

BUDGET MONITORING 2016/17 - FORECAST OUTTURN AS AT 30 NOVEMBER 2016

	FULL YEAR - 2016/17			Comments	Variance
	Forecast Outturn		Variance £000		Sept 2016
	Full Year Budget £000	Actual £000			£000
INCOME					
Rental Income - Dwellings, Direct Access Units & Garages	-60,066	-60,554	-488	Now forecasting better than budget position on general needs and temporary accommodation rental income (£0.247m), reflecting a number of factors including new build sales completions in 2016-17 countering overall RTB sales. Service charge income also projecting significantly better than budget overall (£0.250m). Slight reduction in projected income from garage rents (£0.009m)	-296
Other Rental Income - Shops & Offices etc.	-242	-256	-14		-14
Interest on Balances	-30	-40	-10		-10
PFI Credits	-7,693	-7,693	0		0
	-68,031	-68,543	-512		-320
EXPENDITURE					
Capital Charges - Net Effect	13,570	13,020	-550	Projecting interest savings again due to current Treasury Management Strategy of utilising low temporary interest rates, and undertaking any long-term re-financing as late in the financial year as possible. Plus additional debt set aside realised in 2015-16 due to level of RTB sales, when added to 2016-17 budgeted set aside means first loan maturity of circa £5.400m will not need re-financing at all, saving over an estimated £0.100m in interest charges per annum alone.	-400
HRA Management Costs	10,133	10,390	257	Variance mainly due to increased Council Tax void costs forecast due to the timescale for delivery of the North Tyneside Living project (£0.059m), plus increased IT support and maintenance costs, and a sharp rise in legal costs linked to disrepair claims (£0.080m). Across service various other small over and underspends due to reduced utility costs, delays filling vacancies, or anticipated additional costs.	114
PFI Contract Costs	9,509	9,509	0		0
Repairs	11,481	11,483	2		16
Revenue Support to Capital Programme	5,909	5,909	0		0
Contribution to Housebuilding Fund	1,071	1,071	0		0
Contribution to Major Repairs Reserve - Depreciation	15,171	15,171	0		0
Contingencies, Bad debt Provision & Transitional Protection Payments	1,017	897	-120	Now forecasting that contingency provision will not all be required in-year, along with likely reduced call on Bad Debt Provision in-year due to delays in welfare reform roll-out, and Transitional Rent Protection not all being required in-year due to North Tyneside Living delays in completion and hence filling tenancies.	-70
Pension Fund Deficit Funding	855	855	0		0
	68,717	68,304	-412		-340
	686	-238	-924		-660
BALANCES BROUGHT FORWARD	-3,601	-4,388	-787		-787
BALANCES TO CARRY FORWARD	-2,915	-4,627	-1,711		-1,447

