

# Supplementary Committee Agenda



## ***Finance and Performance Management Scrutiny Panel Tuesday, 11th June, 2013***

**Place:** Council Chamber, Civic Offices, High Street, Epping

**Room:**

**Time:** 7.00 pm

**Committee Secretary:** A Hendry - The Office of the Chief Executive  
Tel: 01992 564246 Email:  
democraticservices@eppingforestdc.gov.uk

---

**7. PROVISIONAL REVENUE OUTTURN 2012/13 (Pages 3 - 14)**

(Director of Finance and ICT) To consider the attached report.

**8. PROVISIONAL CAPITAL OUTTURN 2012/13 (Pages 15 - 24)**

(Director of Finance and ICT) To consider the attached report.

This page is intentionally left blank

## Report to the Finance and Performance Management Scrutiny Panel



**Date of meeting: 11 June 2013**

**Portfolio: Finance and Technology**

**Subject: Provisional General Fund Revenue Outturn 2012/13.**

**Responsible Officer: Peter Maddock (01992 564602)**

**Democratic Services Officer: Adrian Hendry (01992 564246).**

### Recommendations/Decisions Required:

- (1) That the overall 2012/13 revenue out-turn for the General Fund be noted;**
- (2) That as detailed in Appendix D, the carry forward of £836,000 District Development Fund expenditure be noted ; and**

### Executive Summary

This report provides an overall summary of the revenue outturn for the financial year 2012/13.

### Reasons for proposed decision:

To note the provisional revenue outturn.

### Other options for action:

No other options available.

### General Fund

1. The table below summarises the revenue outturn for the Continuing Services Budget (CSB) of the General Fund and the consequential movement in balances for 2012/13.

General Fund	Original Estimate £000	Revised Estimate £000	Actual Expend £000	Variance from Original £000	Variance from Revised £000
Net Expenditure after Adjustments (CSB)	14,735	14,777	14,316	(419)	(461)
Government Grants and Local Taxation	14,748	14,748	14,748	-	-
<b>(Contribution to)/from Balances</b>	<b>(13)</b>	<b>29</b>	<b>(432)</b>	<b>(419)</b>	<b>(461)</b>
Opening Balances – 1/4/12	(9,201)	(9,201)	(9,201)	-	-
<b>(Contribution to)/from Balances</b>	<b>(13)</b>	<b>29</b>	<b>(432)</b>	<b>(419)</b>	<b>(461)</b>

General Fund	Original Estimate £000	Revised Estimate £000	Actual Expend £000	Variance from Original £000	Variance from Revised £000
<b>Closing Balances – 31/3/13</b>	<b>(9,214)</b>	<b>(9,172)</b>	<b>(9,633)</b>	<b>(419)</b>	<b>(461)</b>

- Net expenditure for 2012/13 totalled £14.316 million, which was £419,000 (2.8%) below the original estimate and £461,000 (3.1%) below the revised. When compared to a gross expenditure budget of approximately £83 million, the variances can be restated as 0.5% and under 0.6% respectively.
- An analysis of the changes between Continuing Services Budget (CSB) and District Development Fund (DDF) expenditure illustrates where the main variances in revenue expenditure have occurred.

General Fund	Original Estimate £000	Revised Estimate £000	Actual Expend £000	Variance from Original £000	Variance from Revised £000
Opening CSB	15,968	16,180	15,706	(262)	(474)
In Year Growth	233	365	514	281	149
In Year Savings	(1,466)	(1,768)	(1,904)	(438)	(136)
<b>Total Continuing Services Budget</b>	<b>14,735</b>	<b>14,777</b>	<b>14,316</b>	<b>(419)</b>	<b>(461)</b>
DDF – Expenditure	1,924	2,610	1,610	(314)	(1,000)
DDF – One Off Savings	(807)	(2,140)	(1,773)	(966)	367
<b>Total DDF</b>	<b>1,117</b>	<b>470</b>	<b>(163)</b>	<b>(1,280)</b>	<b>(633)</b>
<b>Total Net Expenditure</b>	<b>15,852</b>	<b>15,247</b>	<b>14,153</b>	<b>(1,699)</b>	<b>(1,094)</b>

#### Continuing Services Budget

- CSB expenditure was £419,000 below the original estimate and £461,000 lower than the revised. Variances have arisen on both the opening CSB, £680,000 lower than the revised estimate and the in year figures, The Variance compared to the opening CSB is £474,000 lower than the revised estimate and the in year figures, £13,000 higher than the revised estimate.
- In common with recent years salary savings make up a proportion of this saving. Actual salary spending for the authority in total, including agency costs, was some £19.092 million compared against an original estimate of £19.526 million. Much of the saving of £434,000 was attributable to Housing Services, Finance & ICT and Environment and Street Scene. The largest monetary saving relates to Housing so broadly half of the overall saving fell on the Housing Revenue Account (HRA) or Housing Repairs Fund rather than on the General Fund. The saving was lower than in 2011/12 (2.2% compared to 4.8%) however a sizeable amount of this saving was built into the Probable Outturn. The saving over and above the revised estimate amounted to £127,000,(0.7%).
- There were a number of other CSB savings when compared to the revised, these include:
  - Some unspent monies relating to the corporate improvement budget (£34,000)
  - Building Maintenance (£58,000)
  - Various savings on recruitment advertising, postage and stationery within directorate admin budgets. (£35,000).

(d) A significant number of other budgets showing underspends of between £6,000 and £12,000.

7. The original in year CSB savings figure of £1,233,000 became an in year savings figure of £1,403,000. The main reasons related to the savings on the waste management contract and the inclusion of the New Homes Bonus but this was offset to a degree by the decision to build the whole of the pension deficit payments into the CSB. Given that the capitalisation direction applied for in 2011/12 was refused this was considered the appropriate prudent step to take in the circumstances. In the event savings were slightly lower than the probable outturn at £1,390,000, full details of items within the CSB growth figures can be found at appendix A.

