

BUDGET MONITORING 2014/15 - FORECAST OUTTURN AS AT 31 JULY 2014

	FULL YEAR - 2014/15			Comments	May
	Full Year Budget £000	Forecast Outturn			2014/15
		Forecast Outturn £000	Variance £000		£000
INCOME					
Rental Income - Dwellings, Direct Access Units & Garages	-60,374	-60,083	291	Shortfall in projected Rent and Service Charge Income for number of reasons:-a) Rebasing due to actual opening stock being lower than forecast because of stock changes ie RTBs & demolitions in 2013/14 (£0.180m); b) Higher than anticipated level of voids being carried (£0.080m); c) RTB Projections for 2014/15 estimated to be higher than budgeted (£0.110m); d) Reduction in Temporary Accommodation income due to Housing Benefit caps & impending closure of Alex Street (£0.084m); e) Reduction in garage rent projections due to higher level of voids (£0.024m); Reduction in Sheltered Officer Service Charge Income (£0.028m). These reductions have been partially offset by increased service charge income (£0.200m).	355
Rental Income - Shops & Offices etc.	-198	-230	-32		-32
Interest on Mortgages	0	0	0		0
Interest on Balances	-10	-30	-20		-20
PFI Credits	-7,739	-7,868	-129	The overall PFI credits for the scheme were reduced by £0.046m per annum to reflect the final deal and savings taken by Government (shared 50:50 with the Council). However due to phasing of payments additional credits have been received in 2014-15 in relation to 2013-14 (£0.179m) these payments will be transferred into the PFI Reserve and will have no impact on the overall delivery of the scheme	46
	-68,320	-68,210	110		349
EXPENDITURE					
Capital Charges - Net Effect	13,284	13,232	-52	A decrease in Debt Management Expenses of £0.025m for refinancing of current loan portfolio and external debt advice, along with a decrease of Interest Charges of £0.027m due to the continuation of the policy to refinance current loans for short term periods.	0

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HRA Management Costs	10,255	10,111	-144	Range of variances across a number of Cost Centres e.g. Increased costs due to revenue treatment of Disturbance Compensation payments as part of the North Tyneside Living Project (£0.105m), increased costs for Technical Consultants in relation to the delivery of the North Tyneside Living Project (£0.045m), offset by increased income from water rates, reduced council tax for void properties now demolished e.g. Hedley Place and vacancies, overall accumulates to estimated underspend of £0.144m for 2014/15.	-182
PFI Contract Costs	9,424	9,553	129	The overall PFI credits for the scheme were reduced by £0.046m per annum to reflect the final deal and savings taken by Government (shared 50:50 with the Council). However due to phasing of payments additional credits have been received in 2014-15 in relation to 2013-14 (£0.179m) these payments will be transferred into the PFI Reserve and will have no impact on the overall delivery of the scheme	-46
Repairs	11,392	11,360	-32		-0
Revenue Support to Capital Programme	6,913	6,913	0		0
Contribution to Housebuilding Fund	1,071	1,071	0		0
Contribution to Major Repairs Reserve - Depreciation	14,226	14,226	0		0
Contingencies, Bad debt Provision & Transitional Protection Payments	809	668	-142	Reduction in Transitional Protection for Sheltered Housing tenants of £0.025m due to delays in start date of the Quality Homes for Older People project, also the contingency of £0.116m has been allocated against Rental Income shortfalls.	-142
Pension Fund Deficit Funding	792	792	0		0
	68,167	67,926	-240		-369
	-154	-284	-130		-20
BALANCES BROUGHT FORWARD	-2,495	-2,854	-359		-359
BALANCES TO CARRY FORWARD	-2,649	-3,138	-489		-379