

Housing Revenue Account Variance Analysis 2007/08
For Consideration by Cabinet 31 July 2008

Activity Area	Variance (Favourable) / Adverse	Reason for variance
Expenditure	£	
Council Housing Administration & Management	(75,800)	Carry Forward requests amounting to £102,700 have been requested in respect of Administration and Management (see other appendices), though other areas have resulted in various relatively minor overspends.
Increase in Provisional for Bad and doubtful debts	(41,400)	Better performance on debt recovery than budgeted. Recovery of bad debts ongoing.
Interest & Investment Income	(77,800)	Additional interest received on HRA Reserve balances, due to better cash flow than anticipated, and also better interest rates achieved.
Major Repairs Reserve (MRR)	372,300	A combination of savings achieved on property schemes and slippage on other schemes resulted in lower spend in the year, and therefore less drawdown was required from the Major Repairs Reserve.
Capital Expenditure funded from Revenue	(384,900)	Lower spend on capital projects due to slippage and savings, mainly offset by reduced call on Major Repairs Reserve as shown above.
Total Variances - Expenditure	(207,600)	
Income		
Rents Dwellings	(100,600)	Mainly due to better performance of voids plus other various changes. Actual voids were £116k and estimated voids levels were £160k.
Rents Non Dwellings (Garages and Other)	(70,400)	Due to better performance of voids. Voids are estimated at 1.5% and actual void levels are closer to 1%.
Total Variances - Income	(171,000)	
Other Miscellaneous Net Variances	11,300	
NET TOTAL	(367,300)	

Note that any variances regarding notional charges have been excluded from the above.