#### District Development Fund

8. Net DDF expenditure was expected to be £1,117,000 in the original estimate and £470,000 in the revised estimate. In the event the DDF showed net income of £163,000. This is £1,280,000 below the original and £633,000 below the revised. There are requests for carry forwards totalling £836,000 these are detailed on Appendix D. These one-off projects are akin to capital, in that there is regular slippage and carry forward of budgetary provision. Therefore the only reasonable variance analysis that can be done is against the revised estimate.
9. The DDF reduced between the Original and Revised position by some £647,000, this was due to a mixture of items brought forward, rephased into future years and new items identified during 2012/13, the largest item introduced into the revised estimates was a credit of £237,000 for interest on a compensation payment relating to the construction of the M25 on council owned land. This has been ongoing since 1992 and due to the complex legal issues involved has only just been resolved.
10. Planning and Economic Development saw the largest reduction being £406,000 below the revised estimate, three quarters of this underspend is within the Local Plan budget. This is by far the largest budget within the DDF and there have been significant delays in each of the last three years leading to the need for substantial carry forward. Variations in excess of £100,000 on their DDF when compared to the probable outturn were recorded within Corporate Support Services and The Office of the Chief Executive. In Corporate Support Services the main variation related to the issue surrounding personal search charges within Local Land Charges. This is still ongoing and the allowance within the DDF is requested for carry forward. In The Office of the Chief Executive the large variation relates to the Local Land and Property Gazette, much of this should be spent during the second and third quarter of 2013/14. There are also significant variances of just under £100,000 in both the Deputy Chief Executive and Finance and ICT.
11. Appendix D lists the DDF items requested for carry forward.

#### **Consultation undertaken:**

None

#### **Resource implications:**

As set out in report, it is clear that the Cabinet priority to maintain a sound financial position has been achieved.

#### **Legal and Governance Implications:**

Reporting on the financial outturn for the previous financial year is recognised as a key element of the Council's Governance Framework.

**Safer, Cleaner, Greener Implications:**

The Council's revenue budgets contain spending related to the Safer, Cleaner, Greener initiative.

**Background Papers:**

Final Accounts working papers held in Accountancy.

**Impact Assessments:**

Risk Management

This report is a key part in managing the financial risks faced by the Council.

Equality and Diversity:

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? No

What equality implications were identified through the Equality Impact Assessment process?  
None

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?  
N/A

## CONTINUING SERVICES BUDGET - GROWTH / (SAVINGS) LIST

Directorate	Service		Original 2012/13 £000's	Probable 2012/13 £000's	Actual 2012/13 £000's	Variance from Probable £000's
<b>Chief Executive</b>	Internal Audit	Consultants Fees- Saving	(13)	(13)	(13)	-
	Civic & Member	Courses & Conferences, Books, Publs & Postage- Savings	(3)	(3)	(3)	-
	Corporate Management	Chief Executive Post- Salary savings		(23)	(23)	-
	Democratic services	LGIU Information unit Subscription Saving	(3)	(3)	(3)	-
	Electoral Registration	Increased cost of new canvassing regulations		3	3	-
<b>Total Chief Executive</b>			<b>(19)</b>	<b>(39)</b>	<b>(39)</b>	<b>0</b>
<b>Corporate Support Services</b>	Local Land Charges	ECC Charge for highways LLC search		(6)	(7)	(1)
	Industrial Estates- Brooker Rd	Increased Rental Income	(7)	(88)	(100)	(12)
	Industrial Estates- Oakwood Hill	Increased Rental Income		(10)	(8)	2
	Industrial Estates - O Hill Workshops	Increased Rental Income	(5)	(5)	(3)	2
	Industrial Ests- Lang Road Seed Bed	Increased Rental Income		(6)	(3)	3
	Fleet Operations	MOTs - Reduced Income	40	60	60	-
	Civic Offices	Vending Maintenance		3	5	2
	Offices & Depots	Gas & Electricity	14	(5)	(4)	1
	Offices & Depots	NNDR Re-assessment	36	48	48	-
	Offices Trapps Hill	Area Office Rent		(1)	0	1
	Administration & Secretarial	Messenger -Member Despatch	(3)	(3)	(3)	-
	Administration & Secretarial	Copiers		(4)	(3)	1
	Corporate Support	Savings from removal Vacant Posts		(24)	(24)	-
	Directorate Savings	General		(40)	(40)	-
<b>Total Corporate Support Services</b>			<b>75</b>	<b>(81)</b>	<b>(82)</b>	<b>(1)</b>
<b>Deputy Chief Executive</b>	All Weather Pitch	Townmead Project	(35)	(3)	0	3
	Youth Council	Youth Council				-
	DCE directorate	Savings from removal Vacant Posts		(26)	(26)	-
	DCE directorate	Savings	(23)	(23)	(23)	-
<b>Total Deputy Chief Executive</b>			<b>(58)</b>	<b>(52)</b>	<b>(49)</b>	<b>3</b>

## CONTINUING SERVICES BUDGET - GROWTH / (SAVINGS) LIST

Directorate	Service		Original 2012/13 £000's	Probable 2012/13 £000's	Actual 2012/13 £000's	Variance from Probable £000's
Environment & Street Scene	CCTV Cameras	Transfer replacement cameras to capital				-
	Grounds Maintenance	Leasing costs Ransome Mowers		(13)	(13)	-
	Engineering, Drainage & Water	Deletion of Drainage Technician post	(12)	(12)	(12)	-
	Safer Communities	Reduction in PCSO's	(63)			-
	Leisure Facilities	Loughton Leisure management fee reduction		(22)	(22)	-
	Leisure Facilities	Epping Sports Centre management fee reduction	(17)	(13)	(20)	(7)
	Leisure Facilities	Ongar Leisure Centre management fee reduction	(22)	(19)	(19)	-
	North Weald Airfield	Decrease in Events Income		12	12	-
	North Weald Airfield	Loss of income Training Room	25	19	13	(6)
	North Weald Airfield	Loss of income Market Rents		53	64	11
	Off Street Parking	Change of contractor	(65)	(35)	(34)	1
	Directorate Savings	General	(17)	(52)	(52)	-
	Naming and Numbering	Introduction of charging	(2)	(5)	(3)	2
	Waste Management	Contract savings	(637)	(646)	(701)	(55)
	Waste Management	Additional Recycling Credits		(41)	7	48
	Waste Management	Avoided Disposal Payment				-
	Environmental	Savings from removal Vacant Posts		(3)	(9)	(6)
<b>Total Environment &amp; Street Scene</b>			<b>(810)</b>	<b>(777)</b>	<b>(789)</b>	<b>(12)</b>
Finance & ICT	Housing Benefits	Housing Benefit Admin Subsidy settlement reductions	41	41	41	-
	Housing Benefits	Documents on line Savings		(10)	(28)	(18)
	Housing Benefits	Limes Farm Area Office	7	7	4	(3)
	Council Tax Collection	Court Cost income		(30)	24	54
	External Audit	PKF fees		(26)	(26)	-
	Finance & ICT	Savings from removal Vacant Posts		(27)	(27)	-
	Finance Miscellaneous	Car Leasing (excluding HRA)		(11)	(21)	(10)
	Directorate Savings	General		(12)	(12)	-
			<b>48</b>	<b>(68)</b>	<b>(45)</b>	<b>23</b>
Housing	Private Sector Housing	Technical Officer Post (HPS/13)	7	33	33	-
	Directorate Savings	General	(3)	(3)	(3)	
	<b>Total Housing</b>			<b>4</b>	<b>30</b>	<b>30</b>



