

HRA Revenue Budget
Service Budget Outturn Position 2011/12

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

		2011/2012 Revised Budget	Outturn	Outturn Variance	Explanation
		£000	£000	£000	
HS05	Home Choice & Resettlement	79	103	24	Take up of the under-occupation incentive scheme was successful. This exceeded expectations, and resulted in a higher volume of incentive payments to tenants and an oversend of £26k.
HS07	Independent Living	1,505	1,434	-71	Savings relate primarily to vacant posts held within the Sheltered Housing Team resulting in underspend of £68k.
HS15	Performance, Improvement and Systems	548	606	58	This overspend primarily reflects the additional software and support costs incurred in relation to upgrades to the IBS rent accounting system that were required during the year.
Division Total - Head of Strategic Housing		2,133	2,144	11	
HS04	Housing Services	5,757	5,910	153	There were loan fees of £65k (PWLb) in relation to the HRA buyout. Increase costs for IBS maintenance and training £64k. Some savings occurred following the outsourcing of the EMS contract as some tree maintenance and other works were delayed.
HS06	HRA Subsidy	12,737	11,972	-765	Adjustments to Capital Allowances have reduced the payment required to Central Government. The amount payable is determined by a formula set out by the Dept. for Communities and Local Government.
HS08	Housing Rents & Other Income	-46,100	-46,265	-165	Primarily reflects a lower than expected contribution to the bad debts provision as a result of lower arrears.
HS16	Housing Asset Strategy	3,651	4,023	372	£155k increased salary costs due to decent homes work that are largely offset through lower recharges (below the line). Increased repairs costs due to more boilers breaking down due to the cold winter £40k, £193k of costs relating to capital schemes were moved to revenue as they were not defined as capital expenditure.
SS18	Housing Property Maintenance	7,545	7,440	-105	Savings on employees due to vacant posts during the year -£46k. Also the Property Maintenance service review has not yet taken place -£100k. Savings were made on vehicle and plant hire due to reduced number of temporary staff and spot hire costs. These were offset by overspends on mobile phone costs due to Motorola PDAs being implemented.
Division Total - Head of Landlord Services		-16,411	-16,921	-510	
Directorate Total - Housing		-14,278	-14,777	-499	

HRA Revenue Budget
Service Budget Outturn Position 2011/12

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

Explanation	Outturn Variance £000	Outturn £000	2011/2012 Revised Budget £000	Total

HRA Revenue Budget
Comparison of 2011/12 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	85	24	-61	Expenditure for the under occupation scheme was funded from reserves at year-end.
HS07	Independent Living	-104	-71	33	This was due to the high use of the community rooms and increase in costs of transportation for staff working late / night shifts.
HS15	Performance, Improvement and Systems	79	58	-20	The forecast relates to an unexpected high use of online forms with subsequent lower printing costs resulting in a variance.
Division Total - Head of Strategic Housing		59	11	-48	
HS04	Housing Services	14	153	139	Various including; £64k unexpected fees for the HRA buyout, £27k Increased software costs for IBS open Housing system, and compensation and severance costs not anticipated £42k.
HS06	HRA Subsidy	-690	-765	-75	The amount payable is determined by a formula set out by the Dept. for Communities and Local Government.
HS08	Housing Rents & Other Income	65	-165	-230	Underspend primarily reflects a lower contribution to bad debts provision as a result of lower rent arrears levels than had been anticipated.
HS16	Housing Asset Strategy	197	372	174	Overspend largely reflects the revenue costs relating to capital schemes that were identified at year-end.
SS18	Housing Property Maintenance	-27	-105	-78	Primarily reflects greater than expected income in relation to works carried out by the Commercial Team.
Division Total - Head of Landlord Services		-440	-510	-70	
Directorate Total - Housing		-381	-499	-118	

HRA Revenue Budget
 Comparison of 2011/12 Period 10 Forecast Outturn Variance and Actual Outturn Variance

Key

"-" figure denotes a budget underspend or an income budget or improvement in outturn
 "+" figure denotes a budget overspend or an expenditure budget or deterioration in outturn

Explanation	Forecast Vs Outturn £000	Outturn Variance £000	Period 10 Forecast Variance £000	Total
	-118	-499	-381	

Summary of HRA Earmarked Reserves 2011/12

Earmarked Reserve	Analysis of Transfers to and Transfers (from) Reserves					
	Balance 01/04/11	Reallocation of Reserves	Earmarked 2011/12	Unearmarked Reserves 2011/12	Less Actual Use of Reserves Approved	Balance 31/03/12
	£000	£000	£000	£000	£000	£000
Capital Programme Reserve	12,860		2,208		(12,455)	2,613
Leaseholder Reserve	1,000				(832)	168
Service Improvement & Project Reserve	821		347		(168)	1,000
Stock Options Appraisal	2,000					2,000
Supporting People Reserve	558					558
Total (Excluding HRA Reserve)	17,239	0	2,555	0	(13,455)	6,339

