



Report to:

Northwards Housing Board
10th March 2009

Item No:

14d

Title:	Monthly Accounts – Quarter 3		
Date:	21 st January 2009		
Author:	Steve Wood	Tel No:	0161 227 3018
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Confidential:	No		
For: (Please tick action required)	NOTING ✓	DISCUSSION	APPROVAL
PURPOSE OF REPORT			
To provide the Board with the latest financial information against budget and the most recent forecast of the outturn financial position.			
RECOMMENDATION			
That the Board receives the information.			
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 Impact Assessment	
Function being assessed	Not applicable
Section	
Date of assessment	
Person Responsible for assessment	
Is this a new or existing policy?	
If there are significant implications in terms of equality please append a summary report.	

Consultation/Consideration:

	Yes, No or N/A:	Name:	Date:
Sub-Committee:	Yes	Resources	27 th January 2009
Area Panel:	No		
Forums:	N/A		
Ward Councillors:	N/A		

NORTHWARDS HOUSING MANAGEMENT ACCOUNTS COMMENTARY

PERIOD 9 – DECEMBER 2008



Summary

The financial results for the period to December show a deficit of £422,000, performance below budget by £658,000. This is made up of the following elements:

- Income ahead of budget by £366,000 (£108,000 excluding tenants' insurance)
- Employee costs over budget by £304,000
- General expenditure over budget by £440,000 (£206,000 excluding tenants' insurance)
- SLA costs over budget by £155,000
- Repairs over budget by £125,000

The cash position at the end of the period was £2,718,000.

We are forecasting that the repairs expenditure will be back on budget by the end of the year. The overspend that won't be recovered by the year end is on staff costs.

Income

Planned external income has now been reviewed and is being billed. Other income lines are generally ahead of expected.

Expenditure - general

The key area of additional employee costs are in the rent recovery and ICT teams to deliver performance enhancements and support the reporting work respectively together with some agency costs around the customer profiling.

The budget overspend in supplies and services is mainly accounted for by Insurance costs which includes the premium for the Tenant Contents Insurance matched by other income. The other significant amount relates to vouchers and consultants costs to be recharged to the capital programme.

SLA costs on Multi Storey security will remain over budget for this current year but future costs are being reviewed and discussed.

Expenditure - repairs

Continued reviews are underway around day to day repairs and the planned repairs headings. This builds on discussions with Manchester Working.

Performance

Weekly cost per unit	£32.50	(target £31.99)
Right-to Buy sales to date	39	(plan 80)
Invoices paid within 30 days	100%	(target 100%)