CONTINUING SERVICES BUDGET - GROWTH / (SAVINGS) LIST

Directorate	Service		Original 2012/13 £000's	Probable 2012/13 £000's	Actual 2012/13 £000's	Variance from Probable £000's
<b>Planning &amp; Economic Development</b>	Development Control	Planning Fees increase	(100)	(20)	(20)	-
	Planning Appeals	Professional Fees	(6)	(6)	(6)	-
	Development Control	Publicity		(10)	(10)	-
	Building Control Ring Fenced Acc	Consultants Saving on Fees	(10)	(7)	(7)	-
	Building Control Ring Fenced Acc	Consultants Saving on Fees	10	7	7	-
	Building Control Ring Fenced Acc	Reduction in fees		150	142	(8)
	Building Control Ring Fenced Acc	Reduction in fees		(150)	(142)	8
	Directorate Savings	General		(7)	(7)	-
<b>Total Planning &amp; Economic Development</b>			<b>(106)</b>	<b>(43)</b>	<b>(43)</b>	<b>0</b>
<b>Other Items</b>	Investment Interest	Reduction due to shops transfer	2			-
	New Homes Bonus		(420)	(424)	(424)	-
	Pensions	Deficit Payments	51	51	51	-
<b>Total CSB</b>			<b>(1,233)</b>	<b>(1,403)</b>	<b>(1,390)</b>	<b>13</b>
<b>Overspends/Income not achieved</b>						<b>139</b>
<b>Underspends/ Income Overachievement</b>						<b>(126)</b>
<b>Net Overspend</b>						<b>13</b>

## DISTRICT DEVELOPMENT FUND

Directorate	Description	2012/13					2013/14		2014/15	2015/16		
		Original	Probable	Actual	Difference	C/Fwd	over/(under)spend	Estimate	Adjusted	Estimate	Estimate	
		£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	
<b>Chief Executive</b>	Elections	148	203	203	-				0			
	Elections	(148)	(203)	(203)	-				0			
	Elections	18	18	18	-				0			
	Elections				-			(110)	(110)			
	Grants to Voluntary Orgs		20	5	(15)	15			15			
	Grants to Voluntary Orgs		(16)	(16)	-			16	16			
	Corporate Management		(60)	(60)	-				0			
	Corporate Management		(15)	(15)	-				0			
	Corporate Policy Making		31	17	(14)	14			14			
	Corporate Policy Making		100	0	(100)	100			100			
	Corporate Policy Making		(22)	0	22	(22)			(22)			
	Civic & Member							5	5			
	<b>Total Chief Executive</b>		<b>18</b>	<b>56</b>	<b>(51)</b>	<b>(107)</b>	<b>107</b>		<b>(89)</b>	<b>18</b>	<b>0</b>	<b>0</b>
	<b>Corporate Support Services</b>	Estates & Valuation	205	146	125	(21)	21	-	91	112		
Estates & Valuation		(13)	(3)		3	(3)	-	(13)	(16)			
Human Resources			(8)	(9)	(1)		(1)		-			
Local Land Charges			(20)	(16)	4		4	(20)	(20)			
Local Land Charges			100	7	(93)	93	-		93			
Non HRA Building Maintenance		45	103	27	(76)	76	-	154	230	39	11	
Public Conveniences					-		-	21	21			
Greenyard Waltham Abbey		5	11	11	-		-	11	11			
Industrial Estates- Brooker Rd			(44)	(44)	-		-		-			
Industrial Estates- Brooker Rd			(292)	(251)	41		41		-			
<b>Total Corporate Support Services</b>			<b>242</b>	<b>(7)</b>	<b>(150)</b>	<b>(143)</b>	<b>187</b>	<b>44</b>	<b>244</b>	<b>431</b>	<b>39</b>	<b>11</b>
<b>Deputy Chief Executive</b>	Community & Culture		7	1	(6)	6	-		6			
	Public Relations & Information	11	11	11	-		-	11	11	11	3	
	Public Relations & Information		(14)	(15)	(1)		(1)	(14)	(14)	(12)		
	Deputy Chief Executive	38	89	97	8		8	94	94			
	Deputy Chief Executive	(38)	(89)	(97)	(8)		(8)	(94)	(94)			
	Youth Council	12	12	12	-		-		-			
	NWA Strategy Action Plan		100	36	(64)	64	-	76	140			
	NWA Strategy Action Plan	20	20	8	(12)	12	-		12			
<b>Total Deputy Chief Executive</b>		<b>43</b>	<b>136</b>	<b>53</b>	<b>(83)</b>	<b>82</b>	<b>(1)</b>	<b>73</b>	<b>155</b>	<b>(1)</b>	<b>3</b>	

