



Report to:

Resource & Audit Sub-Committee
5th February 2008

Item No:

12d

Title:	Quarter 3 Accounts		
Date:	28 th January 2008		
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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 9 – DECEMBER 2007



Summary

The financial results for the period to December show a surplus of £251,000, performance worse than budget by £99,000. This is made up of the following elements:

- Income above budget by £199,000
- Employee costs over budget by £35,000
- General expenditure over budget by £143,000
- SLA costs over budget by £2,000
- Repairs over budget by £118,000

The cash position at the end of the period was 4,535,000.

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 but is also covered by additional charges to the capital programme.

A few items in Supplies and Services costs are drifting over budget. Some costs like B&Q vouchers and Professional Fees will be recharged to the capital programme. For printing and photocopying the budgets appear light.

Expenditure - repairs

Expenditure on repairs is virtually on budget although this masks some detailed differences. Voids spend is the main area where costs are over budget and will not recover in the year although the overall budget for repairs should come in on track.

Performance

Weekly cost per unit	£33.16	(target £32.76)
Invoices paid within 30 days	100%	(target 100%)

DETAILED SUMMARY - NORTHWARDS HOUSING

DESCRIPTION	Actual YTD £	Budget YTD £	Variance £	Budget 2007/08 £	Outturn Forecast 2007/08 £	Variance £
INCOME						
Additional Payment - Per HRA	-	-	-	(160,333)	(160,333)	-
Contract Fee	(14,531,202)	(14,566,026)	34,824	(19,421,368)	(19,452,323)	(30,955)
Neighbourhood Wardens Funding	(566,565)	(570,000)	3,435	(760,000)	(779,543)	(19,543)
Supporting People Grant	(432,981)	(421,553)	(11,429)	(562,070)	(576,912)	(14,842)
Other Grant Income	(728)	-	(728)	-	(728)	(728)
Passported People Income	(26,316)	(40,119)	13,803	(53,492)	(43,303)	10,189
Charges for Services	-	(8,639)	8,639	(11,519)	(11,519)	-
Donations	(105)	-	(105)	-	(105)	(105)
Other Income	(716,942)	(596,651)	(120,291)	(885,496)	(1,035,098)	(149,602)
Mortgage reference income	(1,330)	(39)	(1,291)	(4,200)	(1,773)	2,427
Capitalised Salaries	(250,396)	-	(250,396)	-	(251,680)	(251,680)
Capital Programme Contribution	(1,886,528)	(2,001,724)	115,196	(2,801,024)	(2,685,131)	115,893
Bank Interest Receivable	(155,487)	(110,250)	(45,237)	(147,000)	(207,316)	(60,316)
Corporation Tax Receivable	(40)	-	(40)	-	-	(40)
External Income	(750)	(56,250)	55,500	(75,000)	(1,000)	74,000
TOTAL INCOME	(18,569,370)	(18,371,250)	(198,119)	(24,881,502)	(25,206,804)	(325,302)
EXPENDITURE						
Employees						
Salaried	6,625,691	6,864,927	(239,236)	9,215,561	9,063,901	(151,660)
Agency	588,172	314,350	273,822	405,883	685,002	279,119
	7,213,863	7,179,277	34,586	9,621,444	9,748,903	127,459
Premises	436,332	441,933	(5,601)	640,239	676,011	35,772
Transport	126,411	112,429	13,983	149,817	187,103	37,286
Supplies & Services						
Recruitment Expenses	5,100	-	5,100	-	5,100	5,100
Training Expenses	63,668	63,825	(158)	125,550	109,590	(15,960)
Recruitment Advertising	21,598	15,198	6,400	22,200	26,445	4,245
Equipment	7,246	5,291	1,955	26,100	20,604	(5,496)
Furniture	1,805	173	1,632	231	1,805	1,574
Office Machinery & Equipment Repairs	68	-	68	-	68	68
Clothing, Uniform and Laundry costs	4,741	5,311	(570)	11,620	13,400	1,780
Photocopying	32,056	17,260	14,796	24,751	40,545	15,794
Printing	56,185	36,749	19,436	61,490	87,973	26,483
Publicity	12,824	24,693	(11,869)	63,558	39,927	(23,631)
Books & Publications	4,910	3,448	1,462	5,880	8,571	2,691
Stationery	34,920	35,016	(96)	44,708	45,170	462
General Office Expenses	17,498	34,068	(16,570)	57,034	48,163	(8,871)
Signing/ Interpreter Fees	8,868	9,525	(657)	12,700	13,912	1,212
Postage	34,504	25,955	8,549	35,225	41,602	6,377
Courier Fees	579	169	410	180	579	399
Telephones	48,529	52,979	(4,450)	70,710	68,683	(2,027)
Mobile telephones	24,912	28,114	(3,202)	35,694	34,541	(1,153)
Computer Equipment	738	-	738	-	738	738
IT Recharge	180	-	180	-	180	180
Other IT Costs	42,865	32,790	10,075	87,791	80,252	(7,539)
Internet Access	8,940	5,885	3,055	8,800	10,274	1,474
Subsistence and Conference Expenses	649	-	649	-	649	649
Sundry Expenses	9,585	175	9,410	200	9,585	9,385
Membership Fees	10,237	9,178	1,058	15,648	16,930	1,282
Examination Fees	37	-	37	-	37	37
Compensation to Tenants	214	600	(386)	800	1,014	214
Tenants & Resident Association Grants	3,733	3,733	-	5,895	5,895	-
Cash Collection Costs	1,967	927	1,040	1,236	3,080	1,844
Conference Fees	15,437	10,597	4,841	13,399	21,813	8,414
Neighbourhood Wardens Radios	65	225	(160)	300	457	157
Medical Fees	4,450	1,875	2,575	2,500	5,842	3,342
Neighbourhood Wardens GPS Phones	6,161	3,525	2,636	4,700	6,161	1,461
Comino HR System	-	-	-	-	-	-
Catering	6,605	4,695	1,910	6,385	9,243	2,858
Decorating Vouchers	34,933	-	34,933	-	34,933	34,933
Staff Briefings and away days	14,921	17,470	(2,549)	33,520	28,373	(5,147)
Board and Area Panel Training and expens	3,155	3,155	-	18,150	14,467	(3,683)
VOIP conversion and office moves	29,359	29,359	-	37,500	37,500	-
Tenants Handbooks	10,325	10,325	-	30,000	20,000	(10,000)
Open / Activity Day	172	172	-	1,450	1,450	-
Eric Hobin Community Sponsorship	3,265	3,750	(485)	5,000	5,000	-
Legal Fees	541	-	541	-	541	541
Consultant fees	85,116	76,602	8,514	110,750	124,453	13,703
Professional Fees	29,013	539	28,474	1,539	28,084	26,545
External Audit Fees	1,132	1,296	(164)	18,396	18,396	-
Internal Audit Fees	8,037	8,037	-	28,790	28,790	-
Taxation Fees	-	-	-	5,000	5,000	-
Bank Charges	5,242	5,230	12	19,273	9,012	(10,261)
Tenants Survey and Profiling Fees	5,250	5,250	-	11,000	11,000	-
Insurance	175	-	175	46,677	46,852	175
External Schemes	114	-	114	-	114	114
Reward Scheme Recharges	4,000	-	4,000	-	4,000	4,000
Restructure Office Costs	292	-	292	-	292	292
Supplies & Services	726,919	593,166	133,753	1,112,330	1,197,087	84,757

