



Report to:

Resource & Audit Sub-Committee
30th September 2007

Item No:

13f

Title:	Accounts - Monthly Budget Report		
Date:	18 th October 2007		
Author:	Steve Wood	Tel No:	0161 227 3018
E mail:	s.wood@northwardshousing.co.uk		
Confidential:	No		
For: (Please tick action required)	NOTING ✓	DISCUSSION	APPROVAL
PURPOSE OF REPORT			
To provide Sub-Committee with the latest financial information against budget and the most recent forecast of the outturn financial position.			
RECOMMENDATION			
That Sub-Committee notes the report.			
IMPLICATIONS			
Equality & Diversity:	None directly		
Financial:	The accounts reflect the latest financial position		
Staffing:	None directly		
Decency Target:	None directly		
Governance:	Review of the accounts is a key part of Governance		
Risk Assessment:	Not controlling costs is considered to be a primary risk		

Equality & Diversity Implications (Please tick where relevant):

BME	<input type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input type="checkbox"/>
Elderly	<input type="checkbox"/>	Single Parents	<input type="checkbox"/>
Young	<input type="checkbox"/>	Domestic Violence	<input type="checkbox"/>
Disability	<input type="checkbox"/>	Alcohol / Drug Mis-users	<input type="checkbox"/>

Consultation/Consideration:

	Yes, No or N/A:	Name:	Date:
Sub-Committees:	No		
Area Panel:	No		
Task Groups	N/A		
Ward Councillors:	N/A		

NORTHWARDS HOUSING MANAGEMENT ACCOUNTS COMMENTARY

PERIOD 6 – SEPTEMBER 2007



Summary

The financial results for the first six months of the year show a surplus of £267,000, performance worse than budget by £205,000. This is made up of the following elements:

- Income below budget by £21,000
- Employee costs over budget by £59,000
- General expenditure over budget by £57,000
- SLA costs over budget by £55,000
- Repairs over budget by £13,000

The cash position at the end of the period was £4,200,000.

Income

With large carrying balances of cash, interest receivable is above budget. With a falling number of Right-to-Buys now predicted for the end of the year it is certain that the Contract Fee will come in higher than expected for the year.

Expenditure - general

Employee related costs are over budget due to the timing and use of agency staff and their changes to fixed term status in Property Services. The present overspend is in part masked by underspend in employee costs in other areas.

A few items in Supplies and Services costs are drifting over budget but these are being discussed with Managers for recovery. In general Managers are mindful of their budgets.

The costs of Housing Value Added Services are generally in line with expectations. The amount over budget is principally the additional April costs under the Neighbour Nuisance SLA that is at present being discussed with the Council.

Expenditure - repairs

Expenditure on repairs is virtually on budget although this masks some detailed differences. The largest variance is on relet buildings but this includes a large amount of capital voids work that needs to be charged to the capital programme. With this recovery the figures should show a better picture.

Performance

Weekly cost per unit	£32.78	(target £32.60)
Invoices paid within 30 days	99.9%	(target 100%)