## DISTRICT DEVELOPMENT FUND

Directorate	Description	2012/13						2013/14		2014/15	2015/16	
		Original	Probable	Actual	Difference	C/Fwd	over/(under)spend	Estimate	Adjusted	Estimate	Estimate	
		£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	
Environment & Street Scene	Food Safety	4	4	3	(1)	1	-	4	5			
	Inspection of Workplaces			17	11	(6)	6	10	16			
	Inspection of Workplaces			(27)	(27)	-	-	-	-			
	Inspection of Workplaces			40	58	18	18	-	-			
	Safer Communities			13	13	-	-	14	14			
	Safer Communities			(29)	(29)	-	-	-	-			
	Waste Management			(184)	(194)	(168)	26	26	-	-		
	Leisure Facilities			5	5	5	-	-	-	-		
	Leisure Facilities			2	-	-	-	-	-	-		
	Leisure Facilities			3	-	-	-	-	-	-		
	Leisure Facilities				15	12	(3)	(3)	-	-		
	Parks & Grounds	Roding Valley Lake - Disabled Projects	10	10	20	10	10	10	10	10		
	Parks & Grounds	Roding Valley Lake - Disabled Projects	(10)	(10)	(20)	(10)	(10)	(10)	(10)	(10)		
	North Weald Airfield	Loss of Income - Hangar 5	24	24	24	-	-	-	14	14	4	
	North Weald Airfield	Loss of Income - Market Rents	72	108	119	11	11	11	125	125		
	North Weald Airfield	Extra Income- Casual Rents			(10)	(10)	-	(10)	-	-		
	North Weald Airfield	Safety of Bund	3	4	3	(1)	1	-	2	3		5
	Off Street Parking	On-street deficit	21	-	-	-	-	-	-	-		
	Contaminated Land & Water Quality	Contaminated land investigations	25	35	13	(22)	22	-	14	36	25	
	Waste Management	Waste contract procurement consultants			-	-	-	-	100	100		
	Waste Management	Wheeled bin replacements	10	6	6	-	-	-	9	9		
	Waste Management	Publicity	10	10	-	(10)	10	-	-	10		
	Waste Management	Advertising	3	3	2	(1)	1	-	-	1	3	
	Abandoned Vehicles	Abandoned vehicles contract	4	4	-	(4)	4	-	4	8		
	<b>Total Environment &amp; Street Scene</b>		<b>2</b>	<b>38</b>	<b>35</b>	<b>(3)</b>	<b>45</b>	<b>42</b>	<b>296</b>	<b>341</b>	<b>32</b>	<b>5</b>
Finance & ICT	Concessionary Fares	5	15	0	(15)	-	(15)	-	-			
	Concessionary Fares			(23)	(23)	-	-	-	-			
	Insurance Services	(6)	(6)	(6)	-	-	-	(3)	(3)			
	ICT	(2)	(3)	(4)	(1)	-	(1)	-	-			
	Council Tax Collection			5	3	(2)	2	-	2			
	Council Tax Collection			-	-	-	-	98	98	49	49	
	Council Tax Collection			-	-	-	-	(98)	(98)	(49)	(49)	
	Housing Benefits	Staff restructuring	20	20	13	(7)	(7)	-	-	-		
	Housing Benefits	Atlas Project Funding	(3)	(3)	0	3	3	-	-	-		
	Housing Benefits	Atlas Project Expenditure	3	7	0	(7)	7	-	-	7		
	Housing Benefits	Local Council Tax Support		40	40	-	-	-	44	44		
	Housing Benefits	Localisation of Council Tax Support - Grant		(84)	(84)	-	-	-	-	-		
	Housing Benefits	Housing Benefit Admin - Additional Admin Subsidy			-	-	-	-	(30)	(30)		
	Housing Benefits	Transitional Funding			(18)	(18)	18	-	-	18		
	Housing Benefits	Welfare Reform Grant			(19)	(19)	19	-	-	19		
	NNDR	New Burdens Small Business Rate Relief Costs	9	3	(2)	(5)	-	(5)	6	6		
Procurement	Essex Procurement Hub	(9)	(6)	(24)	(18)	-	(18)	-	-			
<b>Total Finance &amp; ICT</b>		<b>17</b>	<b>(35)</b>	<b>(124)</b>	<b>(89)</b>	<b>46</b>	<b>(43)</b>	<b>17</b>	<b>63</b>	<b>0</b>	<b>0</b>	
Housing	Homelessness	26	26	26	-	-	-	52	52			
	Homelessness	(26)	(26)	(26)	-	-	-	(52)	(52)			
	Homelessness	26	26	26	-	-	-	-	-			
	Homelessness	(26)	(26)	(26)	-	-	-	-	-			
	Private Sector Housing	House Condition Survey	28	10	10	-	-	-	-	-		
	Leasehold Services Administration	Backscanning		5	0	(5)	(5)	-	-	-		
	Private Sector Housing	Technical Officer (HPS/13)	27	0	0	-	-	-	-	-		
	Private Sector Housing	Handyperson Scheme - Additional Funding		6	4	(2)	(2)	-	-	-		
	Private Sector Housing	ECC re. Mobile Homes/Sites Improvements	15	5	1	(4)	(4)	-	14	14		
	<b>Total Housing</b>		<b>70</b>	<b>26</b>	<b>15</b>	<b>(11)</b>	<b>0</b>	<b>(11)</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>0</b>

## DISTRICT DEVELOPMENT FUND

Directorate	Description	2012/13					2013/14				2014/15	2015/16
		Original	Probable	Actual	Difference	C/Fwd	over/(under)spend	Estimate	Adjusted	Estimate	Estimate	
		£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Planning & Economic Development	Building Control Group	(63)	(106)	(120)	(14)		(14)	(36)	(36)			
	Building Control Group	42	68	81	13		13	24	24			
	Conservation Policy				-		-		-			
	Conservation Policy		0	2	2		2		-			
	Countrycare	4	5	4	(1)	1	-	5	6	5	0	
	Countrycare	9	9	1	(8)		(8)	9	9	9		
	Countrycare			(17)	(17)		(17)		-			
	Development Control	25	66	68	2	(2)	-	50	48			
	Development Control		(40)	(72)	(32)		(32)		-			
	Development Control		(10)	(6)	4		4	(10)	(10)			
	Development Control		(19)	(17)	2		2	(4)	(4)			
	Economic Development	3	6	6	-		-		-			
	Economic Development		(7)	(1)	6		6		-			
	Economic Development	12	12	2	(10)	10	-		10			
	Economic Development			0	-		-	35	35			
	Economic Development			(10)	(10)	10	-		10			
	Forward Planning	21	21	14	(7)		(7)		-			
	Forward Planning	586	595	303	(292)	292	-	282	574	152		
	Forward Planning		25	25	-		-		-			
	Forward Planning	22	38	34	(4)		(4)		-			
	Planning Services	17	24	0	(24)	17	(7)		17			
	Planning Services		25	25	-		-		-			
	Town Centre Regeneration	46	21	(7)	(28)	28	-	21	49			
<b>Total Planning &amp; Economic Development</b>	<b>724</b>	<b>733</b>	<b>315</b>	<b>(418)</b>	<b>356</b>	<b>(62)</b>	<b>376</b>	<b>732</b>	<b>166</b>	<b>0</b>		
<b>Total Service Specific District Development Fund</b>	<b>1,116</b>	<b>947</b>	<b>93</b>	<b>(854)</b>	<b>823</b>	<b>(31)</b>	<b>931</b>	<b>1,754</b>	<b>236</b>	<b>19</b>		
Other Items	Capital Expenditure Funded from Revenue	13	13	13	-		-		-			
	Lost Investment Interest	267	245	245	-		-	201	201	151	115	
	Second Homes Discount Allowance	(75)	(60)	(60)	-		-		-			
	Interest on M25 land compensation		(237)	(237)	-		-		-			
	Council Tax Freeze	(204)	(204)	(204)	-		-	(80)	(80)	(80)		
	Right to challenge grants			(13)	(13)	13	-		13			
	Reimbursement of Principal re Heritable		(234)		234		234	(68)	(68)			
<b>Total District Development Fund</b>	<b>1,117</b>	<b>470</b>	<b>(163)</b>	<b>(633)</b>	<b>836</b>	<b>203</b>	<b>984</b>	<b>1,820</b>	<b>307</b>	<b>134</b>		

