

2010/11 HRA Fund Variance Analysis

FACTORS INFLUENCING OUTTURN	VALUE		PRT QTR4 Projection £	C/Fwd Request £	Ongoing? £	
	£	£				
1 Unforeseeable windfalls or costs		3,304				
2 Demand led variances		122,870				
3 Efficiency savings	(166,362)					
4 Other service driven variances (including delays)	(82,347)					
5 Budget setting issues / errors		0				
6 Year end adjustments		21,729				
7 Minor variances	(1,066)	(101,872)				
DETAILED VARIANCE BY SERVICE AREA						
HRA - Council Housing						
Dwelling Rents (Gross)						
2 Lower voids at 1.2%, compared to estimate at 1.5%.	(33,963)		(34,000)			
2 Increase in rent income on Commercial Properties	(5,053)					
Charges for Services & Facilities						
1 Lower recovery of Court Cost debts		7,228				
2 Reduced income from heating charges and lower de-minimus receipts		6,510				
Repairs & Maintenance						
3 Caretaker Services : reduced energy costs obtained through purchasing consortium	(5,538)					
3 Responsive Maintenance : Increase in chargeable hours, from improved sickness levels and lower void levels	(62,285)					
Planned Maintenance						
2 Increase in boiler replacements following annual inspections.		14,842				
4 Appletree Close car parking completed ahead of schedule.		15,254	14,000			
3 Savings on contract	(73,457)		(36,800)			
4 Increase in insurance works resulted in delay in concrete repairs	(30,000)		(3,000)	30,000		
Supervision & Management						
Housing Options - Choice Based Lettings						
4 Vacant post savings	(12,908)		(9,800)			
4 Installation of system delayed due to contract issues	(6,484)		(6,600)			
Council Housing Management & Admin						
4 Deferred training courses and purchase of stock	(19,953)		(24,800)			
3 Savings on housing survey contract plus contribution from Environmental Services (Task System)	(12,867)		(15,400)			
1 New starters opting in to the pension scheme		5,193		5,200		
1 Costs incurred meeting statutory responsibility		5,911				
3 Procurement savings for works to the Oracle system	(5,236)					
4 Postage savings	(4,193)					
Repairs and Maintenance Management and Admin						
2 Increase in emergency inspections resulting in increased mileage		5,334				
4 Vacant post savings	(5,262)					
Sheltered Schemes						
4 Melling House/Alder Grove : Vacant post savings	(14,989)		(6,300)			
4 Beck View/Kingsway : Necessary safety works following fire risk assessment.		12,588		0		
1 Glebe Court : Electricity dispute with supplier is now resolved in favour of LCC	(7,028)		(7,600)			
Central Control						
4 System implementation behind target, first year maintenance costs now due in 2011/12	(16,400)		(16,400)			
3 Less equipment required due to equipment being returned and then relet	(6,979)					
Rents, Rates, Taxes & Other Charges						
6 Insurances : Additional contribution due to more claims received		34,228				
Negative Housing Revenue Account Subsidy Payable						
Increase in Provision for Bad and Doubtful Debts						
2 Increased provision to allow for increase in arrears		135,200				
Interest Payable & Similar Charges						
6 Consolidated Rate of Interest higher than estimated		6,140				
Interest & Investment Income						
1 Additional interest income from investments	(8,000)					
7 Minor Variances	(1,066)	(83,233)				
6 Year end adjustments from Environmental Services	(18,639)	(18,639)				
UNDERSPEND ON HRA BEFORE CARRY FORWARD AND SLIPPAGE REQUESTS			(101,872)	(141,500)	30,000	0
Total Provisional Carry Forward Requests				30,000		
Total Revenue Financing required to meet capital retentions				15,500		
TOTAL NET UNDERSPEND ON HRA, ASSUMING ALL CARRY FORWARD AND SLIPPAGE REQUEST APPROVED				(56,372)		