

ANNEX C – HRA FORECAST KEY VARIANCES

Table 1 - High Level Revenue Summary to June 2021 P3

Service	Forecast Outturn		
	2020/21 Budget £m	2020/21 Forecast £m	2020/21 Variance £m
Service Director Housing Regeneration	19.113	19.158	0.045
Asset Management	17.035	15.796	(1.239)
Sheltered Housing	1.386	1.378	(0.008)
Housing Regeneration	1.793	1.793	0.000
Housing Operations	(51.627)	(51.823)	(0.196)
Prevention & Access	0.190	0.229	0.039
Housing Allocations	0.586	0.586	0.000
Learning & Development	0.035	0.035	0.000
HRA Total	(11.489)	(12.849)	(1.359)
Revenue Contribution to Capital	4.230	5.590	1.359
HRA Total	(7.259)	(7.259)	0.000

Table 2 – High Level Variations -

Service Area	HRA	Responsible Officer	Stuart Proffitt	Outturn Variance £m	(£1.359m)
<p>Key Variations:</p> <p>Asset Management</p> <ul style="list-style-type: none"> A budget pressure of c.£1m for additional staff was agreed as part of the MTFP and is included in the base budget, however an underspend of (£0.756m) is anticipated as a number of posts have not been recruited to due to difficulty in attracting suitably qualified candidates in a booming building sector. The budget pressure for the loss of rental income from the Tower blocks as a result of the decant was included in the Asset Management budget, along with all other associated revenue costs of the decant (waking watch, stripping out, homeloss etc.). However, this was double counted during budget setting whereby the rental income budget (reported against Housing Operations budget) also included an adjustment for the loss of stock, therefore a favourable variance of £0.517m is reported in Asset Management. There is a new pressure identified of £0.086m in relation to Council Tax voids which will be chargeable until the demolition order is granted. <p>Housing Operations</p> <ul style="list-style-type: none"> Surplus rent income from higher opening stock of (£0.193m). <p>Prevention and Access</p> <ul style="list-style-type: none"> Additional pay overspends under the Homelessness Prevention team due to two new posts created following a deep dive of establishment against original “invest to save” proposal. 					