Budget in 2014/15 £'000	Outturn £'000	Variance £'000	Slippage from 2014/15 Budget £'000	Total Budget in Future Years* £'000
HRA Kitchens	1,043	540	322	(218)	218	721
HRA Bathrooms	1,260	1,260	967	(293)	293	293
HRA Roofing	490	490	519	29		
HRA Windows	220	220	124	(96)	96	96
HRA Heating Imps	1,135	595	461	(134)	134	674
HRA Doors	550	550	379	(171)	171	171
HRA Fire Safety Work	255	255	86	(169)	169	169
HRA Fascias and Soffits	1,000	650	591	(59)	59	409
HRA Heat Pumps	800	800	786	(14)	14	14
HRA Door Entry Systems	208	143	171	28		65
HRA Meeting Halls	25	25	4	(21)		
HRA Asbestos Works	259	259	228	(31)		
HRA Tenants Imps	5	5		(5)		
Other Ext Insulation	5	5		(5)		
Garages	40	40	32	(8)		
Sewerage Treatment	1	1		(1)		
HRA Unadopted Areas	20	20	3	(17)		
HRA Lifts	125	125	119	(6)		
Sustainable Energy Fund	455	455	9	(446)	446	446
Environmental Improvements	301	301	39	(262)	262	262
HRA Community Alarms	83	83	17	(66)	66	66
Extentions	160					160
HRA Aids and Adaptations	119	119	95	(24)		
HRA DFGs	346	346	162	(184)		
Total Major Works	8,905	7,287	5,114	(2,173)	1,928	3,546
HRA PV Systems	1,509	1,509		(1,509)	1,509	1,509
HRA IT Development	242	45	35	(10)	10	207
Total Other	1,751	1,554	35	(1,519)	1,519	1,716
HRA Creechbarrow Road	6,916	3,521	2,054	(1,467)	1,467	4,862
HRA Vale View	1,000	1,000	747	(253)	253	253
HRA Bacon Drive	1,020	1,020	470	(550)	550	550
HRA Normandy Drive	982	982	616	(366)	366	366
HRA Weavers Arms	3,500	3,500	161	(3,339)	3,339	3,339
HRA Buybacks	833	833	672	(161)	161	161
Total Development	14,251	10,856	4,720	(6,136)	6,136	9,531
GRAND TOTAL	24,907	19,697	9,869	(9,828)	9,583	14,793

*This doesn't include any additional budgets approved as part of budget setting for 2015/16.