

2009/10 HRA Fund Variance Analysis

For Consideration by Cabinet 27th July 2010

SERVICE AREA : DETAIL OF VARIANCE	£	£	PRT QTR4 Projection £	C/Fwd Request £	Ongoing (Savings)/ Expenditure £
COUNCIL HOUSING		Adverse or (Favourable)			
Salary savings	(36,300)		(23,500)		
Other Miscellaneous Variances	(7,500)		20,600		
		(43,800)			
Telecare					
More connections than anticipated with savings also achieved by purchasing the service as and when needed.	(25,300)		(23,600)		
Bank Investment Interest					
Interest higher than expected	(6,000)				
Grounds Maintenance (non-contract)					
Fewer than anticipated projects identified, therefore lower spend	(19,500)		(19,500)		
Planned Maintenance					
Savings on contract and delayed works on planned electrical works	(72,500)		(66,900)	25,500	
Responsive Maintenance					
An increase in the number of void properties and the repairs needed to bring them up to the required standard has led to additional costs amounting to £210,000. Other variances relate to insurance recharges of £36,000 and unrecoverable rechargeable repairs of £42,600	354,500		92,200		??
Insurance Repairs					
Major Insurance Claims not claimed	40,100		95,000		??
Estates Support Services					
Work to upgrade communal lighting to photo electric cells not completed	(16,500)		(15,500)		
Anti Social Behaviour					
Publishing of New strategy delayed	(6,000)		(6,100)	6,000	
Council Housing Management & Admin					
Publishing of Choice Based letting Documents postponed until 2010/11	(7,800)		(7,800)	7,700	
Consultancy for HRA Finance review	(10,000)			10,000	
Grant Income - Choice Based Lettings	(64,000)		(11,400)	60,500	
Sheltered Schemes					
Urgent fire precaution works undertaken	18,000		10,100		
Beck View					
Electricity- Late submission of 2008/09 invoices paid in 2009/10	5,000				
Central Control					
Additional staff training for the new Control Centre software	6,800				
Contractual Grounds Maintenance					
Reduction of hourly rate charged by environmental services	(7,800)				
Housing Subsidy					
Change to interest rate on 2008/09 final subsidy claim, submitted Sept 2009	14,200		14,200		??
Provision - Bad Debts					
Higher than expected write off, following consultation with Legal Services, of all debts agreed as not collectable or uneconomical to pursue	20,500				
Appropriation from HRA to CFR					
Less direct revenue financing required due to underspend on capital programme in year	(353,100)				
		(129,400)			
UNDERSPEND ON HRA BEFORE CARRY FORWARD AND SLIPPAGE REQUESTS		(173,200)	57,800	109,700	
Total Provisional Carry Forward Requests			109,700		
Total Revenue Financing required to meet Capital Slippage (excluding £19,000 which is to be met from earmarked reserves)			364,600		
TOTAL NET OVERSPEND ON HRA , ASSUMING ALL CARRY FORWARD AND SLIPPAGE REQUESTS ARE APPROVED			301,100		