## DISTRICT DEVELOPMENT FUND

Service	2012/13 Original £000	2012/13 Probable £000	2012/13 Actual £000	Over/(Under) spend £000	Carry Forward £000	2013/14 Original £000	2013/14 Updated £000
Chief Executive	18	56	(51)	0	107	(89)	18
Corporate Support Services	242	(7)	(150)	44	187	244	431
Deputy Chief Executive	43	136	53	(1)	82	73	155
Environment & Street Scene	2	38	35	42	45	296	341
Finance & ICT	17	(35)	(124)	(43)	46	17	63
Housing	70	26	15	(11)	0	14	14
Planning & Economic Development	724	733	315	(62)	356	376	732
<b>Total DDF Expenditure</b>	<b>1,116</b>	<b>947</b>	<b>93</b>	<b>(31)</b>	<b>823</b>	<b>931</b>	<b>1,754</b>
<b>Funding Analysis</b>							
Transfer from DDF							
Transfer to/(from) General Fund	1,116	947	93			931	1,754
<b>Total DDF Funding</b>	<b>1,116</b>	<b>947</b>	<b>93</b>			<b>931</b>	<b>1,754</b>
<b>DDF Earmarked Reserve</b>							
<b>Balance B/F</b>	<b>3,269</b>	<b>3,269</b>	<b>3,269</b>			<b>2,799</b>	<b>3,432</b>
Capital Expenditure Funded from Revenue	13	13	13			0	0
Lost Investment Interest	267	245	245			201	201
Second Homes Discount Allowance	(75)	(60)	(60)			0	0
Interest on M25 land compensation		(237)	(237)			0	0
Right to Challenge Grants			(13)		13	0	13
Council Tax Freeze	(204)	(204)	(204)			(80)	(80)
Reimbursement of Principal re Heritable		(234)	0			(68)	(68)
Transfer Out	1,116	947	93			931	1,754
<b>Balance C/F</b>	<b>2,152</b>	<b>2,799</b>	<b>3,432</b>		<b>836</b>	<b>1,815</b>	<b>1,612</b>

## DISTRICT DEVELOPMENT FUND 2012/13 - 2013/14

Directorate	Description	C/Fwd £000's	Year Approved
<b>Chief Executive</b>	Furniture Exchange Scheme	15	2012
	Efficiency Challenge Programme (RIEP)	14	2011
	LLPG staffing	100	2013
	LLPG staffing HRA Contribution	(22)	2013
		<b>107</b>	
<b>Corporate Support Services</b>	Council Asset Rationalisation	21	2011
	Council Asset Rationalisation HRA Contribution	(3)	2011
	Removal of Personal Search charges(Claims)	93	2010
	Planned Building Maintenance Programme	76	2013
		<b>187</b>	
<b>Deputy Chief Executive</b>	Redundancy	6	2012
	North Weald Airfield Action Plan.	64	2013
	Aviation Consultant	12	2012
		<b>82</b>	
<b>Environment &amp; Street Scene</b>	Inspections	1	2012
	Expenditure of government grant	6	2013
	Safety of Bund	1	2012
	Contaminated land investigations	22	2011
	Publicity	10	2011
	Advertising	1	2012
	Abandoned vehicles contract	4	2011
		<b>45</b>	
<b>Finance &amp; ICT</b>	Legal Fees re Bailiffs in Liquidation	2	2011
	Atlas Project Expenditure	7	2011
	Transitional Funding	18	2013
	Welfare Reform Grant	19	2013
		<b>46</b>	
<b>Housing</b>		<b>0</b>	
<b>Planning &amp; Economic Development</b>	BRIE - SLA	1	2011
	Contingency for Appeals	(2)	2013
	LABGI regeneration/Admin Project Assistant	10	2013
	Portas Grant	10	2013
	Local Plan	292	2013
	Planning Delivery Grant 4	17	2010
	Waltham Abbey Regeneration Projects	28	2012
		<b>356</b>	
<b>Other Items</b>	Right to challenge grants	<b>13</b>	2013
		<b>836</b>	

## **Report to the Finance and Performance Management Scrutiny Panel**



**Date of meeting: 11 June 2013**

**Portfolio: Finance and Technology**

**Subject: Provisional Capital Outturn 2012/13**

**Responsible Officer: Teresa Brown (01992-564604)**

**Democratic Services Officer: Adrian Hendry (01992 564246).**

---

### **Recommendations/Decisions Required:**

- (1) That the provisional outturn report for 2012/13 be noted;**
- (2) That retrospective approval for the over and underspends in 2012/13 on certain capital schemes as identified in the report is recommended to Cabinet;**
- (3) That approval for the carry forward of unspent capital estimates into 2013/14 relating to schemes on which slippage has occurred is recommended to Cabinet; and**
- (4) That retrospective approval for changes to the funding of the capital programme in 2012/13 is recommended to Cabinet.**

### **Executive Summary:**

This report sets out the Council's capital programme for 2012/13, in terms of expenditure and financing, and compares the provisional outturn figures with the revised estimates. The revised estimates, which were based on the Capital Strategy, represent those adopted by the Council in February 2013.

Appendix 1 summarises the Council's overall capital expenditure in 2012/13, analysed by directorate, while appendices 2 and 3 identify the expenditure on individual schemes. Variations from revised estimates are shown in the third column of each appendix and these are identified as savings, overspends, carry forwards or brought forwards on a scheme-by-scheme basis in appendices 2 and 3. The carry forwards and brought forwards represent changes in the timing and phasing of schemes and the movement of estimates between financial years rather than amendments to total scheme estimates.

