

HRA Variances Original Budget to Outturn 2013/14

	£000	
<b>Original Budget</b>		<b>280</b>
<i>Dwelling Rents - Increase mainly due to reduced void levels against budget</i>		(171)
<i>Increase in Non Dwelling Rents - mainly re: Garages</i>		(25)
<i>Increase in Service Charge income</i>		(17)
<i>Leaseholder Charges for Services &amp; Facilities: additional recoverable Major Works &amp; Insurance premium recovery</i>		(130)
<i>Income - Other miscellaneous variances</i>		(19)
<i>Repairs and Maintenance: Numerous changes to R&amp;M budgets to meet in year requirements</i>		
<i>Term Maintenance - increase due to general level of demand</i>	(32)	
<i>External Decorations - virement to Elderly Persons Redecorations &amp; works delayed until 2014/15</i>	(61)	
<i>Boiler Maintenance</i>	(14)	
<i>Vandalism</i>	(11)	
<i>Reduction in Estate Paths etc based on Estate Inspection</i>	(52)	
<i>Other Miscellaneous Variances</i>	(3)	
	<hr/>	(172)
<i>Supervision &amp; Management:</i>		
<i>Increase in EKH Management Fee</i>	65	
<i>Leaseholder Premises Insurance - previously netted against Leaseholder Income</i>	26	
<i>Caretaking &amp; Cleaning - increased specification of works</i>	24	
<i>Increase in internal recharges</i>	37	
<i>Increase in Computer Software Maintenance/Purchases - work on tenancy types &amp; BACS payments</i>	18	
<i>Professional &amp; Agency Fees</i>	(28)	
<i>Grounds Maintenance/Contract Payments/Repairs &amp; Maintenance</i>	(14)	
<i>Careline Services - reduced cost following reconciliation of charges from Sheway</i>	(28)	
<i>Reduction in Maintenance of Play Areas re: replacement equipment now funded through Capital</i>	(33)	
<i>Other Miscellaneous Variances</i>	46	
	<hr/>	114
<i>Rent, Rates etc - projected increase in Council Tax due to removal of void "grace period"</i>		20
<i>Depreciation / Major Repairs Allowance</i>		121
<i>Debt Management expenses &amp; Housing Finance Loan interest</i>		(2)
<i>Reduced Bad Debt Provision / Write Off</i>		(136)
<i>Rent Rebate Subsidy Limitation</i>		(8)
<i>Share of Corporate &amp; Democratic Core - mainly recharges</i>		(32)
<i>Reduction in interest due to transfer of balance in September 13 &amp; re-assessment of 'Negative Credit Ceiling' adjustment</i>		76
<i>Reduction in Capital expenditure funded by the HRA due to:</i>		
<i>Increase in Structural Works - re: mainly catchup up on previously delayed programme</i>	150	
<i>Decent Homes</i>	93	
<i>Rewiring Works b/f/ from 2013/14:</i>	56	
<i>Comprehensive Improvements - includes virement from Disabled Adaptations (£63k)</i>	40	
<i>Asbestos Programme</i>	(19)	
<i>Adaptations for Disabled Persons (inc £63k vired to Comp Improvements)</i>	(34)	
<i>Renewal Heating - low requirement for installations</i>	(45)	
<i>Door Entry Systems - Delay in works procurement. Now expected in 14/15 - £69k uplift to revised business plan for 14/15</i>	(127)	
<i>Thermal Insulation - expectation of majority of works being grant funded. 14/15 proposed budget also reduced by £200k</i>	(155)	
<i>Contingency re: replacement of alarm systems at Sheltered units - not required</i>	(200)	
<i>Replacement Doors &amp; Windows - reduced 13/14 spend projection no increase in 14/15 requested</i>	(220)	
<i>Fire Precaution Works - Delayed 13/14 programme "matched" by £230k addition to 14/15 proposed budget</i>	(261)	
<i>Demolition of decanted Sheltered properties</i>	90	
<i>Sheridan Road Play Area - originally to be funded from specific reserve</i>	48	
<i>Increased Funding from Major Repairs Reserve</i>	(117)	
<i>Provision for replacement Housing System - now intended to be funded by loan to EKH</i>	(330)	
<i>Other Miscellaneous Variances</i>	5	
	<hr/>	(1,027)
<b>2013/14 Year End Outturn</b>		<b>(1,127)</b>
		<b>(1,127)</b>