DETAILED SUMMARY - NORTHWARDS HOUSING

DESCRIPTION	Actual YTD £	Budget YTD £	Variance YTD £	Budget 2008-09 £	Outturn Forecast 2008-09 £	Variance £
1.INCOME						
Contract Fee	(14,787,090)	(14,756,025)	(31,065)	(19,674,700)	(19,716,120)	(41,420)
Neighbourhood Wardens Funding	(300,000)	(300,000)	-	(300,000)	(300,000)	-
MCC Funding	(15,087,090)	(15,056,025)	(31,065)	(19,974,700)	(20,016,120)	(41,420)
Passported People Income	(28,343)	(36,404)	8,062	(48,539)	(37,790)	10,749
SP Wardens Sheltered Wardens	(430,098)	(420,143)	(9,955)	(560,190)	(573,464)	(13,274)
Rechargeable Repairs Income	(4,537)	-	(4,537)	-	(4,950)	(4,950)
Multi-storey Licence Income	(51,719)	(51,719)	-	(68,958)	(68,958)	-
Other Grant Income	(900)	(3,000)	2,100	(4,000)	(1,200)	2,800
Other Income	(126,602)	(140,382)	13,780	(187,176)	(231,266)	(44,090)
Eastlands Homes Income	(151,413)	(47,250)	(104,163)	(63,000)	(201,884)	(138,884)
Mortgage Reference Income	(210)	(1,125)	915	(1,500)	(280)	1,220
Capital Programme Contribution	(2,858,313)	(2,818,635)	(39,678)	(3,758,180)	(3,811,084)	(52,904)
Bank Interest Receivable	(90,536)	(117,000)	26,464	(156,000)	(139,000)	17,000
Insurance Income	(258,541)	-	(258,541)	-	(344,722)	(344,722)
AVRO Hollows Income	(31,455)	-	(31,455)	-	(47,183)	(47,183)
External Income	(183,268)	(245,706)	62,438	(327,608)	(359,919)	(32,311)
TOTAL INCOME	(19,303,025)	(18,937,388)	(365,637)	(25,149,851)	(25,837,819)	(687,968)
2.EXPENDITURE						
Employees						
Salaried	7,497,294	7,621,133	(123,839)	10,161,511	9,962,494	(199,017)
Agency	443,741	15,375	428,366	20,500	567,971	547,471
Employees	7,941,035	7,636,508	304,526	10,182,011	10,530,466	348,455
Premises						
General Premise Repairs	7,492	18,408	(10,916)	25,100	9,987	(15,113)
Gas	5,329	1,763	3,566	2,350	7,105	4,755
Electricity	25,583	25,177	406	33,569	34,110	541
Property Rents	291,525	295,800	(4,275)	394,400	388,700	(5,699)
Rates	64,215	65,540	(1,326)	87,387	85,619	(1,768)
Water	26,642	7,217	19,426	9,622	31,893	22,271
Contract Cleaning	20,286	22,721	(2,436)	30,295	27,048	(3,247)
Window Cleaning	2,170	5,428	(3,258)	7,237	2,893	(4,344)
Refuse Removal	5,116	1,350	3,766	1,800	6,821	5,021
Cleaning & Domestic Materials	5,753	4,350	1,403	5,800	7,671	1,871
Rodent & Pest Control	802	206	596	275	1,002	727
Cleaning Equipment	1,072	782	290	1,043	1,397	354
Security Costs	3,263	3,782	(520)	5,043	4,350	(693)
Storage Costs	522	-	522	-	696	696
Hire of Premises	2,365	3,004	(639)	4,005	3,089	(916)
Caretakers Council Tax	11,323	11,895	(572)	15,860	15,097	(763)
Premises	473,457	467,423	6,034	623,786	627,479	3,693
Transport						
Motor Repairs	590	1,125	(535)	1,500	786	(714)
Fuel Costs	3,726	8,010	(4,284)	10,680	4,968	(5,712)
Road Fund Licence	30	169	(139)	225	40	(185)
Motor Insurance	10,996	10,016	980	10,400	11,311	911
Other Vehicle Running Costs	1,910	3,787	(1,877)	5,049	2,546	(2,503)
Accident Repairs	130	-	130	-	173	173
Vehicle Hire Costs	1,648	1,676	(28)	2,235	2,198	(37)
Taxi Expenses	5,281	4,069	1,212	5,425	7,260	1,835
Rail Expenses	3,707	-	3,707	-	4,826	4,826
Other Public Transport Costs	326	3,870	(3,544)	5,160	423	(4,737)
Car Allowances	118,094	110,373	7,721	165,559	177,123	11,564
Coach Hire	400	994	(594)	1,450	658	(792)
Car Parking Costs	842	1,050	(208)	1,400	1,122	(278)
Transport	147,679	145,138	2,541	209,083	213,434	4,351
Supplies & Services						
Recruitment Expenses	8,331	-	8,331	-	8,331	8,331
Training Expenses	70,928	78,300	(7,372)	104,400	93,422	(10,978)
Recruitment Advertising	16,972	30,375	(13,403)	40,500	22,629	(17,871)
Equipment	4,426	3,300	1,126	4,400	5,903	1,503
Furniture	6,876	-	6,876	-	7,294	7,294
Clothing, Uniform and Laundry costs	5,460	6,656	(1,196)	8,875	10,275	1,400
Photocopying	33,882	30,354	3,528	40,472	45,176	4,704
Printing	74,110	66,150	7,960	88,200	98,787	10,587
Publicity	23,598	47,744	(24,146)	63,658	30,869	(32,789)
Books & Publications	11,724	8,850	2,874	11,800	15,633	3,833

