

**EXETER CITY COUNCIL**  
**SCRUTINY COMMITTEE - COMMUNITY**  
**1 SEPTEMBER 2009**

**HOUSING REVENUE ACCOUNT**  
**STEWARDSHIP TO JUNE 2009**

**1. PURPOSE OF THE REPORT**

1.1 To advise Members of any major differences by management unit to the outturn forecast for the first three months of the financial year up to 30<sup>th</sup> June 2009.

**2. STEWARDSHIP TO 30 JUNE 2009**

2.1 During this period the total of the variances indicate that there will be a net deficit of £691,290 which will be transferred to the working balance at 31<sup>st</sup> March 2010. £682,100 was a planned reduction in the working balance to support Revenue Contributions to Capital expenditure (RCC) and £8,190 is the estimated additional deficit identified at the end of the first quarter stewardship. It is estimated that the working balance will stand at £2,161,975 at 31<sup>st</sup> March 2010.

The main variations by management unit are detailed below:

	£
<b>2009-2010 ESTIMATED TRANSFER FROM THE WORKING BALANCE</b>	<b>(682,100)</b>
<b>85A1 MANAGEMENT</b>	
There is a reduction in the costs that can be offset against the capital receipts pooling as a result of the reduction in the Right to Buy sales. There is also an increase in the cost of temporary staff due to long term sickness. Transport costs are also expected to exceed the budget due to essential user lump sum now being assigned to various posts.	41,780
<b>85A3 SUNDRY LANDS MAINTENANCE</b>	
There is a reduction in the work undertaken in respect of initial cultivations in the garden maintenance programme.	(11,000)
<b>85A8 RENTS</b>	
There is an increase in the number of void properties which has reduced the rent collectable.	27,500
<b>85B1 GOVERNMENT SUBSIDY</b>	
There is a reduction in the subsidy payable for 2009/10	(55,090)
<b>85B2 INTEREST</b>	
It is estimated that there will be a reduction in the mortgage interest as a result of the reduction in interest rates.	5,000
<b>2009-2010 FIRST QUARTER FORECAST DECREASE IN WORKING BALANCE</b>	<b>(£690,290)</b>

### **3. ACTION PLAN**

Manage the void properties and reduce as far as possible the time properties remain vacant.

Reduce the budget for initial cultivations in 2010/11

Further reduce the budget transferred to capital for Right to Buy sales.

### **4. RECOMMENDED**

1) That the Scrutiny Committee – Community note this report.

DIRECTOR CORPORATE SERVICES  
DIRECTOR COMMUNITY AND ENVIRONMENT

S:PA/LP/ Committee/909SCC10  
Date: 19.8.09

COMMUNITY & ENVIRONMENT DIRECTORATE

**Local Government (Access to Information) Act 1985 (as amended)**  
**Background papers used in compiling this report:**