

DERBY HOMES MANAGEMENT ACCOUNTS 2011/12 – PERIOD 2

Report of the Director and Company Secretary

1. SUMMARY

The report tables the management accounts for Derby Homes for the two months to May 2011. It compares actual expenditure for April and May against budget and extracts a difference.

2. RECOMMENDATION

To note the report and appendices.

3. MATTER FOR CONSIDERATION

3.1 This is the first operating statement for the 2011/12 Financial year. Due to the timing of opening balance adjustments and the phasing of imported data, only cumulative figures are shown in the report and statements.

3.2 Appendix 1 shows the Operating Statement for April 2011 to May 2011. This shows a cumulative operating surplus of £39,000.

Ongoing Operations Funded From Management Fee

3.3 Appendix 2 shows the Operating Statement for April 2011 to May 2011. This shows a cumulative operating surplus of £37,000. An explanation of significant variances is detailed in Appendix 3.

The underlying operating result is as follows:

		YTD £'000
Reported surplus		37
Funded from reserves:		
Systems Co-ordinator post	5	
Development Officer post	7	
		<u>12</u>
Underlying operating surplus		<u>49</u>

Repairs and Investment Team Operations

- 3.4 The original budget was presented to the Resources, Remuneration and Regeneration Committee on 6 January 2011 and approved by the Board on 27 January 2011. However since then, the HRA budget has been set by the Council at a higher level, and this coincided with a need to restructure the costs centres to reflect more accurately the operational needs.
- 3.5 As a result, a revised budget has been prepared but this has not yet been approved. This is summarised in Appendix 4a, together with the approved budget. If the original budget had been used in these accounts to calculate variances, major variances would have been shown due to the restructure. The revised budget has therefore been used but the accounts include a note of the original budget so that a comparison can be made. Approval of the revised budget will be sought as soon as possible.
- 3.6 A further development of the reporting for these operations is being considered under which whilst controllable overhead will be charged directly to the various operating cost centres. A fixed regular overhead would also be charged to cover a fair allocation of fixed central overheads. A revised format for reporting the operations to reflect these further changes is under consideration.
- 3.7 Appendix 4 shows the trading accounts for the Housing Repairs Team from April 2011 to May 2011. Funding for these operations is being received from Derby City Council's HRA Repairs Account in an amount of £12,146,542 for the 12 months, April 2011 to March 2012. The summarised trading position is as follows:

	YTD £'000
Day to day	32
Gas breakdowns	0
Voids	(27)
Electrical testing	(2)
Gas servicing	(1)
Facilities Management	0
Specialist Works	(5)
Planned Repairs	7
Estates Maintenance	(1)
Contingency	(1)
Total	2

Capital

- 3.8 Appendix 5 shows the operating statement for Capital from April 2011 to May 2011. This covers the Kitchens and Bathrooms replacement programme and management in respect of this programme. Initial funding for these operations is being received from DCC's HRA Capital Programme in an amount of £3,000,000.
- 3.9 Appendix 5 also shows an average cost per kitchen and bathroom which appears to be high. This is due to resources being moved from the Kitchens and Bathrooms teams to work in the Voids team on a temporary basis to meet an increased number of Void properties, and also the effect of the long bank holiday

periods. As a result, the numbers of kitchens and bathrooms completed to the end of May 2011 are less than expected.

- 3.10 The income referred to above is a provisional allocation and is subject to final negotiation with the Council. It is anticipated that any overspend at the close of the financial year will be met by the Council.

Public Buildings

- 3.11 Appendix 6 shows the operating statement for Public Buildings from April 2011 to May 2011. Derby Homes manages this service on behalf of Derby City Council on a fully funded cost recovery basis.
- 3.12 The balance sheet for May 2011 is shown at Appendix 7. Included in the balance sheet is cash at bank of £1,230,000 compared with a cash balance of £3,275,000 at the end of March 2011.
- 3.13 At this stage of the year a considerable number of transactions are of necessity estimated and accrued and there is insufficient actual experience to support the preparation of a forecast result.
- 3.14 The full year forecast out-turn for 2011/2012 has therefore not been revised and it is assumed that a break even position will be achieved in accordance with the consolidated approved budget.

4. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

Those reflected in the body of the report.

The areas listed below have no implications directly arising from this report:

- Consultation
- Legal and Confidentiality
- Personnel
- Environmental
- Equalities Impact Assessment
- Health & Safety
- Risk
- Policy Review

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or Phil Davies, Chief Executive, phil.davies@derbyhomes.org – Phone: 01332 888528

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Background Information: None.

Supporting Information: None.

Summary of results for period 2 - May 2011

	Ongoing Operations	Housing Repairs Team	Capital	Public Buildings	Total Repairs, Investment and Public Buildings	Company Total
Months of operation	2 £'000	2 £'000	2 £'000	2 £'000	2 £'000	£'000
Operating Result:						
Surplus/(deficit)	37	2	41	0	43	80
Additional funding:						
HRA Capital Programme			(41)		(41)	(41)
	<u>37</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>39</u>
Funded from reserves as approved by Board :						
Systems Co-ordinator post	5					5
Development Officer post	7					7
Refurb of Common Rooms	0					0
Other	<u>0</u>					<u>0</u>
	12					
	<u>49</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>51</u>
Underlying result						
	<u>49</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>51</u>

Management Fee Operating Statement: April and May 2011

Period: 1 & 2 2011/2012



	<i>Period Budget</i>	<i>Period Actual</i>	<i>Period Variance</i>	<i>Variance %</i>	<i>Budget Year to Date</i>	<i>Actual Year to Date</i>	<i>Variance Year to Date</i>	<i>Variance %</i>	<i>Budget Full Year</i>
	£	£	£		£	£	£		£
Fee Income	1,620,083	1,620,083	0	0	1,620,083	1,620,083	0	0	9,776,500
Misc Income:									
Service Charges from Council	98,583	98,583	0	n/m	98,583	98,583	0	n/m	535,500
Capital Programme/Estates Pride	21,832	21,832	0	0	21,832	21,832	0	0	131,000
Supporting People Grant - Tenancy Support	45,494	44,586	(908)	(2)	45,494	44,586	(908)	(2)	272,975
Supporting People Grant - Sheltered Housing	122,986	120,528	(2,458)	(2)	122,986	120,528	(2,458)	(2)	737,925
Derby Homes Rents	7,884	4,629	(3,255)		7,884	4,629	(3,255)		47,311
External Management - Rents	52,146	50,759	(1,387)	(8)	52,146	50,759	(1,387)	(8)	312,895
External Management & Consultancy fees	19,120	12,921	(6,199)	(53)	19,120	12,921	(6,199)	(53)	114,763
Other Council Services	26,088	16,720	(9,368)	(36)	26,088	16,720	(9,368)	(36)	156,548
Other Income	128,118	168,408	40,290	(5)	128,118	168,408	40,290	(5)	768,778
Repairs and Investment Recharge	62,996	53,184	(9,812)		62,996	53,184	(9,812)		378,000
Total Income	<u>2,205,330</u>	<u>2,212,233</u>	<u>6,903</u>	<u>(2)</u>	<u>2,205,330</u>	<u>2,212,233</u>	<u>6,903</u>	<u>(2)</u>	<u>13,232,195</u>
Employee Costs	1,097,698	1,101,912	(4,214)	(1)	1,097,698	1,101,912	(4,214)	(1)	6,586,759
Travel Expenses	32,174	31,623	551	7	32,174	31,623	551	7	193,283
Office Costs	193,846	182,220	11,626	6	193,846	182,220	11,626	6	1,163,509
Supplies & Services	674,146	651,814	22,332	14	674,146	651,814	22,332	14	4,045,525
Support Services	207,202	207,202	0	0	207,202	207,202	0	0	1,243,273
Total Expenses	<u>2,205,066</u>	<u>2,174,771</u>	<u>30,295</u>	<u>4</u>	<u>2,205,066</u>	<u>2,174,771</u>	<u>30,295</u>	<u>4</u>	<u>13,232,349</u>
Net Operating Surplus / (Deficit)	<u>264</u>	<u>37,462</u>	<u>37,198</u>	<u>2,207</u>	<u>264</u>	<u>37,462</u>	<u>37,198</u>	<u>2,207</u>	<u>(154)</u>