An analysis of the funds used to finance the Council's capital expenditure in 2012/13 is also given in appendix 1, detailing the use of government grants, private funding, capital receipts and revenue contributions to capital outlay. The generation and use of capital receipts and Major Repairs Fund resources in 2012/13 are detailed in appendix 4.

### **Reasons for Proposed Decision:**

The funding approvals requested are intended to make best use of the Council's capital resources that are available to finance the Capital Programme.

### **Other Options for Action:**

More of the HRA capital expenditure in 2012/13 could have been financed from the application of usable capital receipts. This option was rejected because the Direct Revenue Funding (DRF) level, previously referred to as Revenue Contributions to Capital Outlay (RCCO), suggested in this report is affordable within the HRA, according to current predictions, and greater use of usable capital receipts for HRA purposes would have the effect of reducing scarce capital resources available for the General Fund.

### **Report:**

#### **Capital Expenditure**

1. The Council's total investment on capital schemes in 2012/13 was £13,089,000, compared to a revised estimate of £13,087,000. Although the overall difference was negligible, there are some variances on particular schemes within the General Fund and Housing Revenue Account (HRA). Expenditure on General Fund projects totalled £3,263,000, which was £306,000 or 8.5% less than anticipated, and expenditure on the HRA totalled £9,826,000, which was £308,000 or 3% more than anticipated.
2. Appendix 2 shows the variations between actual costs and budgeted expenditure on all non-housing General Fund schemes in 2012/13 and appendix 3 shows the same information for housing General Fund schemes. The majority of the variations relate to changes in the timing of works being carried out between this financial year and next financial year. Where work was not completed by 31 March 2013, expenditure has slipped into 2013/14. On the other hand, there are some projects which have progressed ahead of expectations. As the work is already committed on the projects which have slipped, it is recommended that the unspent elements of these budgets be carried forward to 2013/14. In addition to these variations, there was one small saving and two small overspends on General Fund schemes, the larger of the overspends relates to work which was re-classified as capital having originally been classified as revenue expenditure. There is therefore a compensating saving on the revenue account.
3. The variations on the different categories of work on HRA properties and equipment are more diverse, with a relatively even mix of variations resulting from: work completed ahead of schedule; work which has slipped into 2013/14; and overspends and savings on the budgets set. Appendix 3 give details of the individual categories of work where slippage, savings, brought forwards and overspends have occurred.
4. The major schemes in the General Fund Capital Programme in 2012/13 were the Astroturf all-weather pitch at Waltham Abbey and the refurbishment of the changing village at Loughton Leisure Centre. Construction commenced on the all-weather pitch in the summer of 2012 and required a dry spell period for the surfacing works to be undertaken. Due to the adverse weather experienced throughout the winter there was some slippage and it is expected that the new pitch will be completed by July this year.



Therefore it is recommended that the remainder of the budget is carried forward. The work at the Leisure Centre was completed on time and on budget.

5. The largest underspend on the General Fund was on the Planned Maintenance Programme at £88,000. Although most schemes were completed in 2012/13, some schemes within the Civic Offices such as the refurbishment of the toilets and energy efficiency works experienced some slippage and thus a carry forward is recommended. There is also a £10,000 underspend regarding the roof at the Waltham Abbey Swimming Pool. Consultations are currently commencing and once a decision has been made, the position regarding the carry forward will be clearer. The budget for a vehicle lift to assist with MOTs at Langston Road was fully utilised within 2012/13. There was a slight overspend on the new development schemes. This was due to feasibility work being carried out at Oakwood Hill, thus a brought forward is recommended.
6. The budget for investment in IT and communications was slightly overspent as some equipment due to be purchased in 2013/14, was purchased in 2012/13 in order to receive a significant discount for the Council. It is recommended that Members retrospectively approve the budget for the equipment be brought forward from 2013/14. A payment kiosk was also purchased for the Waltham Abbey office to make payments to the Council more efficient, the budget incurred a slight overspend.
7. The 2012/13 waste management vehicles and equipment budget for the provision of the new food and recycling system was underspent by £28,000. This related to the purchase of new bins and recycling containers for flats, schools, places of worship, village halls etc. This is recommended to be carried forward into 2013/14. There have been delays in progressing work on the parking reviews by Essex County Council which has resulted in an underspend in 2012/13. This is recommended to be carried forward into 2013/14. There are two schemes relating to North Weald Airfield, one being the purchase of a vehicle to replace the old vehicle and the second being the infrastructure improvements works carried out on the market site. The vehicle has been purchased at a lower cost than anticipated, thus generating a saving, however the market improvements have incurred an overspend which is recommended to be brought forward from the budget in 2013/14. This expenditure has been met from contributions made by the market operators.
8. The budget for CCTV systems was fully spent in 2012/13 with expenditure in line with budget expectations. However, works relating to the installation of CCTV systems at Loughton Broadway incurred a slight overspend which is recommended to be brought forward from 2013/14. The overspend of £9,000 incurred on the grounds maintenance plant and equipment resulted from a purchase of a mower which was more appropriately funded through capital although it was covered by a budget set aside within the revenue budgets. This therefore represents a switch of funding, rather than an overspend by the Council overall.
9. The budget for the Limes Farm Centre included some minor snagging works which were to be completed in 2012/13. Although a majority of the issues have been resolved it is recommended that the underspend of £11,000 be carried forward until all works are fully checked and the final account is agreed.
10. Finally, the open market shared ownership scheme within the Housing General Fund capital programme was underspent by £175,000. The revised budget of £374,000 allowed for interest-free loans to be passed over to B3Living Housing Association to assist housing applicants to purchase low-cost homes on a shared-equity basis. However, completion was only achieved on 4 properties and thus a carry forward is

recommended.