Shout Management Fee	87,019	86,981	38	86,981	87,019	38
Service Level Agreements						
Web Services	33,194	52,010	(18,816)	69,347	50,531	(18,816)
Pubs & Design	29,331	79,568	(50,237)	106,090	55,853	(50,237)
Repairs Chasers	66,591	65,891	700	87,855	87,855	-
Neighbour Nuisance	279,917	262,500	17,417	350,000	367,417	17,417
Mediation service	24,863	24,738	125	32,984	33,109	125
Manchester Housing Register	71,197	82,403	(11,207)	109,871	98,664	(11,207)
Homefinder Service	151,525	148,869	2,656	198,492	201,148	2,656
Mobile Cleaning	212,364	209,048	3,316	278,730	282,046	3,316
Relief Caretakers	16,485	25,036	(8,551)	33,381	24,830	(8,551)
Envir and Ops - Transport - neighbourhood	11,019	11,454	(435)	15,272	15,272	-
Call Centre	644,142	637,372	6,771	849,829	856,600	6,771
Street Lighting	1,753	1,753	-	2,337	2,337	-
Maintenance and Play area development	16,089	16,089	0	21,452	21,452	0
Technical Services - Highways costs	17,633	17,633	-	23,510	23,510	-
Multi Storey Security	152,082	152,082	-	202,776	202,776	-
Cash Receipting	270	270	-	360	360	-
Legal Costs	149,750	153,750	(4,000)	205,000	201,000	(4,000)
Payroll Costs	10,460	11,458	(998)	15,277	14,279	(998)
Girobank Charges & Rent Stationery	44,726	55,745	(11,019)	74,327	63,308	(11,019)
Council tax payments on void properties	110,467	90,000	20,467	120,000	140,467	20,467
CTU Support - PC	124,272	124,272	-	165,696	175,000	9,304
Comino Support	101,250	101,250	-	135,000	101,250	(33,750)
New Projects	44,449	44,449	-	50,000	50,000	-
PC Replacement	-	-	-	22,500	22,500	-
Community alarm support service	91,046	86,393	4,653	115,190	119,843	4,653
Multi Storey Energy Costs	96,841	80,000	16,841	120,000	120,000	-
Homeless Families Dispersed Accommodat	31,755	59,479	(27,723)	79,305	51,582	(27,723)
Efficiency Saving	-	(62,697)	62,697	(83,596)	-	83,596
	2,533,472	2,530,813	2,658	3,400,985	3,382,990	(17,995)
Repairs & Maintenance						
Responsive Maintenance General	2,926,129	3,064,013	(137,883)	4,085,350	4,085,350	-
Responsive Maintenance Voids	2,178,833	1,699,897	478,936	2,266,529	2,266,529	-
Responsive Maintenance Other	168,142	264,750	(96,608)	383,000	383,000	-
Planned Maintenance	792,651	836,058	(43,407)	1,628,000	1,628,000	-
Environmental	1,128,430	1,211,278	(82,848)	1,736,736	1,736,736	-
	7,194,185	7,075,995	118,190	10,099,615	10,099,615	-
TOTAL EXPENDITURE	18,318,201	18,020,593	297,607	25,111,411	25,378,728	267,317
NET EXPENDITURE	(251,169)	(350,657)	99,488	229,909	171,924	(57,985)