PLEASE NOTE: Our convention for presenting financial information is:

- Income will be shown without brackets
- Under achieved income variances will be shown with brackets
- Expenditure will be shown without brackets
- Overspent expenditure variances will be shown with brackets
- Surpluses will be shown without brackets
- Deficits will be shown with brackets

Management Fee Accounts - Period 2 2011/12
Analysis of Income and Expenditure Variances

	Actual	
	Over/(Under) Current Period £'000	Over/(Under) Year to Date £'000
Income Variances		
· Income variances made up of :		
· DLO Management recharge	(10)	(10)
· FIP - offset by unbudgetd expenditure	41	41
· Homeless Initiative - offset by reduced expenditure	(6)	(6)
· Other minor variances	(18)	(18)
Total Income Variances	7	7
	Actual	
	(Over)/Under Current Period £'000	(Over)/Under Year to Date £'000
Expenditure Variances		
· Employee variances made up of :		
Additional Pension costs	(26)	(26)
Regeneration (Posts transferred from Maintenance)	(19)	(19)
Family intervention project no budget	(39)	(39)
Area Management	13	13
Arrears	16	16
Estate Response	15	15
Personnel	10	10
Finance	9	9
Estate Security	7	7
Housing Officers	5	5
Communications	5	5
Other employee cost variances	(4)	(4)
· Other Non Pay expenditure variances	34	34
Total Expenditure Variances	30	30
Total Operating Summary Variance per Appendix 1	37	37
Add back overspends being funded from reserves :		
Development Officer	7	7
Systems Coordinator	5	5
Underlying variance	49	49

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Derby Homes Ltd

Operating Statement: April & May 2011

External Management & Consultancy Services

Note		PERIOD			YEAR TO DATE		
		Budget £	Actual £	Variance £	Budget £	Actual £	Variance £
	<u>Contract 1 : Spirita</u>						
1	Rents	43,333	43,205	(128)	43,333	43,205	(128)
	Fee income	8,348	3,591	(4,757)	8,348	3,591	(4,757)
	Less:						
	Employee Costs	2,305	2,342	(37)	2,305	2,342	(37)
2	Other Expenditure	47,983	44,670	3,313	47,983	44,670	3,313
	Surplus/(Deficit)	<u>1,393</u>	<u>(216)</u>	<u>(1,609)</u>	<u>1,393</u>	<u>(216)</u>	<u>(1,609)</u>
	<u>Contract 2 : NCHA Bedford Street</u>						
	Income	1,433	1,432	(1)	1,433	1,432	(1)
	Less:						
	Employee Costs	0	0	0	0	0	0
	Other Expenditure	0	0	0	0	0	0
	Surplus/(Deficit)	<u>1,433</u>	<u>1,432</u>	<u>(1)</u>	<u>1,433</u>	<u>1,432</u>	<u>(1)</u>
	<u>Green Hill Apartments</u>						
	Rents	3,078	2,213	(865)	3,078	2,213	(865)
	Fee income & Service charges	2,416	2,032	(384)	2,416	2,032	(384)
	Less:						
	Employee Costs	0	0	0	0	0	0
	Other Expenditure	4,549	2,504	2,045	4,549	2,504	2,045
	Surplus/(Deficit)	<u>945</u>	<u>1,741</u>	<u>796</u>	<u>945</u>	<u>1,741</u>	<u>796</u>
	<u>Leytonstone Drive</u>						
	Rents	5,738	3,307	(2,431)	5,738	3,307	(2,431)
	Fee income & Service charges	847	500	(347)	847	500	(347)
	Less:						
	Employee Costs	0	0	0	0	0	0
	Other Expenditure	6,239	5,092	1,147	6,239	5,092	1,147
	Surplus/(Deficit)	<u>346</u>	<u>(1,285)</u>	<u>(1,631)</u>	<u>346</u>	<u>(1,285)</u>	<u>(1,631)</u>
	<u>Lillian Prime</u>						
	Rents	0	2,035	2,035	0	2,035	2,035
	Income	0	222	222	0	222	222
	Less:						
	Employee Costs	0	0	0	0	0	0
	Other Expenditure	0	2,257	(2,257)	0	2,257	(2,257)
	Surplus/(Deficit)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>New Build</u>						
	Rents	0	0	0	0	0	0
	Income	0	0	0	0	0	0
	Less:						
	Employee Costs	0	0	0	0	0	0
	Other Expenditure	0	0	0	0	0	0
	Surplus/(Deficit)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Consultancy & Secondment</u>						
	Income	2,000	917	(1,083)	2,000	917	(1,083)
	Less:						
	Employee Costs	1,250	112	1,138	1,250	112	1,138
	Other Expenditure	333	572	(239)	333	572	(239)
	Surplus/(Deficit)	<u>417</u>	<u>233</u>	<u>(184)</u>	<u>417</u>	<u>233</u>	<u>(184)</u>