11. Overall, the outturn on the HRA was 8.5% over the revised budget and Appendix 3 shows how actual cost compared to the budgets allocated for each category of work. This appendix also indicates where savings and overspends are recommended and where carry forwards and brought forwards are considered to be the best course of action. Reasons for these recommendations and explanations on the main variances are given in the following paragraphs.
12. The budget which experienced the greatest volume of slippage on the HRA was the service enhancement budget, which was underspent by £139,000. As this was a new initiative in 2012/13, it took longer than expected to identify and progress some of the projects, for example planned software systems have been delayed and some DDA conversion works and installations of smoke alarms have taken longer than anticipated. In addition to this, environmental works of £66,000 were delayed, in particular the off street parking and external lighting schemes.
13. To compensate for these underspends, work to the value of £200,000 on heating systems have been carried out ahead of target. Changes in safety regulations relating to vertical flues prompted the need to accelerate the work on certain gas heating systems. Consequently, expenditure relating to these works has been brought forward and retrospective approval is sought from Members.
14. Some of the overspends incurred on the HRA are requested to be retrospectively approved for additional funding. The largest areas of overspend related work on void properties, structural schemes (£129,000) and energy efficiency projects (£48,000) in response to an increase in demand. These all related to significant increases in demand during 2012/13. An increase in void numbers combined with a policy of complete refurbishment has resulted in an overspend of £140,000 which would be difficult to deduct from the 2013/14 budget as demand is expected to continue and a reduction of work on vacant properties is likely to be counter-productive. By undertaking full refurbishments rapidly, properties can be re-let more quickly and, in the longer term, it should be possible to scale down the kitchen and bathroom refurbishment programme.
15. The increase in structural work resulted largely from an increase in subsidence problems due to the wet conditions this year. These problems required immediate remedial works which resulted in a £129,000 overspend; £20,000 of this has been reimbursed by means of an insurance claim by the owners of a neighbouring property. Energy efficiency work has also been given a high priority and, again, there was some external funding in the form of a £16,500 energy efficiency grant which partly financed the £48,000 overspend.
16. Initial work on the new house building investment programme is progressing well with the development agent having commenced work on the house building strategy, feasibility works and partnership arrangements. Expenditure was £11,000 higher than the revised estimate, which had been scaled down from the original projections, and this sum is recommended to be brought forward from 2013/14.
17. In summary, Members are requested to approve the savings, overspend, carry forwards and brought forwards referred to above on the schemes identified in appendices 2 and 3. The total savings are £1,000 on the General Fund and £280,000 on the HRA. The total carry forward requested is £427,000 on the General Fund and £271,000 on the HRA. Members are also requested to retrospectively approve the brought forwards of £112,000 and £299,000 on the General Fund and HRA respectively.

## **Funding**

18. When financing the capital programme government grants and private funding for specific schemes are applied initially. Appendix 1 identifies all the grants used in 2012/13 and it compares the actual sums used with the amounts estimated in the revised capital programme. In 2012/13, the total sum of grants applied was £783,000, which was £25,000 higher than expected. This was partly due to expenditure on Disabled Facilities Grants being higher than anticipated and this increase has been fully funded by Central Government, after taking into account any repayments of grants given in previous years. Countering this was the underspend on the Home Ownership Scheme which was funded in full from Section 106 money. Funding elements in 2013/14 of Government grants and private contributions will be brought forward to finance the appropriate schemes in 2012/13.
19. The situation with regard to capital receipts in 2012/13 proved to be slightly lower than had been anticipated, as shown in appendix 4. This was due to receipts from council house sales being lower than expected with 13 houses being sold as opposed to the 15 sales anticipated. In contrast, General Fund capital receipts were higher than expected; largely due to a compensation payment received relating to a scheme on the M25. As the use of capital receipts was lower than anticipated the balance on the Capital Receipts Reserve was £13,899,000 as at 31 March 2013; this being £184,000 higher than projected.
20. With regard to the use of revenue contributions to capital outlay, the HRA contribution of £4,200,000 was in line with the revised budget and the overspend of expenditure on HRA capital schemes was funded by increasing the usage of resources from the Major Repairs Reserve. Usage of this reserve was £200,000 higher than estimated and, as a result, the balance as at 31 March 2013 reduced to £9,755,000.

## **Resource Implications:**

The 2012/13 General Fund Outturn totalled £3,263,000 which represents underspends of £306,000 on the revised budget. This comprises of savings of £1,000, an overspend/switched funding of £10,000, slippage of £427,000, and brought forward expenditure of £112,000.

The 2012/13 HRA Capital Outturn was £9,826,000 which represents an overall overspend of £308,000 on the revised budget. This includes savings of £52,000, an overspend of £332,000, slippage of £271,000 and brought forward expenditure of £299,000.

## **Legal and Governance Implications:**

The Council's capital accounts have been prepared in accordance with the Chartered Institute of Public Finance and Accountancy (CIPFA)'s Code of Practice on Local Authority Accounting in the United Kingdom 2011.

### **Safer, Cleaner and Greener Implications:**

The Council's Capital Strategy works to incorporate safer, greener and cleaner design concepts within all capital schemes. The capital programme also supports sustainable initiatives such as the new food and recycling system which was supported by the provision of new vehicles and equipment.

### **Consultation Undertaken:**

Progress on the capital programme is monitored regularly by the Finance and Performance Management Scrutiny Panel and the Finance and Performance Management Cabinet Committee. Service Directors and spending control officers are also consulted throughout the year. In addition, consultation is undertaken with the Tenants and Leaseholders Federation and the Director of Housing on the HRA programme.

### **Background Papers:**

The capital programme approved at Cabinet 30 January 2012 and working papers filed for External Audit purposes.

### **Impact Assessments:**

#### Risk Management:

The changes to the proposed funding of the capital expenditure are intended to reduce the financial risks faced by the Council.

#### Equality and Diversity:

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? N/A

What equality implications were identified through the Equality Impact Assessment process? N/A

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group? N/A

**CAPITAL PROGRAMME  
2012/13 ACTUAL (PROVISIONAL)**

	<b>2012/13 Revised £000</b>	<b>2012/13 Actual £000</b>	<b>(Under) / Overspend £000</b>
<b>EXPENDITURE</b>			
Finance & IT	147	170	23
Corporate Support Service	461	369	(92)
Deputy Chief Executive	600	542	(58)
Environment & Street Scene	1,439	1,396	(43)
<b>Total Non-Housing</b>	<b>2,647</b>	<b>2,477</b>	<b>(170)</b>
Housing General Fund	922	786	(136)
HRA	9,518	9,826	308
<b>Total Housing</b>	<b>10,440</b>	<b>10,612</b>	<b>172</b>
<b>TOTAL</b>	<b>13,087</b>	<b>13,089</b>	<b>2</b>
<b>FUNDING</b>			
DCLG Grant for DFG	210	267	57
Private Funding	548	516	(32)
<b>Total Grants</b>	<b>758</b>	<b>783</b>	<b>25</b>
Housing GF (Other Capital Receipts)	338	275	(63)
Non Housing (Other Capital Receipts)	2,543	2,385	(158)
<b>Total Capital Receipts</b>	<b>2,881</b>	<b>2,660</b>	<b>(221)</b>
GF Direct Revenue Funding	30	28	(2)
HRA Direct Revenue Funding	4,200	4,200	0
HRA Major Repairs Reserve	5,218	5,418	200
<b>Total Revenue Contributions</b>	<b>9,448</b>	<b>9,646</b>	<b>198</b>
<b>TOTAL</b>	<b>13,087</b>	<b>13,089</b>	<b>2</b>