BUDGET 2007-08

PERIOD 6 September 07

DETAILED SUMMARY - NORTHWARDS HOUSING

DESCRIPTION	Actual YTD £	Budget YTD £	Variance YTD £	Budget 2007/08 £	Outturn Forecast 2007/08 £	Variance £
1.INCOME						
Additional Payment - Per HRA	-	-	-	(160,333)	(160,333)	-
Contract Fee	(9,687,468)	(9,710,684)	23,216	(19,421,368)	(19,374,935)	46,433
Neighbourhood Wardens Funding	(371,619)	(380,000)	8,381	(760,000)	(760,000)	-
Supporting People Grant	(309,130)	(302,653)	(6,477)	(562,070)	(570,200)	(8,130)
Other Grant Income	(360)	-	(360)	-	(360)	(360)
Passported People Income	(18,328)	(26,746)	8,418	(53,492)	(53,492)	-
Charges for Services	-	-	-	(11,519)	(11,519)	-
Donations	(370)	-	(370)	-	(370)	(370)
Other Income	(516,914)	(485,462)	(31,453)	(885,496)	(1,075,297)	(189,801)
Mortgage reference income	(1,050)	(2,100)	1,050	(4,200)	(4,200)	-
Capitalised Salaries	(311,721)	-	(311,721)	-	(311,721)	(311,721)
Capital Programme Contribution	(1,061,727)	(1,400,512)	338,785	(2,801,024)	(2,568,734)	232,290
Bank Interest Receivable	(105,524)	(60,000)	(45,524)	(120,000)	(211,049)	(91,049)
Corporation Tax Receivable	(40)	-	(40)	-	(40)	(40)
External Income	(750)	(37,500)	36,750	(75,000)	(75,000)	-
TOTAL INCOME	(12,385,002)	(12,405,657)	20,655	(24,854,502)	(25,177,250)	(322,748)
2.EXPENDITURE						
Employees						
Salaries	4,248,010	3,989,490	258,520	8,221,961	9,102,220	880,259
Agency	490,404	689,835	(199,431)	1,379,669	720,036	(659,633)
	4,738,413	4,679,324	59,089	9,601,630	9,822,256	220,626
Premises	304,097	306,749	(2,652)	604,262	616,688	12,426
Transport	76,558	71,906	4,652	142,212	159,622	17,410
Supplies & Services						
Training Expenses	46,337	46,438	(101)	133,300	133,824	524
Recruitment Advertising	3,278	10,000	(6,723)	20,000	20,000	-
Equipment	4,077	750	3,327	1,500	5,577	4,077
Furniture	416	-	416	-	416	416
Clothing, Uniform and Laundry costs	2,258	1,148	1,109	8,620	9,370	750
Photocopying	20,268	10,358	9,910	21,715	33,398	11,683
Printing	44,437	26,514	17,924	62,125	65,446	3,321
Publicity	21,533	15,087	6,446	60,300	61,996	1,696
Books & Publications	2,414	5,342	(2,928)	11,145	12,811	1,666
Stationery	22,742	22,470	272	44,939	46,240	1,301
General Office Expenses	14,268	28,517	(14,249)	53,034	56,219	3,185
Signing/ Interpreter Fees	7,548	6,350	1,198	12,700	14,865	2,165
Postage	21,001	16,827	4,174	35,225	37,060	1,835
Courier Fees	482	134	348	134	482	348
Telephones	30,223	35,355	(5,132)	70,710	71,323	613
Mobile telephones	18,269	17,847	422	35,694	35,732	38
Computer Equipment	332	-	332	-	332	332
IT Recharge	180	-	180	-	180	180
Other IT Costs	27,617	22,813	4,804	67,721	73,005	5,284
Internet Access	1,100	2,242	(1,141)	8,800	9,731	931
Subsistence and Conference Expenses	423	-	423	-	417	417
Sundry Expenses	6,672	150	6,522	200	6,675	6,475
Membership Fees	7,669	6,313	1,356	12,948	14,073	1,125
Examination Fees	37	-	37	-	37	37
Compensation to Tenants	-	400	(400)	800	800	-
Tenants & Resident Association Grants	4,852	4,852	-	5,895	5,895	-
Cash Collection Costs	900	-	900	1,236	2,136	900
Conference Fees	11,633	7,866	3,768	13,399	20,257	6,858
Neighbourhood Wardens Radios	65	2,500	(2,435)	5,000	5,000	-
Medical Fees	2,502	1,250	1,252	2,500	4,972	2,472
Neighbourhood Wardens GPS Phones	4,748	-	4,748	-	4,748	4,748
Catering	4,394	2,675	1,719	5,350	7,002	1,652
B & Q Vouchers	4,600	-	4,600	-	4,600	4,600
Staff Briefings and away days	7,058	9,184	(2,126)	33,520	33,520	-
Board and Area Panel Training and expenses	591	3,600	(3,009)	7,200	7,200	-
VOIP conversion and office moves	-	-	-	37,500	37,500	-
Tenants Handbooks	-	-	-	30,000	30,000	-
Legal Fees	300	-	300	-	300	300
Consultant fees	67,461	63,031	4,429	110,750	114,973	4,223
Professional Fees	12,037	539	11,498	539	12,037	11,498
External Audit Fees	1,132	1,296	(164)	18,396	18,396	-
Internal Audit Fees	-	-	-	28,790	28,790	-
Taxation Fees	-	-	-	5,000	5,000	-
Bank Charges	3,296	3,296	-	19,273	19,273	-
Tenants Survey and Profiling Fees	-	-	-	11,000	11,000	-
Insurance	-	-	-	46,677	46,677	-
External Schemes	114	-	114	-	114	114
Tenants Incentive Schemes	1,000	-	1,000	-	1,000	1,000
Supplies & Services	430,264	375,142	55,121	1,043,635	1,130,399	86,764