Total External Management & Consultancy

Rents (agreed to Operating Statement A)	52,149	50,760	(1,389)	52,149	50,760	(1,389)
Income (agreed to Operating Statement B)	15,044	8,694	(6,350)	15,044	8,694	(6,350)
Less:						
Employee Costs (included in Operating Statement C)	3,555	2,454	1,101	3,555	2,454	1,101
Expenses (included in operating statement)	59,105	55,095	4,010	59,105	55,095	4,010
Surplus/(Deficit)	<u>4,533</u>	<u>1,905</u>	<u>(2,628)</u>	<u>4,533</u>	<u>1,905</u>	<u>(2,628)</u>

Notes

- 1) Income includes rents collected for managed properties and management fees
- 2) Other expenditure includes payments of rents collected and other management costs
- 3) Only direct costs are included in the above summary and the surplus shown does not represent a taxable profit. At the year end an appropriate level of overheads will be allocated to calculate a final surplus/deficit on which taxation will be based.

Appendix 4 (Cont'd)**Other Council Services**

	PERIOD			YEAR TO DATE		
	Budget £	Actual £	Variance £	Budget £	Actual £	Variance £
<u>Housing Options Homeless Initiative</u>						
Income	17,388	11,372	(6,016)	17,388	11,372	(6,016)
Less:						
Employee Costs	5,527	2,361	3,166	5,527	2,361	3,166
Other Expenditure	11,258	8,681	2,577	11,258	8,681	2,577
Surplus/(Deficit)	<u>603</u>	<u>330</u>	<u>(272)</u>	<u>603</u>	<u>330</u>	<u>(272)</u>
<u>London Road Homeless Accomodation</u>						
Income	5,346	5,348	3	5,346	5,348	3
Less:						
Employee Costs	2,278	2,361	(83)	2,278	2,361	(83)
Other Expenditure	2,416	2,137	279	2,416	2,137	279
Surplus/(Deficit)	<u>652</u>	<u>850</u>	<u>198</u>	<u>652</u>	<u>850</u>	<u>198</u>
<u>Milestone House</u>						
Income	3,355	0	(3,355)	3,355	0	(3,355)
Less:						
Employee Costs	1,105	0	1,105	1,105	0	1,105
Other Expenditure	1,692	0	1,692	1,692	0	1,692
Surplus/(Deficit)	<u>559</u>	<u>0</u>	<u>(559)</u>	<u>559</u>	<u>0</u>	<u>(559)</u>

Total Other Council Services

Income (agreed to Operating Statement D)	26,088	16,720	(9,368)	26,088	16,720	(9,368)
Less:						
Employee Costs (included in Operating Statement C)	8,909	4,722	4,187	8,909	4,722	4,187
Expenses (included in Operating Statement)	15,366	10,818	4,548	15,366	10,818	4,548
Surplus/(Deficit)	<u>1,814</u>	<u>1,180</u>	<u>(634)</u>	<u>1,814</u>	<u>1,180</u>	<u>(634)</u>

Notes

- 1) Operations in respect of the above properties are not viewed as taxable in view of their social benefit nature.

