

SUMMARY OF HRA MAJOR VARIANCES (Qtr 4 2009/10)

(Not included elsewhere in the report)

Service	Service Area	Reason for Variance & Action being taken	Variance to Date	Projected Variance to Year End
			£	£
			+ = Adverse () = Favourable	
VARIANCES REPORTED THROUGH PRT PROCESS (SERVICE HEAD COMMENTS)				
COUNCIL HOUSING	Anti Social Behaviour - Cost Centre	Republishing of ASB policy & strategy delayed to consider possible introduction of minimum standards for tackling ASB across the CSP - carry forward request to be made into 2010/11	(6,100)	(6,100)
	Housing Subsidy	Payment in respect of 2008/09 Final HSGA, submitted Sept 09. Change in Consolidated Rate of Interest (from 5.53% to 5.48%) due to debt rescheduling at year end thereby reducing the charges for capital and increasing subsidy payable.	+14,200	+14,200
	Welfare Accounts	Fire precaution works identified by consultant report to eliminate risk of landlord liability. Net deficit on account will be funded by service charge reserves.	+6,900	+10,100
	Estate Support Services - Electricity	Work re photo electric cells not complete, outstanding creditors of £3.5K. £15.5K subject to carry forward request 2010/11.	(19,000)	(15,500)
	Grounds Maintenance (non contract)	Demand led service. Fewer projects have been identified resulting in reduced spend during 2009/10.	(19,500)	(19,500)
	Repairs & Maintenance Salaries - Basic	Underspend due to a number of vacant posts.	(23,500)	(23,500)
	Repairs & Maintenance - Admin charges	Admin charge in relation to rechargeable repairs. This is a change in operational procedures as the charge was formerly contained within the rechargeable repairs account.	(11,400)	(11,400)
	Insurance Repairs	Claims amounting £95K are outstanding. There are major claims totalling £61K and smaller claims totalling £34K outstanding. Insurance procedures and unclaimed insurance claims are being looked at by the RMS Manager, Insurance Inspector and Insurance Manager.	+95,100	+95,100
	Planned Maintenance	£20K saving on rota painting contract due to partnering agreement and an underspend of £40K on follow up electrical works. A carry forward request for deferred works on electrical schemes of £7K will be made.	(88,500)	(66,900)
	R&M Operating Account	An accrual of £251K for Works in Progress is still to be progressed, which leaves an adverse variance of £27.5K on the operating account. However, there are still some outstanding closedown transfers to complete and it is anticipated that the operating account will be net nil at the end of the year.	+280,400	+0
	Responsive Maintenance	There are a number of closedown transfers still to complete which will leave an overspend of £92K on Responsive Repairs wholly attributable to an increase in void repairs.	+218,200	+92,200
	Telecare Contracted Services	Original budget set to pay a fixed annual fee for providing the telecare response service. Savings achieved by purchasing the service as and when needed.	(15,400)	(15,400)
	Telecare Service Charges	£8.2K additional income resulting from more connections to the service than was originally estimated. Accrual for £24.6K still outstanding.	+16,400	(8,200)
	Management & Admin - Printing & Stationery	Republishing of various documents associated with the transition to choice based lettings due for implementation 2010/11. Carry forward request to 2010/11	(7,800)	(7,800)
			+440,000	+37,300

VARIANCES <u>NOT</u> REPORTED THROUGH PRT PROCESS				
			+0	+0

TOTAL VARIANCES			+440,000	+37,300
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