

**Housing Revenue Account (HRA) Controllable Service Revenue Budget**  
**Comparison of 2010/11 Period 10 Forecast Outturn Variance and Actual Outturn Variance**

To assist comparison, the period 10 forecast outturn variance has been adjusted to reflect the year end technical accounting adjustments that are included within the final outturn variance.

These include accounting for pensions, changes to provisions for bad debts and insurance and revenue expenditure funded by capital by statute.

**Key**

"-" figure denotes a budget under spend or an income budget or improvement in outturn

"+" figure denotes a budget overspend or an expenditure budget or deterioration in outturn

		2010/11 Projected Outturn Variance as at Period 10	2010/11 Final Outturn Variance	Variance	Explanatory Note of the Key Variations Between the Forecast and Actual Outturn Income/Expenditure
		£000	£000	£000	
<b><u>Head of Strategic Housing</u></b>					
H084	Performance Management	-56	-124	-68	Lower than anticipated expenditure in relation to the Path Trainee Scheme (£16k), printing (£21k) and professional services (£33k). Partly reflects the later timing of the Housing Conference which was not known about at period 10
H098	Community Rooms	-13	-23	-10	
H099	Supporting People	-332	-334	-2	
H102	Provision For The Homeless	-3	1	4	
<b><u>Head of Landlord Services</u></b>					
H021	Dwelling Rents	-23	-30	-7	
H024	Non-Dwelling Rents	73	22	-51	Slightly higher income in relation to garages (£17k), shops (£15k) and other rents (£9k) than had been projected.
H026	Charges For Services	-44	-34	10	
H029	Contribution To Expenditure	0	117	117	Actuarial adjustment on insurance which is calculated at the year end from information received by the actuaries late in the year.
H031	HRA Subsidy	-17	-36	-19	The subsidy contribution is determined by government formula and the final figures are calculated at year-end.
H085	Asset Management	24	31	7	
H086	Rents, Rates, Taxes	-10	-13	-3	
H087	General Management	-290	-348	-58	Lower levels of external support required to support HRA projects and services than had been anticipated.
H088	Communal Heating	-61	-89	-28	Lower boiler maintenance costs than anticipated following the installation of new boilers (under a 1 year warranty).

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H089	Communal Lighting	-4	-113	-109	Reduction in electricity cost due to the introduction of smart meters resulting in some credits, from suppliers that previously used estimated figures, which emerged towards the end of the year. In addition, a fixed price contract has resulted in lower winter costs that were realised at year end.
H090	Caretaking & Cleaning	16	17	1	
H091	Lifts	-15	-9	6	
H092	Maintenance of Greens & Shrubs	-62	-62	0	
H093	Environmental Enhancement	9	-33	-42	Lower than expected capital expenditure has resulted in a corresponding reduction in associated revenue costs. Hence, some revenue expenditure has been delayed until capital projects are completed.
H097	Single Persons Accommodation	0	-7	-7	
H104	HRA Repairs	0	1	1	
H108	Provision For Bad Debts	-55	-54	1	
H328	Misc Communal Services	1	-136	-137	Forecast expenditure had assumed significant expenditure on maintenance of communal housing blocks. However, expenditure during the year on replacement boilers and lifts and the ongoing improvements meant that greater ongoing revenue savings materialised than had been anticipated.
H420	Rent Rebate Subsidy Deductions	0	-103	-103	The contribution to the general fund is reducing in line with rent convergence. Lower contributions were required through the government formula which is finalised at the year-end.
H600	Property Maintenance Manager	-23	-1	22	Slightly higher level of consultancy costs incurred to support the vacant Property Maintenance Manager post which had previously anticipated to be recruited to.
H610	Responsive Repairs Team	23	-646	-669	A system upgrade in the year (IBS Housing - Contractor module) led to late adjustments to stock and the capitalisation of revenue costs at year end. As these costs were not certain until late in the year, forecasts were set at cautious levels. The underspend is partly offset by overspends elsewhere (e.g. lower insurance income for fire damage repairs). In addition to this, lower tenders were received than had been anticipated, hence this could not be included in the period 10 forecast.

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H620	Voids Team	-72	-173	-101	A system upgrade in the year (IBS Housing - Contractor module) led to late adjustments to stock and the capitalisation of revenue costs at year end. As these costs were not certain until late in the year, forecasts were set at cautious levels.
H630	Major Works & Estate Renewal Team	-218	-215	3	
H640	Technical Team	-11	58	69	Higher than expected costs in relation to minor responsive repairs to gas heating systems over the winter months.
H650	Electrical Team	-21	37	58	Higher costs in relation to temporary staff £24k, repairs £12k and vehicles £22k.
H651	Leasehold & RTB	-12	-10	2	
H670	Estate Shops and Flats	-65	-67	-2	
H690	Property Maintenance -Business Support	65	92	27	
<b>Total within Budget Manager Control</b>		<b>-1,196</b>	<b>-2,282</b>	<b>-1,087</b>	