

HRA Revenue Budget  
Service Budget Outturn Position 2012/13

Appendix 6

**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

		2012/2013 Revised Budget	Outturn	Outturn Variance	Explanation
		£000	£000	£000	
HS05	Home Choice & Resettlement	217	182	-35	Compensation payments made from the Under Occupation Scheme (£35k) were lower than anticipated.
HS07	Independent Living	1,598	1,681	83	Various overspends including: Insurances £21k, Refurbishment & General Maintenance of buildings £42k and IT Hardware £9k.
HS15	Performance, Improvement and Systems	819	769	-50	Lower costs incurred in relation to the Path Trainee Scheme that ended part way through the year. Also, lower service training costs incurred within the service.
<b>Division Total - Head of Strategic Housing</b>		<b>2,634</b>	<b>2,632</b>	<b>-2</b>	
HS04	Housing Services	6,567	5,810	-758	Savings on the Stock Options Appraisal works (£334k) are offset by a reduction in the contribution from the earmarked reserve that funds this work, so that the funding is available in future years. Insurance savings (£314k) that have arisen as a result of a lower corporate insurance costs have been used to create an Insurance Reserve to mitigate any future risks. There has also been a reduction in the utilities and council tax costs associated with empty properties (£70k) following the refurbishment of Paget House and the demolition of Robinson House.
HS06	HRA Subsidy	0	1	1	Residual balance on HRA Subsidy - this scheme has now been replaced by Self-financing.
HS08	Housing Rents & Other Income	-49,129	-49,874	-745	The de-pooling of tenants service charges led to a saving on the Rent Rebate Subsidy Limitation mechanism (£643k). The contribution to the Bad Debt Provision was lower than budget (£93k) as a result of lower arrears levels. In addition, overall rental income was greater than budget (£21k).

HS16	Housing Asset Strategy	3,648	4,164	515	Higher costs within the Technical Services team £273k, reflecting additional works to communal heating systems. The Planned & Major Works Team were higher than budget by £260k as a result of additional revenue costs associated with the acceleration of the Decent Homes scheme within the capital programme. Note that this is offset by £128k of staff costs that were transferred to Capital Schemes and reflected in net recharges.
HS17	Head of Landlord Services	115	99	-15	Staff savings as a result of a part-time interim appointment to a full-time post.
HS18	Stock Condition Survey	93	-13	-106	Stock condition work was carried out as part of the Decent Homes capital scheme. Therefore, no revenue expenditure was incurred during the year.
SS18	Housing Property Maintenance	7,762	7,373	-389	This reflects the higher allocation of costs to the capital programme and in particular, the Decent Homes capital scheme, rather than to revenue works. There was also a saving of £100k that had been provided for the potential costs of the implementation of a new pay and productivity scheme that was being considered in 2012/13, but delayed till 2013/14.
	<b>Division Total - Head of Landlord Services</b>	<b>-30,943</b>	<b>-32,441</b>	<b>-1,497</b>	
	<b>Directorate Total - Housing</b>	<b>-28,309</b>	<b>-29,808</b>	<b>-1,499</b>	
	<b>Total</b>	<b>-28,309</b>	<b>-29,808</b>	<b>-1,499</b>	

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Appendix 7

Comparison of 2012/13 Period 10 Forecast Outturn Variance and Actual Outturn Variance

**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

		Period 10 Forecast Variance	Outturn Variance	Forecast Vs Outturn	Explanation
		£000	£000	£000	
HS05	Home Choice & Resettlement	0	-35	-35	Compensation payments from the Under Occupation Scheme (£35k) did not progress as anticipated.
HS07	Independent Living	36	83	47	Late insurance costs £21k were not anticipated. Also, there were costs incurred in relation to Repairs & Refurbishment of sheltered housing that were not foreseen.
HS15	Performance, Improvement and Systems	-11	-50	-39	Lower costs were incurred in relation to IT project works that are being funded from the HRA Service Improvement & Project Reserve. These project costs will be incurred in 2013/14.
<b>Division Total - Head of Strategic Housing</b>		<b>25</b>	<b>-2</b>	<b>-26</b>	
HS04	Housing Services	-37	-758	-721	Pension savings (£269k) were identified at year end following updated actuarial information. Insurance savings (£314k) were used to create an earmarked reserve. The forecast for the Stock Options Appraisal was £339k higher than outturn but this was offset by a reduction in the amount drawdown from the Reserve. There was also a late internal charge from the Voids Team, £130k for work that was carried out for rubbish clearance in the borough.
HS06	HRA Subsidy	0	1	1	Residual balance on HRA Subsidy - now replaced by Self-financing.
HS08	Housing Rents & Other Income	-754	-745	9	Minor variations

HS16	Housing Asset Strategy	168	515	348	Primarily reflects an increase in revenue costs associated with the acceleration of the Decent Homes capital scheme in 2012/13. These are partly offset by an increase in recharges to the capital programme.
HS17	Head of Landlord Services	46	-15	-62	Interim external support costs were lower than projected.
HS18	Stock Condition Survey	-93	-106	-13	Additional savings as a result of a prior year adjustment that had not been projected.
SS18	Housing Property Maintenance	-144	-389	-245	A reduction in the levels of void works in the final quarter of the year and the late capitalisation of void expenditure resulted in a lower spend than had been anticipated. In addition, an internal charge was raised for rubbish clearance (130k) at year end.
	<b>Division Total - Head of Landlord Services</b>	<b>-814</b>	<b>-1,497</b>	<b>-683</b>	
	<b>Directorate Total - Housing</b>	<b>-789</b>	<b>-1,499</b>	<b>-710</b>	
	<b>Total</b>	<b>-789</b>	<b>-1,499</b>	<b>-710</b>	

## Summary of HRA Earmarked Reserves 2012/13

<b>Earmarked Reserve</b>	<b>Audited Balance 1 April 2012 £000</b>	<b>Reallocation of Reserves £000</b>	<b>Earmarked 2012/13 £000</b>	<b>Unearmarked 2012/13 £000</b>	<b>Use of Reserves 2012/13 £000</b>	<b>Unaudited Balance 31 March 2013 £000</b>
Capital Programme Reserve	2,614		6,181		0	8,794
Leaseholder Reserve	168				0	168
Service Improvement & Project Reserve	1,000		670		-274	1,395
Stock Options Appraisal	2,000				-667	1,333
Supporting People Reserve	558					558
HRA Insurance Reserve	0		300			300
<b>Total (excluding HRA Working Balance)</b>	<b>6,340</b>	<b>0</b>	<b>7,150</b>	<b>0</b>	<b>-941</b>	<b>12,549</b>