Stationery	34,206	36,155	(1,949)	48,207	45,608	(2,599)
General Office Expenses	15,517	17,850	(2,333)	23,800	20,687	(3,113)
Signing/ Interpreter Fees	8,367	10,725	(2,358)	14,300	11,157	(3,143)
Postage	50,942	30,172	20,770	40,229	67,826	27,597
Courier Fees	1,029	78	951	104	1,370	1,266
Telephones	50,380	70,239	(19,859)	93,652	67,157	(26,495)
Mobile telephones	30,851	28,796	2,054	38,395	41,169	2,774
Computer Equipment	2,278	-	2,278	-	3,027	3,027
Other IT Costs	59,464	75,767	(16,303)	101,023	78,899	(22,124)
Internet Access	3,256	270	2,986	360	4,342	3,982
Subsistence and Conference Expenses	630	-	630	-	815	815
Sundry Expenses	9,030	41	8,989	54	11,975	11,921
Membership Fees	16,741	12,513	4,228	28,989	33,726	4,737
Compensation to Tenants	1,488	-	1,488	-	1,491	1,491
Tenants & Resident Association Grants	2,190	9,428	(7,238)	12,570	2,920	(9,650)
Cash Collection Costs	3,296	-	3,296	-	4,394	4,394
Conference Fees	7,961	18,340	(10,378)	22,550	10,615	(11,935)
Neighbourhood Wardens Security	324	150	174	200	432	232
Medical Fees	3,784	5,499	(1,715)	7,332	5,045	(2,287)
Neighbourhood Wardens GPS Phones	2,560	4,500	(1,940)	6,000	3,413	(2,587)
Catering	10,703	6,862	3,841	9,149	14,270	5,121
Decorating Vouchers	77,624	37,501	40,123	50,001	78,212	28,211
Staff Briefings and away days	37,318	23,513	13,806	31,350	46,246	14,896
Board and Area Panel Training and expenses	3,203	1,050	2,153	1,400	4,271	2,871
Tenants Handbooks	5,162	5,000	162	5,000	5,162	162
Open / Activity Day	1,417	-	1,417	-	1,890	1,890
Eric Hobin Community Sponsorship	5,975	7,500	(1,525)	10,000	7,966	(2,034)
Resource Pool	16,392	82,108	(65,716)	109,477	101,977	(7,500)
Legal Fees	350	-	350	-	467	467
Consultant fees	142,693	62,009	80,684	82,678	147,857	65,179
Professional Fees	10,964	-	10,964	-	13,169	13,169
External Audit Fees	1,102	1,244	(142)	20,658	20,469	(189)
Internal Audit Fees	10,448	10,448	-	29,000	29,000	-
Taxation Fees	-	-	-	5,000	5,000	-
Bank Charges	4,395	6,750	(2,355)	9,000	5,861	(3,139)
Tenants Survey and Profiling Fees	29,314	18,750	10,564	25,000	29,314	4,314
Insurance	4,077	3,570	507	50,000	50,677	677
Reward Scheme Recharges	14,500	3,751	10,749	5,001	16,000	10,999
Capital Programme Consultants Fees	17,560	-	17,560	-	17,560	17,560
Insurance Expenditure	234,382	-	234,382	-	312,509	312,509
Capital Programme Fan Heaters	200	-	200	-	200	200
Tenants Pot of Gold	19,525	-	19,525	-	26,033	26,033
Board Appraisal Costs	220	3,750	(3,530)	5,000	5,000	-
Board Election Costs	-	-	-	11,000	-	(11,000)
AGM	3,781	2,588	1,193	3,450	3,781	331
Youth Strategy Budget	2,868	5,808	(2,940)	7,744	3,824	(3,920)
Energy Performance Certs	14,122	-	14,122	-	14,122	14,122