Shout Management Fee	65,273	65,236	38	86,981	86,981	-
Office Equipment Depreciation	-	-	-	18,750	18,750	-
Service Level Agreements						
Web Services	22,129	34,674	(12,544)	69,347	69,347	-
Pubs & Design	19,554	53,045	(33,491)	106,090	106,090	-
Repairs Chasers	44,394	43,928	467	87,855	87,855	-
Neighbour Nuisance	224,522	175,000	49,522	350,000	350,000	-
Mediation service	19,338	16,492	2,846	32,984	32,984	-
Manchester Housing Register	47,598	54,936	(7,338)	109,871	109,871	-
Homefinder Service	101,284	99,246	2,038	198,492	198,492	-
Mobile Cleaning	141,576	139,365	2,211	278,730	278,730	-
Relief Caretakers	12,942	16,691	(3,749)	33,381	33,381	-
Envir and Ops - Transport - neighbourhood	7,636	7,636	-	15,272	15,272	-
Call Centre	429,428	424,915	4,514	849,829	849,829	-
Street Lighting	1,169	1,169	-	2,337	2,337	-
Maintenance and Play area development	10,726	10,726	-	21,452	21,452	-
Technical Services - Highways costs	11,755	11,755	-	23,510	23,510	-
Multi Storey Security	101,388	101,388	-	202,776	202,776	-
Cash Receipting	180	180	-	360	360	-
Legal Costs	102,500	102,500	-	205,000	205,000	-
Payroll Costs	6,640	7,639	(999)	15,277	15,277	-
Girobank Charges & Rent Stationery	19,511	37,164	(17,652)	74,327	74,327	-
Council tax payments on void properties	72,553	60,000	12,553	120,000	120,000	-
CTU Support - PC	82,848	82,848	-	165,696	180,000	14,304
Comino Support	67,500	67,500	-	135,000	100,000	(35,000)
New Projects	19,406	19,406	-	50,000	50,000	-
PC Replacement	-	-	-	22,500	22,500	-
Community alarm support service	59,288	57,595	1,693	115,190	115,190	-
Multi Storey Energy Costs	72,956	60,000	12,956	120,000	120,000	-
Homeless Families Dispersed Accommodat	39,653	39,653	1	79,305	79,305	-
Efficiency Saving	-	(41,798)	41,798	(83,596)	(83,596)	-
	1,738,472	1,683,649	54,824	3,400,985	3,380,289	(20,696)
Repairs & Maintenance						
Responsive Maintenance General	1,999,329	2,076,150	(76,821)	4,085,350	4,085,350	-
Responsive Maintenance Voids	1,446,282	1,133,265	313,017	2,266,529	2,266,529	-
Responsive Maintenance Other	89,076	176,500	(87,424)	383,000	383,000	-
Planned Maintenance	510,221	596,924	(86,703)	1,628,000	1,628,000	-
Environmental	720,391	769,045	(48,654)	1,573,236	1,616,766	43,530
	4,765,299	4,751,883	13,415	9,936,115	9,979,645	43,530
TOTAL EXPENDITURE	12,118,376	11,933,889	184,487	24,834,570	25,194,629	360,059
NET EXPENDITURE	(266,626)	(471,767)	205,141	(19,932)	17,378	37,310

