

Significant Items of Variance from Working Budget

Housing Revenue Account 2018/19 Q3 - Major Variances from Budget

Service Grouping	Reason for Outturn Variance	Cross reference to Performance report	Actual (Favourable) / Adverse Variance £	Outturn projection variance £
Housing Repairs - Revenue				
Revenue Maintenance	Favourable variance reported YTD due to late invoicing but orders have been raised for majority of the planned maintenance works for the year. No outturn variance is currently anticipated.	AH204 - % tenants satisfied with responsive repairs	(456,180)	0
Other net variances				
Total Variance for Service			(456,180)	0
Sheltered Housing				
Sheltered Housing	Variance is due to late receipt of invoices ie for Grass cutting contract & Utilities. Deep Clean not commenced on Communal Rooms that had been planned. Expect favourable variance on Buildings Maintenance (Communal Rooms/Areas) of £29.5k based on current spending and projections.		(48,528)	(29,500)
Other net variances				
Total Variance for Service			(48,528)	(29,500)
Administration				
Administration	Favourable variance reported due to staffing vacancies (£150k) and budgeted expenditure on corporate subscriptions (£30k) not being paid at time of report. Other underspends include: £26k council tax payments on void properties, Tenancy Prrofiling Project delayed start £12k Housing IT Support & Maintenance £19k (procurement of Housing Managment System delayed), Software Licences paid by 3CIT that have not yet been recharged £6k, Bank charges and postage costs to be posted 16k. Projected outturn underspend: Staffing costs = £160k Housing IT Support & Maintenance = £25k		(299,185)	(185,000)
Other net variances				
Total Variance for Service			(299,185)	(185,000)
Other Alarm Systems				
Alarms	Variance not significant, therefore not investigated		(591)	0
Other net variances				
Total Variance for Service			(591)	0
Flats - Communal Areas				
Flats	Reported YTD underspend due to late receipt of invoices and posting of insurance recharges. No outturn variance anticipated.		(18,177)	0
Other net variances				
Total Variance for Service			(18,177)	0
Outdoor Maintenance				
Grounds Maintenance	Overspend reported against profiled YTD budget but suspect some jobs miscoded (see Tenant Participation below) No outturn variance anticipated		16,091	0
Other net variances				
Total Variance for Service			16,091	0
Sewage				
Sewage	Maintenance costs £26k above YTD budget - urgent repairs required at Chittering pumping station		24,548	25,000
Other net variances				
Total Variance for Service			24,548	25,000
Tenant Participation				
Tenant Participation	No expenditure posted against Tenant led Estate works but suspect some work miscoded to Outdoor Maintenance - £50k budget will be fully utilised. Staff vacancy leading to projected favourable outturn variance		(60,316)	(10,000)
Other net variances				
Total Variance for Service			(60,316)	(10,000)

Reprovision & New Homes Programme				
Re-provision and New Homes	Variance not significant, therefore not investigated		4,845	0
Total Variance for Service			4,845	0
Other				
Other	Variance not significant, therefore not investigated		(4,111)	0
Other net variances				
Total Variance for Service			(4,111)	0
Transfer to Reserves & Capital Charges				
Interest on Self Financing Debt			0	0
Other net variances				
Total Variance for Service			0	0
	Not blank			
Total HRA expenditure				
Total Variance for Service			(841,604)	(199,500)
	Not blank			
	Not blank			
Income				
Rent and Other Income	Rental Income is higher than budgeted due to the previous assumptions around the sale of higher value void stock and anticipated loss of income.		(246,013)	(250,000)
HRA Interest		FS102 - % Housing Rent collected		
Other net variances				
Total Variance for Service			(246,013)	(250,000)
Total for Housing Revenue Account				
			(1,087,617)	(449,500)