REPAIRS & MAINTENANCE - SUMMARY

DESCRIPTION	Actual YTD £	Budget YTD £	Variance YTD £	Budget 2007/08 £	Outturn Forecast 2007/08 £	Variance £
HRR						
Responsive Maintenance General						
Day to Day Band 1 - Jobs Under £100	2,022,089	1,111,246	910,843	1,481,661	1,481,661	-
Day to Day Band 2 - Jobs Over £100	532,683	1,546,126	(1,013,443)	2,061,501	2,061,501	-
Emergency Call Out	212,877	254,205	(41,328)	338,940	338,940	-
Emergency Day Time	135,987	251,399	(115,412)	335,199	335,199	-
Lift Repairs	30,444	71,999	(41,555)	95,999	95,999	-
Service Charges	-	(12,000)	12,000	(16,000)	(16,000)	-
House 90 Repairs Income	-	(22,500)	22,500	(30,000)	(30,000)	-
Multi Storey Licence Income	(7,951)	(50,213)	42,261	(66,950)	(66,950)	-
Aerial Income	-	(86,250)	86,250	(115,000)	(115,000)	-
	2,926,129	3,064,013	(137,883)	4,085,350	4,085,350	-
Responsive Maintenance Voids						
Relet Buildings	2,178,833	1,684,898	493,935	2,246,530	2,246,530	-
Relet Decorating	-	14,999	(14,999)	19,999	19,999	-
	2,178,833	1,699,897	478,936	2,266,529	2,266,529	-
Responsive Maintenance - Other						
DLO Computer	-	-	-	30,000	30,000	-
Multi storey security	-	-	-	-	-	-
Legal & Compensation Claims	168,142	264,750	(96,608)	353,000	353,000	-
	168,142	264,750	(96,608)	383,000	383,000	-
Planned Maintenance						
PSSM Schemes	-	-	-	109,000	109,000	-
Higher Blackley Asbestos Removal	14,343	57,750	(43,407)	77,000	77,000	-
CRMS Servicing - Lifts	43,862	43,862	-	175,000	175,000	-
CRMS Servicing - Electrical Testing	155,403	155,403	-	364,000	364,000	-
CRMS Servicing - Lightning Protection	-	-	-	-	-	-
CRMS Servicing - Mechanical Services	62,467	62,467	-	70,000	70,000	-
CRMS Servicing - Gas	462,367	462,367	-	635,000	635,000	-
CRMS Servicing - Communal Boiler & Plant	-	-	-	-	-	-
CRMS Servicing - CCTV & Door Entry	615	615	-	60,000	60,000	-
CRMS Servicing - Legionella	13,545	13,545	-	25,000	25,000	-
CRMS Servicing - Inspection & Testing TV/Satellite	12,590	12,590	-	24,000	24,000	-
CRMS Servicing - Lifts	27,460	27,460	-	37,000	37,000	-
Boiler Replacement / Electrical Servicing	-	-	-	-	-	-
Servicing of Heat Meters	-	-	-	52,000	52,000	-
	792,651	836,058	(43,407)	1,628,000	1,628,000	-
TOTAL PSSM	6,065,755	5,864,717	201,038	8,362,879	8,362,879	-
PLSM						
Environmental						
Concessionary Gardening	177,222	147,167	30,055	168,191	168,191	-
Environmental Works	285,986	240,391	45,596	320,021	320,021	-
Void Gardening	120,043	133,778	(13,735)	178,370	178,370	-
Fencing	201,271	260,012	(58,741)	346,683	346,683	-
	784,522	781,348	3,174	1,013,265	1,013,265	-
Crime & Disorder						
Concessionary Decorating	27,299	16,577	10,722	137,000	137,000	-
Decorating Materials	65,803	75,001	(9,198)	100,001	100,001	-
Relet Security	70,591	122,603	(52,012)	163,471	163,471	-
Trees	125,165	119,999	5,166	159,999	159,999	-
Spring Clean Up	45,050	90,750	(45,700)	121,000	121,000	-
Demolition Site Maintenance	-	-	-	9,000	9,000	-
Gardening Competition	-	-	-	28,000	28,000	-
	10,000	5,000	5,000	5,000	5,000	-
	343,908	429,930	(86,022)	723,471	723,471	-
TOTAL PLSM	1,128,430	1,211,278	(82,848)	1,736,736	1,736,736	-
TOTAL EXPENDITURE - REPAIRS & MAINTENANCE	7,194,185	7,075,995	118,190	10,099,615	10,099,615	-