BUDGET 2007-08

PERIOD 6 September 07

REPAIRS & MAINTENANCE - SUMMARY

DESCRIPTION	Actual YTD £	Budget YTD £	Variance YTD £	Budget 2007/08 £	Outturn Forecast 2007/08 £	Variance £
Responsive Maintenance General						
Day to Day Band 1- Jobs Under £100	1,369,399	740,831	628,569	1,481,661	1,481,661	-
Day to Day Band 2 -Jobs Over £100	411,995	1,030,751	(618,756)	2,061,501	2,061,501	-
Emergency Call Out	128,691	169,470	(40,779)	338,940	338,940	-
Emergency Day Time	73,448	167,600	(94,151)	335,199	335,199	-
Lift Repairs	23,747	48,000	(24,252)	95,999	95,999	-
Service Charges	-	(8,000)	8,000	(16,000)	(16,000)	-
House 90 Repairs Income	-	(15,000)	15,000	(30,000)	(30,000)	-
Multi Storey Licence Income	-	-	-	(66,950)	(66,950)	-
Aerial Income	(7,951)	(57,500)	49,549	(115,000)	(115,000)	-
	1,999,329	2,076,150	(76,821)	4,085,350	4,085,350	-
Responsive Maintenance Voids						
Relet Buildings	1,446,282	1,123,265	323,017	2,246,530	2,246,530	-
Relet Decorating	-	10,000	(10,000)	19,999	19,999	-
	1,446,282	1,133,265	313,017	2,266,529	2,266,529	-
Responsive Maintenance - Other						
DLO Computer	-	-	-	30,000	30,000	-
Multi storey security	-	-	-	-	-	-
Legal & Compensation Claims	89,076	176,500	(87,424)	353,000	353,000	-
	89,076	176,500	(87,424)	383,000	383,000	-
Planned Maintenance						
PSSM Schemes	-	54,500	(54,500)	109,000	109,000	-
Higher Blackley Asbestos Removal	9,981	38,500	(28,519)	77,000	77,000	-
CRMS Servicing - Lifts	(3,684)	-	(3,684)	175,000	175,000	-
CRMS Servicing - Electrical Testing	273,434	273,434	-	364,000	364,000	-
CRMS Servicing - Lightning Protection	-	-	-	-	-	-
CRMS Servicing - Mechanical Services	2,471	2,471	-	70,000	70,000	-
CRMS Servicing - Gas	212,368	212,368	-	635,000	635,000	-
CRMS Servicing - Communal Boiler & Plant	-	-	-	-	-	-
CRMS Servicing - CCTV & Door Entry	615	615	-	60,000	60,000	-
CRMS Servicing - Legionella	4,682	4,682	-	25,000	25,000	-
CRMS Servicing - Inspection & Testing TV/Satellite	10,336	10,336	-	24,000	24,000	-
CRMS Servicing - Lifts	18	18	-	37,000	37,000	-
Boiler Replacement / Electrical Servicing	-	-	-	-	-	-
Servicing of Heat Meters	-	-	-	52,000	52,000	-
	510,221	596,924	(86,703)	1,628,000	1,628,000	-
TOTAL PSSM	4,044,908	3,982,839	62,069	8,362,879	8,362,879	-
PLSM						
Environmental						
Concessionary Gardening	133,176	126,143	7,033	168,191	181,074	12,883
Environmental Works	228,484	128,995	99,490	257,989	288,226	30,237
Void Gardening	42,345	55,391	(13,046)	110,782	111,081	299
Fencing	68,968	163,902	(94,933)	327,803	327,914	111
	472,974	474,430	(1,456)	864,765	908,295	43,530
Crime & Disorder	20,044	19,879	165	122,000	122,000	-
Concessionary Decorating	53,523	50,001	3,522	100,001	100,001	-
Decorating Materials	37,650	81,736	(44,085)	163,471	163,471	-
Relet Security	87,809	80,000	7,810	159,999	159,999	-
Trees	38,390	60,500	(22,110)	121,000	121,000	-
Spring Clean Up	-	-	-	9,000	9,000	-
Demolition Site Maintenance	-	-	-	28,000	28,000	-
Gardening Competition	10,000	2,500	7,500	5,000	5,000	-
	247,417	294,615	(47,198)	708,471	708,471	-
TOTAL PLSM	720,391	769,045	(48,654)	1,573,236	1,616,766	43,530
TOTAL EXPENDITURE - R & M	4,765,299	4,751,883	13,415	9,936,115	9,979,645	43,530