

Housing Revenue Account Variance Analysis 2008/09
For Consideration by Cabinet 28 July 2009

Area of Expenditure / Income	Detail	(Favourable)/ Adverse £	QTR 4 PRT £	Reason	C/Fwd Request	"C" = Controllable Budget
Repair and Maintenance	Insurance Repairs	(26,800)	282,000	Recovery of income regarding small claims for incidents in previous years (issue from Qtr 4 PRT now resolved).		
Repair and Maintenance	Estate Support Services	(26,500)	(30,000)	Programme for photo electric cells deferred to 09/10, £20K subject to carry forward request.	Y	C
Repair and Maintenance	Responsive Maintenance	172,400	345,000	Cost of repairs due to increased number of voids and the condition on termination of tenancy. Cost of replacing individual boiler breakdown, outside of capital programme.		
Repair and Maintenance	Planned Maintenance	(162,600)		£138K real underspend, the remainder is due to delays in programme of works on planned maintenance projects and therefore £25K will be subject to carry forward request.	Y	C
Supervision and Management	Council Housing Management and Admin	(46,700)	(57,000)	Includes, £20K vacancy savings due to maternity leave, £7K saving on Service training, £20K saving on electricity which is included in the rental agreement for Cable St and not charged separately and a small underspend on advertising and marketing of £3.3K which is subject to carry forward request.	Y	C
Negative HRA Subsidy Payable	Payments to Central Government	17,000		Prior year adjustment - final rental constraint allowance being lower than original estimate.		
Provision for Bad and Doubtful Debts	Provision for Bad Debts	171,700		Increase in provisions for rechargeable repairs and other debts, plus new provision for court costs.		
Transfers to/from MRR	Net Decrease in transfer to MRR	(253,100)		Transfer to MRR not actioned in 2008/09, in context of revenue and capital outturn, and business plan review.		
Total Variances - Expenditure		(154,600)	540,000			
Rents Dwellings	Rent Income on Dwellings	74,400	74,000	Prior year adjustment relating to overstated rental income from voids.		C
Charges for Services and Facilities	Miscellaneous Charges	(24,500)		Under estimation of budget. Budget set with best available information at the time as service charges are finalised after budget process.		C
Charges for Services and Facilities	Leasehold Flats	(27,900)		This amount relates to prior year adjustments to reflects reconciliation of Leaseholder Holding Accounts.		C
Charges for Services and Facilities	Telecare	(26,600)		Increased take up of service, budgeted for 20 installations, but actual in excess of 70.		C
Supervision and Management	Council Housing Management and Admin	(14,900)		Receipt from unexpected sale of land.		C
Investment Interest	Bank / Investment Interest	72,500		Reduced interest received on reserves etc, following reassessment.		
Total Variances - Income		53,000	74,000			
Other Minor Variances	Other Minor Variances	(42,400)	4,000	Net amount of various minor (under) / overspends		
Total Variances - Other Minor		(42,400)	4,000			
NET TOTAL		(144,000)	618,000			