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Appendix 4

DERBY HOMES HOUSING TRADING ACCOUNTS 2011/12 as at 31 May 2011

Summary - Housing	Budget 2011/12	Budget YTD	Actual YTD	Under/(Over) Spend	2010/11 Actual costs
Derby Homes Repairs Trading	£	£	£	£	
Budget	12,053,090	2,008,848	2,008,849	1	8,880,149
Direct Costs	10,803,811	1,800,635	1,756,701	43,934	8,073,597
Gross Profit	1,249,279	208,213	252,148	43,935	806,552
Overheads	1,249,279	208,213	250,343	(42,130)	961,004
Total costs	12,053,090	2,008,848	2,007,044		9,034,601
Use of HRA funds to fund 'One-Off' costs (2010/11 only)					180,000
Under/(over) spend	0	0	1,805	1,805	25,548
Day to Day			32,394	32,394	
Gas Breakdowns			0	0	
Voids			(27,026)	(27,026)	
Electrical Testing			(1,653)	(1,653)	
Gas Servicing			(1,177)	(1,177)	
Facilities Maintenance			266	266	
Specialist Works			(5,508)	(5,508)	
Planned Repairs			6,519	6,519	
Estates Maintenance			(1,027)	(1,027)	
Contingency			(983)	(983)	
Total			1,805	1,805	

Appendix 4

Day to day	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend	2010/11 Actual
Budget	4,400,000	733,333	733,333	(0)	3,797,191
Staff Costs	1,626,314	271,052	275,283	(4,231)	1,474,522
Subcontractors	1,083,168	180,528	137,755	42,773	1,001,227
Materials	800,000	133,333	133,588	(255)	726,319
Vehicle costs	279,216	46,536	33,220	13,316	234,885
Total Direct Costs	3,788,698	631,450	579,846	51,604	3,436,953
Gross Profit	611,302	101,884	153,487	51,603	360,238
Overheads	611,302	101,884	121,093	(19,209)	622,586
Total costs	4,400,000	733,333	700,939		4,059,539
Use of HRA funds to fund 'One-Off' costs (2010/11 only)					127,500
Under/(over) spend	0	0	32,394	32,394	(134,848)

Number of Jobs* 5839
Average Cost Per Job £120

Gas Breakdowns	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	566,221	94,370	94,370	(0)
Staff Costs	319,555	53,259	53,259	0
Subcontractors	0	0	0	0
Materials	246,666	41,111	41,111	0
Vehicle costs	0	0	0	0
Total Direct Costs	566,221	94,370	94,370	0
Gross Profit	0	0	0	(0)
Overheads	0	0	0	0
Total costs	566,221	94,370	94,370	
Under/(over) spend	0	0	0	(0)

Appendix 4

Voids	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend	2010/11 Actual
Budget	2,400,000	400,000	400,000	0	1,581,613
Staff costs	836,253	139,376	127,486	11,890	528,611
Subcontractors	686,742	114,457	176,676	(62,219)	831,451
Materials	500,000	83,333	51,761	31,572	228,288
Vehicle costs	61,584	10,264	15,216	(4,952)	67,432
Total Direct Costs	2,084,579	347,430	371,139	(23,709)	1,655,782
Gross Profit	315,421	52,570	28,861	(23,709)	(74,169)
Overheads	315,421	52,570	55,887	(3,317)	254,182
Total costs	2,400,000	400,000	427,026		1,909,964
Use of HRA funds to fund 'One-Off' costs (2010/11 only)					52,500
Under/(over) spend	0	0	(27,026)	(27,026)	(275,851)

