

EAST DEVON DISTRICT COUNCIL
REVENUE ESTIMATES 2008/2009
COMMUNITY PORTFOLIO

Notes and variations in 2008/2009 – Housing Revenue Account

DETAILED VARIATIONS

Notes on detailed variations for most of the headings on this page appear on the following pages.

- Line 10 Housing Subsidy reflects the actual amount paid to the DCLG in the year based on the second advance claim.
- Line 22 Includes additional revenue contributions to capital expenditure of £12,000 for the Abris system for Choice Based Lettings and £2,050 for Audis direct debits for rents.
- Line 26 The HRA balance has decreased by £946,400 to give an HRA balance of £1.258m which is still higher than the current recommended level of £1.051m. The balance takes into account the slippage from 2007/08 of £318,000 which was reported at last year's outturn.

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The Business Plan was produced in June 2006 and budgets were set in line with this allowing for inflationary increases. The Revised Estimate column shows where additional expenditure or schemes were approved during the year.

INCOME

- Line 1 House rents were increased in line with Government formula by an average of 5.42%. The housing stock at the end of the year was 4290.
- Line 3 Includes service charge income which is offset by fuel bills for the communal areas of flats and the HRA element of supporting people expenditure.

REPAIRS & MAINTENANCE

- Line 5 This includes storm and frost damage, drain repairs and drain clearance for which expenditure was higher than anticipated due to the cold winter and the flooding emergencies.
- Lines 7 & 8 Expenditure on Fire Extinguishers, Emergency Lighting and Fire Alarms is included in the budget for Communal Areas.

IMPROVEMENTS

There has been movement of some schemes between Improvements and the Major Repairs Account to align with the Business Plan.

- Line 22 This is part of the £318,000 underspend from last year as reported in the 2007/08 Outturn.
- Line 26 There has been a slow uptake by tenants.
- Line 34 This is part of the £318,000 underspend from 2007/08 but also includes work to defective boilers identified as a result of new testing equipment (see also note for Line 22 under Major Repairs).
- Line 35 This includes some slippage from last year. There was also some work to kitchens & bathrooms which accounts for the underspend on Line 26 under Major Repairs.
- Line 36 An extensive consultation exercise revealed that all dwellings with communal aerials can currently obtain 'Freeview' through a digital box and therefore comprehensive upgrading is not necessary.
- Line 37 Final costs of the extension to the community room funded by £32,300 raised by residents and tenants in previous years and £15,300 from the HRA.
- Line 38 £90,000 funding was received from Devon County Council second homes income for the enhancement of Dunning Court, Honiton in 2007/08 of which £19,500 has so far been spent.
- Line 40 This is a new requirement for all void properties under the Directive on the Energy Performance of Buildings which was approved by Executive Board on 3 September 2008.

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SUPERVISION & MANAGEMENT – GENERAL

- Line 1 The small overspend is due to agency staff covering vacancies in the Housing Needs and Housing Services teams and recruitment costs which are partly offset by vacancies in the Housing Strategy Team at the start of the year.
- Line 2 Includes £14,000 on higher than anticipated property insurance premiums, £2,000 for a new door for the Housing Services Team and £3,000 for office alterations for the Housing Needs Team.
- Line 4 Overspends of £7,000 on external audit fees, £9,000 on court fees in respect of rent arrears, £4,000 for Homemaker support staff, £3,500 for an Anite upgrade and £11,150 payment for the release of a covenant on land adjoining 1 Council Houses, Rockbeare (Portfolio Holder decision 17 July 2008).

SUPERVISION & MANAGEMENT – SPECIAL ITEMS

- Line 27 Advertising costs approved by Executive Board on 3 September 2008.
- Line 28 Programming and consultancy by Vanguard approved by Executive Board on 3 September 2008.
- Line 33 The STATUS survey was brought forward a year by the government, but a grant was received to cover the costs.
- Line 34 This has been delayed until 2009/10.
- Line 36 This survey was delayed until 2009/10 due to the STATUS survey being brought forward to 2008/09 – 2 major surveys being sent out together may have diluted the responses to both.
- Line 37 £54,000 spent on agency staff to cover holiday, sickness and vacancies for Mobile Support Officers, £9,000 overspend on contractors of which £4,000 was for upgrading and refurbishment at Lymebourne House, £5,000 for travelling expenses and small overspends on telephones, postage and stationery.
20% of Supporting People grant is transferred to Home Safeguard (in the General Fund) which holds 20% of the units for which the grant is claimed.

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OTHER EXPENDITURE

Line 12 The overspend is due to works necessary as a result of health & safety issues.

Line 20 Purchase of new fire-retardant furniture for community centres is covered by the budgets in 2008/09 and 2009/10.

MAJOR REPAIRS ACCOUNT

Line 22 Flue gas gauges were used for safety testing for the first time which identified a large number of defective flues for back boilers. All had to be replaced with wall-mounted boilers.

Line 23 The underspend has been used for Change of Tenancy expenditure (line 32).

Line 26 The underspend has been used for Modernisations under the Improvements programme.

Line 27 Includes replacement windows to 9 dwellings.

Line 28 There were a large number of properties requiring rewiring.

Line 31 This budget was not required and was used for Change of Tenancy expenditure (line 32).

Line 33 The total Major Repairs Allowance of £2,461,425, determined as part of the Housing Subsidy calculation, was exceeded to align with the Business Plan.