Savings	-	(26,442)	26,442	(35,256)	-	35,256
Supplies & Services	1,228,897	848,008	380,889	1,234,722	1,715,226	480,504
Projects	97,146	79,286	17,860	226,750	112,508	(114,242)
AVRO Hollows	85,754	68,644	17,110	160,169	160,169	-
Shout Management Fee	89,149	73,858	15,292	98,477	89,149	(9,328)
TMO Total	174,904	142,502	32,402	258,646	249,318	(9,328)
Service Level Agreements						
Web Services	34,589	39,035	(4,445)	52,046	46,119	(5,927)
Pubs & Design	30,562	43,147	(12,585)	57,529	40,750	(16,779)
Repairs Chasers	69,389	67,868	1,520	90,491	92,518	2,027
Neighbour Nuisance	265,204	270,375	(5,171)	360,500	353,605	(6,895)
Mediation service	21,562	25,609	(4,046)	34,145	28,750	(5,395)
Manchester Housing Register	70,613	53,750	16,863	71,667	94,150	22,483
Homefinder Service	131,668	112,500	19,168	150,000	175,558	25,558
Mobile Cleaning	218,735	215,319	3,416	287,092	291,646	4,554
Vehicle SLA	18,645	19,982	(1,336)	26,642	24,860	(1,782)
Call Centre	671,196	656,493	14,703	875,324	894,928	19,604
Street Lighting	1,805	1,805	-	2,407	2,407	-
Maintenance and Play area development	18,558	16,572	1,986	22,096	24,745	2,649
Technical Services - Highways costs	29,490	18,161	11,329	24,215	39,320	15,105
Multi Storey Security	272,761	169,487	103,274	225,983	366,186	140,203
Cash Receipting	270	270	-	360	360	-
Legal Costs	179,688	153,750	25,938	205,000	239,584	34,584
Payroll Costs	12,631	11,866	765	15,821	16,841	1,020
Girobank Charges & Rent Stationery	44,928	49,440	(4,512)	65,920	59,904	(6,016)
Council tax payments on void properties	108,750	108,750	-	145,000	145,000	-
CTU Support - PC	183,135	181,125	2,010	241,500	250,180	8,680
Comino Support	108,750	108,750	-	145,000	145,000	-
Community alarm support service	86,948	86,948	-	115,931	106,752	(9,179)
Multi Storey Energy Costs	120,750	120,750	(0)	161,000	161,000	(0)
Homeless Families Dispersed Accommodation	33,389	47,386	(13,997)	63,181	44,519	(18,662)
	2,734,018	2,579,138	154,880	3,438,850	3,644,682	205,832
Repairs & Maintenance						
Responsive Maintenance General	2,701,960	2,664,685	37,275	3,552,966	4,014,307	461,341
Responsive Maintenance Voids	2,100,528	1,586,051	514,477	2,114,735	2,066,769	(47,966)
Responsive Maintenance Other	185,184	137,157	48,027	205,735	205,735	-
Planned Maintenance	792,249	1,153,830	(361,581)	1,538,440	1,197,551	(340,889)
Environmental	1,140,905	1,229,913	(89,008)	1,619,913	1,470,223	(149,690)
Retirement Caretaking	6,924	31,125	(24,201)	41,500	41,500	-
	6,927,750	6,802,760	124,990	9,073,289	8,996,085	(77,204)
TOTAL EXPENDITURE	19,724,885	18,700,763	1,024,123	25,247,137	26,089,197	842,060
NET EXPENDITURE	421,860	(236,626)	658,486	97,286	251,378	154,092

