

Housing Revenue Account Budget
Service Budget Outturn Position 2013/14

Appendix 5

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

		2013/2014 Revised Budget	Outturn	Outturn Variance	Explanation
		£000	£000	£000	
HS05	Home Choice & Resettlement	150	142	-7	Compensation payments made from the Under Occupation Scheme (£7k) were slightly lower than anticipated.
HS07	Independent Living	1,595	1,503	-92	Primarily reflects savings within the Sheltered Housing Team (£58k) as a result of vacant posts. In addition, there has been lower repair and maintenance expenditure required on Community Rooms across the Borough (£34k).
HS15	Performance, Improvement and Systems	399	398	-1	
Division Total - Head of Strategic Housing		2,143	2,043	-100	
HS04	Housing Services	6,373	5,896	-477	Savings on the Stock Options Appraisal works (£543k) 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. This is offset by other variances including the project costs of the Business Improvement team £118k and savings on the SCATE project (£75k) as a result of a revised working plan.
HS08	Housing Rents & Other Income	-52,542	-52,289	253	Dwelling rents income was lower than anticipated £309k, largely because Right to Buy completions in 2013-14 were greater than expected, (87 actual completions, 25 budgeted). There was also a reduction in NCC funding for Supporting People £292k and a saving on the required contribution to the Bad Debt Provision (£390k) as arrears were lower than budgeted following the delayed implementation of the Universal Credit benefit system.
HS16	Housing Asset Strategy	4,428	4,814	386	Largely reflects major repairs and maintenance expenditure to leasehold properties that has been identified within the capital programme and allocated to revenue. Some of these costs may be recoverable through future year service charges.
HS17	Head of Landlord Services	439	164	-274	Savings due to lower levels of interim support and professional service costs (£150k). In addition, a service improvement structure that was due to be implemented in 2013/14 has been delayed (£100k).
HS18	Stock Condition Survey	30	0	-30	There was no requirement for any Stock Condition Survey work to be undertaken in 2013/14 resulting in a saving (£30k).
HS19	Income & Rent Accounting	414	386	-27	Staff savings as a result of vacant posts for part of the year.
HS20	Performance Improvement & Business Support	0	5	5	New KSA set up in 2013/14 for Business Development and Performance Management within Landlord Services £5k.
SS18	Housing Property Maintenance	11,223	10,411	-812	This reflects a higher allocation of costs to the capital programme and in particular, to the Decent Homes capital scheme, rather than to revenue works. There was also a saving of £65k in relation to HRA shops and flats (NNDR cost and repair and maintenance expenditure).
Division Total - Head of Landlord Services		-29,637	-30,613	-976	
Directorate Total - Housing		-27,493	-28,570	-1,077	
Total		-27,493	-28,570	-1,077	