No of Voids 250

Average Cost Per Void £ 1,708

Electrical testing	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	233,609	38,935	38,935	0
Staff Costs	159,173	26,529	23,276	3,253
Subcontractors	0	0	250	(250)
Materials	45,183	7,531	9,810	(2,279)
Vehicle costs	0	0	1,200	(1,200)
Total Direct Costs	204,356	34,059	34,536	(476)
Gross Profit	29,253	4,876	4,399	(476)
Overheads	29,253	4,876	6,052	(1,177)
Total costs	233,609	38,935	40,588	
Under/(over) spend	0	0	(1,653)	(1,653)

Appendix 4

Gas Servicing	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	1,333,779	222,297	222,297	1
Staff Costs	380,789	63,465	63,465	(0)
Subcontractors	582,709	97,118	97,118	0
Materials	123,333	20,556	20,556	(1)
Vehicle costs	0	0	0	0
Total Direct Costs	1,086,831	181,139	181,139	(1)
Gross Profit	246,948	41,158	41,158	1
Overheads	246,948	41,158	42,335	(1,177)
Total costs	1,333,779	222,297	223,474	
Under/(over) spend	0	0	(1,177)	(1,176)

Facilities Management	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	258,670	43,112	43,112	0
Staff Costs	208,670	34,778	42,846	(8,068)
Materials	50,000	8,333	0	8,333
Total Direct Costs	258,670	43,112	42,846	266
Gross Profit	0	0	266	266
Overheads	0	0	0	0
Total costs	208,670	34,778	42,846	
Under/(over) spend	0	0	266	266

Appendix 4

Specialist Works	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	1,638,733	273,122	273,122	(0)
A600000 Specialist Works Staff Costs	153,626	25,604	28,648	(3,044)
A600001 Alarms & Fire Equipment	485,000	80,833	80,833	0
A600002 Entry Systems, CCTV & Aerials	145,000	24,167	24,167	(0)
A600003 Lifts	100,000	16,667	20,076	(3,409)
A600004 Water Safety	30,000	5,000	0	5,000
A600005 Asbestos Sampling	30,000	5,000	0	5,000
A600006 Energy Performance Certificates	55,000	9,167	9,167	(0)
A600007 Structural Repairs	50,000	8,333	8,094	239
A600008 Drainage	150,000	25,000	25,000	0
A600009 Other Servicing	10,000	1,667	0	1,667
A600500 DCC Capitalised Salaries	413,000	68,833	79,793	(10,960)
Total Direct Costs	1,621,626	270,271	275,778	(5,507)
Gross Profit	17,107	2,851	(2,656)	(5,507)
Overheads	17,107	2,851	2,852	(1)
Total costs	1,638,733	273,122	278,630	
Under/(over) spend	0	0	(5,508)	(5,508)
Planned Maintenance	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	935,416	155,903	155,903	0
A700000 Planned Repairs Staff Costs	108,721	18,120	19,667	(1,547)
A700001 Repairs Prior to Painting	200,000	33,333	33,333	0
A700002 External Painting	250,000	41,667	41,667	(0)
A700003 Lobby Refurb	100,000	16,667	8,600	8,067
A700004 Home Dec Scheme	250,000	41,667	41,667	(0)
Total Direct Costs	908,721	151,454	144,934	6,520
Gross Profit	26,695	4,449	10,969	6,520
Overheads	26,695	4,449	4,450	(1)
Total costs	935,416	155,903	149,384	
Under/(over) spend	0	(0)	6,519	6,519
Estates Maintenance	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	189,073	31,512	31,512	(0)
A800000 Estates Management Staff Costs	66,520	11,087	20,566	(9,479)
A800001 Grounds Maintenance	0	0	0	0
A800002 Tree Maintenance	0	0	0	0
A800003 Playground Inspections	20,000	3,333	0	3,333
A800004 Tenants' Garden Scheme	100,000	16,667	11,547	5,120
A800005 Communal Cleaning	0	0	0	0
Total Direct Costs	186,520	31,087	32,113	(1,026)
Gross Profit	2,553	426	(601)	(1,026)
Overheads	2,553	426	426	(1)
Total costs	189,073	31,512	32,539	
Under/(over) spend	0	0	(1,027)	(1,027)