BUDGET 2008-09

PERIOD 9

December 08

REPAIRS & MAINTENANCE - SUMMARY

DESCRIPTION	Actual YTD £	Budget YTD £	Variance YTD £	Budget 2008-09 £	Outturn Forecast 2008-09 £	Variance £
HRR						
Responsive Maintenance General						
Day to Day Band 1- Jobs Under £100	2,303,501	2,301,833	1,668	3,069,164	3,482,409	413,245
Emergency Call Out	258,240	220,269	37,971	293,692	356,115	62,423
Emergency Day Time	171,105	217,532	(46,427)	290,042	257,230	(32,812)
Lift Repairs	56,760	42,051	14,709	56,068	81,415	25,347
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	(87,647)	(82,500)	(5,147)	(110,000)	(116,861)	(6,861)
Aerial Income	-	-	-	-	-	-
	2,701,960	2,664,685	37,275	3,552,966	4,014,307	461,341
Responsive Maintenance Voids						
Relet Buildings	1,999,971	1,400,638	599,333	1,867,517	2,064,767	197,250
Fire Damage	92,683	-	92,683	-	-	-
Major Voids Work	-	185,414	(185,414)	247,218	2,001	(245,217)
Capital Works - Decent Homes	7,874	-	7,874	-	-	-
	2,100,528	1,586,051	514,477	2,114,735	2,066,769	(47,966)
Responsive Maintenance - Other						
Legal & Compensation Claims	185,184	137,157	48,027	205,735	205,735	-
	185,184	137,157	48,027	205,735	205,735	-
Planned Maintenance						
PSSM Schemes	-	81,750	(81,750)	109,000	-	(109,000)
Higher Blackley Asbestos Removal	10,580	4,500	6,080	6,000	18,391	12,391
Communal Areas Redecoration	-	37,500	(37,500)	50,000	-	(50,000)
Programmed Repairs (Victoria Avenue)	112,260	141,000	(28,740)	188,000	112,260	(75,740)
Revenue Servicing - Lifts	24,709	48,195	(23,486)	64,260	77,886	13,626
Revenue Servicing - Electrical Testing	174,359	156,683	17,676	208,910	204,645	(4,265)
Revenue Servicing - Mechanical Services	45,608	52,500	(6,892)	70,000	79,600	9,600
Revenue Servicing - Gas	389,219	559,500	(170,281)	746,000	625,000	(121,000)
Revenue Servicing - CCTV & Door Entry	6,364	29,453	(23,088)	39,270	19,654	(19,616)
Revenue Servicing - Legionella	8,744	18,750	(10,006)	25,000	18,664	(6,337)
Revenue Servicing - Inspection & Testing TV/Satellite	9,379	18,000	(8,621)	24,000	10,009	(13,991)
Revenue Servicing - Domestic Lifts	11,029	6,000	5,029	8,000	31,443	23,443
	792,249	1,153,830	(361,581)	1,538,440	1,197,551	(340,889)
TOTAL PSSM	5,779,921	5,541,722	238,198	7,411,876	7,484,362	72,486
PLSM						
Environmental						
Concessionary Gardening	211,908	140,187	71,721	166,945	168,306	1,361
Environmental Works	326,226	170,335	155,892	227,113	306,566	79,453
Void Gardening	52,327	82,516	(30,189)	110,021	97,860	(12,161)
Fencing	254,012	225,056	28,956	300,075	274,167	(25,908)
	844,473	618,094	226,379	804,154	846,899	42,745
Crime & Disorder						
Concessionary Decorating	48,244	90,505	(42,261)	120,673	90,812	(29,861)
Decorating Materials	83,548	70,994	12,554	94,658	110,693	16,035
Relet Security	67,505	156,877	(89,371)	209,169	151,019	(58,150)
Trees	91,721	118,694	(26,973)	158,259	169,934	11,675
Spring Clean Up	-	90,000	(90,000)	120,000	46,726	(73,274)
Demolition Site Maintenance	-	6,750	(6,750)	9,000	-	(9,000)
Environmental Clean Up	-	21,750	(21,750)	29,000	36,281	7,281
Gardening Competition	-	37,500	(37,500)	50,000	-	(50,000)
Resource Pool (Sanctuary)	2,144	7,500	(5,356)	10,000	2,859	(7,141)
	3,270	11,250	(7,980)	15,000	15,000	-
	296,432	611,819	(315,387)	815,759	623,324	(192,435)
TOTAL PLSM	1,140,905	1,229,913	(89,008)	1,619,913	1,470,223	(149,690)
PLANNED MAINTENANCE - RETIREMENT/CARETA	6,924	31,125	(24,201)	41,500	41,500	-
TOTAL EXPENDITURE - REPAIRS & MAINTENANCE	6,927,750	6,802,760	124,990	9,073,289	8,996,085	(77,204)