

**EXETER CITY COUNCIL**

**SCRUTINY COMMITTEE - COMMUNITY  
27 FEBRUARY 2007**

**HOUSING REVENUE ACCOUNT  
STEWARDSHIP TO DECEMBER 2006**

**1. PURPOSE OF REPORT**

- 1.1 To advise members of any major differences by management unit to the outturn forecast for the first nine months of the financial year up to 31 December 2006.

**2. STEWARDSHIP TO 30 DECEMBER 2006**

During this period the total of the variances indicates that there will be a net surplus of £317,030, of this £217,030 will be transferred to the working balance at 31 March 2007, and an additional £100,000 will be utilized to fund capital works associated with the Decent Homes Standard. The working balance will be increased to £2,971,972 at 31 March 2007.

The main variations by management unit are detailed below:

	£
<b>2006-2007 ESTIMATED TRANSFER TO THE WORKING BALANCE</b>	<b>0</b>
<b>5A1 MANAGEMENT</b>	
There has been a saving on staffing costs within the HRA due to vacancies; in addition to this a saving is expected on legal costs and superannuation back funding. These savings have been offset by an increase in utility costs at sheltered sites, costs associated with tenant participation and a shortfall in respect of Supporting People grant income.	5,560
<b>5A4 REPAIRS FUND CONTRIBUTION</b>	<b>100,000</b>
The increase in rents receivable, as a result of the continued reduction in Right to Buy sales, has enabled an increase in the revenue contributions to capital works associated with achieving the Decent Homes Standard.	

**5A8 RENTS**

A reduction in the estimated number of Right to Buy applications and an improvement in void turn around times has resulted in an increase in the rent collectable. (303,500)

**5B1 GOVERNMENT SUBSIDY**

There is a small saving in the subsidy payable in 2006-07 (4,090)

**5B2 INTEREST**

It is estimated that there will be additional interest on investments as a result of an increased working balance. (15,000)

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**2006-2007 SECOND QUARTER FORECAST INCREASE IN WORKING BALANCE (£217,030)**

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**3. RECOMMENDED:**

- 1) that the Scrutiny Committee – Community note this report.

DIRECTOR CORPORATE SERVICES

DIRECTOR COMMUNITY AND ENVIRONMENT

S:PA/LP/Committee/207SCC21

CORPORATE SERVICES DIRECTORATE  
COMMUNITY AND ENVIRONMENT DIRECTORATE

**Local Government (Access to Information) Act 1985 (as amended)**

**Background papers used in compiling this report:**

1. None