Appendix 4

Contingency	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend
Budget	97,589	16,265	16,265	0
Materials	97,589	16,265	0	16,265
Total Direct Costs	97,589	16,265	0	16,265
Gross Profit	0	0	16,265	16,265
Overheads	0	0	17,248	(17,248)
Total costs	97,589	16,265	17,248	
Under/(over) spend	0	0	(983)	(983)

Derby Homes Maintenance Recharge 2011/12

Appendix 4

		Budget YTD	Actual YTD	Under/ (Over) Spend	2010/11 Actuals
Maintenance Recharge	1,340,553	223,426	265,421	41,996	1,218,867
Staff costs	531,070	88,512	116,480	(27,968)	319,302
Premises Costs	126,560	21,093	61,203	(40,110)	47,510
Transport Costs	87,875	14,646	6,759	7,887	0
Security Services	42,409	7,068	6,899	169	45,000
Professional Charges	50,000	8,333	0	8,333	157,657
Legal Fees	20,000	3,333	0	3,333	101,989
Insurance	100,607	16,768	16,768	(0)	79,850
Tipping	210,000	35,000	37,641	(2,641)	172,603
Other	60,009	10,002	1,000	9,002	189,489
Support Services	112,023	18,671	18,671	(1)	105,467
	0	0	0	0	0

DERBY HOMES CAPITAL 2011/12

Appendix 5

Capital K&B	Budget 2011/12	Budget YTD	Actual YTD	Under/ (Over) Spend	2011/12 Forecast	2010/11 Actual
Budget	3,093,452	515,575	515,575	(0)	0	2,469,163
Staff costs	1,042,044	173,674	150,845	22,829	0	971,155
Subcontractors	537,754	89,626	89,626	(0)	0	382,061
Materials	961,699	160,283	141,601	18,682	0	1,008,555
Vehicle costs	128,645	21,441	12,554	8,887	0	133,964
Total Direct Costs	2,670,142	445,024	394,626	50,398	0	2,495,735
Gross Profit	423,310	70,552	120,949	50,397	0	(26,572)
Overheads	423,310	70,552	79,796	(9,244)	0	393,428
Total costs	3,093,452	515,575	474,422			2,889,163
Use of HRA funds to fund 'One-Off' costs (2010/11 only)					0	70,000
Under/(over) spend	0	0	41,153	41,153	0	(350,000)
Additional Income/(reduction in income from DCC to cover additional works			(41,153)	(41,153)		350,000
No of kitchens to 31 May 2011	83	Ave cost/kitchen	3,997			
No of bathrooms to 31 May 2011	51	Ave cost/bathroom	2,798			

DERBY HOMES PUBLIC BUILDINGS TRADING ACCOUNT 2011/12

Appendix 6

Public Buildings	Budget 2011/12	Period Budget	Period Actual	Budget YTD	Actual YTD	Under/(Over) Spend	2011/12 Forecast	2010/11 Actual
Budget	1,547,359	128,947	119,764	257,893	239,527	(18,366)	0	1,548,465
Staff costs	527,034	43,920	48,724	87,839	97,447	(9,608)	0	613,874
Subcontractors	264,000	22,000	13,402	44,000	26,804	17,196	0	194,692
Materials	370,892	30,908	27,332	61,815	54,664	7,151	0	312,750
Vehicle costs	102,000	8,500	8,265	17,000	16,529	471	0	95,584
Direct Costs	1,263,926	105,327	97,722	210,654	195,444	15,210	0	1,216,900
Gross Profit	283,433	23,619	22,042	47,239	44,083	(3,156)	0	331,565
Overheads	51,800	4,317	561	8,633	1,121	7,512	0	23,657
Support Services	94,908	7,909	7,909	15,818	15,818	0	0	91,646
Maintenance Recharges	101,266	8,439	10,617	16,878	21,234	(4,356)	0	181,136
DH management charge	35,459	2,955	2,955	5,910	5,910	(0)	0	35,126
	0	(0)	0	(0)	0	0	0	0

