

EAST AYRSHIRE COUNCIL

POLICY & RESOURCES COMMITTEE – 8 FEBRUARY 2006

HOUSING REVENUE ACCOUNT TO 11 DECEMBER 2005 (PERIOD 9)

**Joint Report by the Executive Head of Finance and the
Executive Director of Neighbourhood Services**

1 PURPOSE OF REPORT

- 1.1** To advise Members of the current budgetary control position of the Housing Revenue Account for the period ended 11 December 2005 (Period 9).

2 OVERALL POSITION

- 2.1** The budgetary position summarised at Period 9 is detailed in Appendix A. It is anticipated that Housing Revenue Account will outturn at £150,000 in surplus at 31 March 2006.

3 SUBJECTIVE ANALYSIS

3.1 Employee Costs

Employee costs are projected to outturn £40,000 under budget. This is due to staff turnover.

3.2 Premises Costs

It is anticipated that premises costs will be outturn £108,000 over budget.

Void rent loss will show a favourable variance of £400,000. This is due to a lower than budgeted number of rent loss weeks to period 9 reflecting the acceleration of the demolition programme. This is offset by a reduction of £300,000 in rent income (see 3.7 below).

An additional £508,000 has been allocated to repairs and maintenance. This is offset by the variances in voids, employee costs, transport costs and supplies and services as outlined above and increased income as a result of lower than budgeted house sales (see 3.7 below).

3.3 Transport Costs

Transport costs are projected to outturn £15,000 under budget due to reduced maintenance costs as a result of vehicle replacements.

3.4 Supplies and Services

Supplies and Services are projected to outturn £35,000 under budget due to budgeted expenditure from preferred supplier income not required in this heading.

Bad debt provision is expected to outturn £20,000 over budget offset by a reduction in IT costs.

3.5 Debt Charges

It is projected that debt financing costs will outturn £250,000 less than budget at the year-end. This is due to a favourable cash flow profile, resulting in additional investment income.

3.6 Homeless Hostels

Homeless Hostels expenditure is projected to outturn £17,700 over budget. This is a result of staff cover required for vacant posts and staff training days and essential repairs and maintenance. This is partially offset by a reduction in debt charges.

3.7 Income

It is anticipated that House Rent income will be under recovered by £192,000. Of this £300,000 is due to the acceleration of the demolition programme partially offset by increased income of £108,000 due to lower than expected house sales. This is offset by reduced void rent loss as outlined above. The balance has been allocated to repairs and maintenance (see 3.2 above).

Other income is projected to outturn £110,000 above budget and relates mainly to increased income from rechargeable repairs.

Hostel income is projected to outturn £17,700 over budget. This is the result of higher than budgeted occupancy levels within the hostel.

4 RECOMMENDATIONS

4.1 It is recommended that Members note the contents of this report.

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Executive Head of Finance

William Stafford
Executive Director of Neighbourhood Services

16 January 2006

LIST OF BACKGROUND PAPERS NIL

For further information please contact William Stafford, Executive Director of Neighbourhood Services on 01563 556023

APPENDIX A

EAST AYRSHIRE COUNCIL

POLICY AND RESOURCES COMMITTEE – 8 FEBRUARY 2006

**HOUSING REVENUE ACCOUNT 2005/06
TO 11 DECEMBER 2005 (PERIOD 9)**

Actual Exp. To 11/12/05	Actual Exp. To P9 as % of Annual Estimate	Detail	Annual Estimate 2005/06	Projected Actual to 31/3/06	Variance (Favourable) / Adverse
2,142,494	67.5%	EMPLOYEE COSTS	3,174,205	3,134,205	(40,000)
11,428,436	72.7%	PREMISES COSTS	15,720,810	15,828,810	108,000
102,027	61.4%	TRANSPORT COSTS	166,140	151,140	(15,000)
2,551,449	58.5%	SUPPLIES & SERVICES	4,364,965	4,329,965	(35,000)
730,498	90.5%	THIRD PARTY PAYMENTS	807,613	807,613	0
3,634,615	66.1%	DEBT CHARGES	5,500,000	5,250,000	(250,000)
1,021,594	28.7%	PLANNED MAINTENANCE	3,561,230	3,561,230	0
701,188	75.1%	HOMELESS HOSTELS	933,498	951,198	17,700
22,312,301	65.2%	TOTAL EXPENDITURE	34,228,461	34,014,161	(214,300)
(22,860,812)	70.8%	INCOME - RENTS ETC	(32,285,573)	(32,093,573)	192,000
(815,321)	80.8%	INCOME - OTHER	(1,009,390)	(1,119,390)	(110,000)
(670,390)	71.8%	INCOME - HOMELESS HOSTELS	(933,498)	(951,198)	(17,700)
(2,034,222)	-	NET EXPENDITURE	0	(150,000)	(150,000)
		BALANCE B/F	0	0	0
		NET BALANCE C/F	0	(150,000)	(150,000)