**CAPITAL PROGRAMME  
2012/13 ACTUAL (PROVISIONAL)**

	2012/13 Revised £000	2012/13 Actual £000	(Under) / Overspend £000	Savings/ Overspends £000	Carry Forwards £000	Brought Forwards £000
<b>Finance &amp; IT</b>						
General IT	122	144	22			22
Waltham Abbey Payment Kiosk	25	26	1	1		
<b>Total</b>	<b>147</b>	<b>170</b>	<b>23</b>	<b>1</b>	<b>0</b>	<b>22</b>
<b>Corporate Support services</b>						
Planned Maintenance Programme	347	259	(88)		(88)	
Waltham Abbey Swimming Pool Roof	10	0	(10)		(10)	
New Developments	80	86	6			6
Fleet Ops MOT vehicle lift	24	24	0			
<b>Total</b>	<b>461</b>	<b>369</b>	<b>(92)</b>	<b>0</b>	<b>(98)</b>	<b>6</b>
<b>Deputy Chief Executive</b>						
Limes Farm Hall Development	40	29	(11)		(11)	
Waltham Abbey All Weather Pitch	495	483	(12)		(12)	
Waltham Abbey Regeneration Schemes	65	30	(35)		(35)	
<b>Total</b>	<b>600</b>	<b>542</b>	<b>(58)</b>	<b>0</b>	<b>(58)</b>	<b>0</b>
<b>Environment &amp; Street Scene</b>						
Waste Management Vehicles & Equip't	803	775	(28)		(28)	
Loughton Leisure Centre Refurbishment	240	240	0		0	
Parking & Traffic Schemes	43	11	(32)		(32)	
N W Airfield Market Improvements	60	65	5			5
N W Airfield Vehicle	15	14	(1)	(1)		
Flood Alleviation Schemes	0	2	2			2
CCTV Systems	22	22	0			
Grounds Maint Plant & Equipt	174	183	9	9		
Loughton Broadway CCTV	82	84	2			2
<b>Total</b>	<b>1,439</b>	<b>1,396</b>	<b>(43)</b>	<b>8</b>	<b>(60)</b>	<b>9</b>
<b>TOTAL NON-HOUSING PROGRAMME</b>	<b>2,647</b>	<b>2,477</b>	<b>(170)</b>	<b>9</b>	<b>(216)</b>	<b>37</b>

**CAPITAL PROGRAMME  
2012/13 ACTUAL (PROVISIONAL)**

	<b>2012/13 Revised £000</b>	<b>2012/13 Actual £000</b>	<b>(Under) / Overspend £000</b>	<b>Savings/ Overspends £000</b>	<b>Carry Forwards £000</b>	<b>Brought Forwards £000</b>
<b>Housing General Fund</b>						
Open Market Shared Ownership Scheme	374	199	(175)		(175)	
Disabled Facilities Grants	210	274	64			64
Other Private Sector Grants	220	231	11			11
Housing Estate Car Parking	118	82	(36)		(36)	
<b>TOTAL HOUSING GENERAL FUND</b>	<b>922</b>	<b>786</b>	<b>(136)</b>	<b>0</b>	<b>(211)</b>	<b>75</b>
<b>Housing Revenue Account</b>						
Housing Developments	38	49	11			11
Heating/Rewiring/Water Tanks	2,666	2,866	200			200
Windows/Doors	700	708	8			8
Roofing	1,231	1,243	12			12
Other Planned Maintenance	241	271	30	48	(18)	
<b>Total Planned Maintenance</b>	<b>4,876</b>	<b>5,137</b>	<b>261</b>	<b>48</b>	<b>(18)</b>	<b>231</b>
Structural Schemes	681	810	129	129		
Small Capital Repairs/Voids	1,187	1,327	140	140		
Kitchen & Bathroom Replacements	1,315	1,379	64			64
Garages & Environmental Improvements	304	214	(90)	(24)	(66)	
Disabled Adaptations	414	418	4			4
Other Repairs and Maintenance	185	156	(29)	(28)	(1)	
Capital Service Enhancements	499	360	(139)	15	(154)	
Housing DLO Vehicles	57	25	(32)		(32)	
<b>TOTAL HRA</b>	<b>9,518</b>	<b>9,826</b>	<b>308</b>	<b>280</b>	<b>(271)</b>	<b>299</b>
<b>TOTAL HOUSING PROGRAMME</b>	<b>10,440</b>	<b>10,612</b>	<b>172</b>	<b>280</b>	<b>(482)</b>	<b>374</b>

**CAPITAL RECEIPTS**  
**2012/13 ACTUAL (PROVISIONAL)**

	<b>2012/13 Revised £000</b>	<b>2012/13 Actual £000</b>	<b>2012/13 Variation £000</b>
<b>Receipts Generation</b>			
Housing Revenue Account	1,332	1,140	(192)
General Fund	12	171	159
<b>Total Receipts</b>	<b>1,344</b>	<b>1,311</b>	<b>(33)</b>
<b>Receipts Analysis</b>			
Usable Receipts	260	477	217
Available for Replacement Homes	494	240	(254)
Payment to Govt Pool	590	594	4
<b>Total Receipts</b>	<b>1,344</b>	<b>1,311</b>	<b>(33)</b>
<b>Usable Capital Receipt Balances</b>			
Opening Balance	15,842	15,842	0
Usable Receipts Arising	754	717	(37)
Use of Other Capital Receipts	(2,881)	(2,660)	221
<b>Closing Balance</b>	<b>13,715</b>	<b>13,899</b>	<b>184</b>

**MAJOR REPAIRS RESERVE**  
**2012/13 ACTUAL (PROVISIONAL)**

	<b>2012/13 Revised £000</b>	<b>2012/13 Actual £000</b>	<b>2012/13 Variation £000</b>
Opening Balance	8,241	8,241	0
Major Repairs Allowance	6,932	6,932	0
Use of MRR	(5,218)	(5,418)	(200)
<b>Closing Balance</b>	<b>9,955</b>	<b>9,755</b>	<b>(200)</b>