Total Income due to 31 May 2012	239,527
Income already invoiced	0
Income due from non-Property Service jobs	12,685
Income due from Property Services for April/May 2011	226,842

Summary of Approved Budgets & Indicative Budgets 2011/12

	Approved budget	Indicative budget	Variance
Day to Day	£4,119,193	£4,400,000	£280,807
Gas Breakdowns		£566,221	£566,221
Voids	£2,037,973	£2,400,000	£362,027
Electrical Testing	£218,935	£233,609	£14,674
Gas Servicing	£1,603,312	£1,333,779	-£269,533
Maintenance Overheads	£255,499		-£255,499
Facilities Maintenance		£258,670	£258,670
Specialist Works	£919,709	£1,225,733	£306,024
Capitalised salaries	£598,486	£413,000	-£185,486
Planned Repairs	£1,345,411	£935,416	-£409,995
Estates Maintenance	£186,920	£189,073	£2,153
Contingency	£284,000	£191,041	-£92,959
* Public Buildings	£1,699,034	£1,547,359	-£151,675
TOTAL	£13,268,472	£13,693,901	£425,429
* Open book basis - all costs incurred recharged to DCC			

Derby Homes Limited

Balance Sheet as at 31st May 2011



	Period Month End 31.05.11 £'000	Last Year End 31.03.11 £'000
Fixed Assets	906	1,129
Current Assets		
Debtors falling due within 1 year:		
Derby City Council intercompany debtors	5,165	3,584
Other external debtors	1,150	390
Cash & Bank	1,230	3,275
	<hr/> 7,546	<hr/> 7,249
Creditors falling due within 1 year:		
Derby City Council intercompany creditors	(284)	(1,863)
Other external creditors	(3,974)	(3,401)
Payroll creditors	(986)	(28)
Taxation	(594)	(512)
	<hr/> (5,838)	<hr/> (5,804)
Net Current Assets/(Liabilities)	1,708	1,445
Net Assets excluding pensions liability	<hr/> 2,613	<hr/> 2,574
Pension liability	<hr/> (9,321)	<hr/> (9,321)
Total net liability including pensions	<hr/> (6,708)	<hr/> (6,747)
Profit and Loss account - opening reserves	(6,747)	(8,546)
Profit & Loss account - current year	<hr/> 39	<hr/> 1,799
Total Funds	<hr/> (6,708)	<hr/> (6,747)

Derby Homes Limited

Balance Sheet as at 31st May 2011



	Period Month End 31.05.11 £'000	Last Year End 31.03.11 £'000
Fixed Assets	906	1,129
Current Assets		
Debtors falling due within 1 year:		
Derby City Council intercompany debtors	5,124	3,584
Other external debtors	1,150	390
Cash & Bank	1,230	3,275
	<u>7,504</u>	<u>7,249</u>
Creditors falling due within 1 year:		
Derby City Council intercompany creditors	(284)	(1,863)
Other external creditors	(3,621)	(3,401)
Payroll creditors	(986)	(28)
Taxation	(594)	(512)
	<u>(5,485)</u>	<u>(5,804)</u>
Net Current Assets/(Liabilities)	2,019	1,445
Net Assets excluding pensions liability	<u>2,925</u>	<u>2,574</u>
Pension liability	<u>(9,321)</u>	<u>(9,321)</u>
Total net liability including pensions	<u>(6,396)</u>	<u>(6,747)</u>
Profit and Loss account - opening reserves	(6,747)	(8,546)
Profit & Loss account - current year	<u>351</u>	<u>1,799</u>
Total Funds	<u>(6,396)</u>	<u>(6,747)</u>