



**FINANCE, AUDIT AND PERFORMANCE UPDATE – HOUSING AND
COMMUNITY SAFETY
REPORT OF DEPUTY CHIEF EXECUTIVE (COMMUNITY
DIRECTION)**

WARDS AFFECTED: ALL WARDS

1. PURPOSE OF REPORT

- 1.1 To provide the committee with an update on the financial, performance and risk position of Housing and Community Safety service as at November 2014.

2. RECOMMENDATION

- 2.1 That members note the contents of this report

3. BACKGROUND TO THE REPORT

Financial Performance

- 3.1 The financial performance for services from 1st April 2014 –November 2014 has been detailed in Appendix 1. As at November 2014, the Housing and Community Safety service has over/under spent against the profiled budget (taking into account timing differences) as follows:

Housing General Fund - As at 30 November 2014, this service has over spent against the profiled budget (taking into account timing differences) by £16,497. In addition there are forecast variances meaning a predicted forecast outturn over spend of £15,000.

Community Safety - As at 30 November 2014, this service has under spent against the profiled budget (taking into account timing differences) by £18,660. In addition there are forecast variances meaning a predicted forecast outturn under spend of £22,000.

Community Planning - As at 30 November 2014, this service has over spent against the profiled budget (taking into account timing differences) by £726. There are no forecast outturn variances.

HRA - As at 30 November 2014, this service has over spent against the profiled budget (taking into account timing differences) by £40,153. In addition there are forecast variances meaning a predicted forecast outturn over spend of £37,000.

- 3.2 Details of variances over £25,000 have been provided in Appendix 1. High level summary of reasons for variance/financial changes etc

Performance

- 3.3 Performance against performance indicators for Housing and Community Safety from 1st April 2014 –November 2014 has been detailed in Appendix 2, along with explanations where indicators have not been met. One indicator is currently not meeting target.

Risk Management

3.4 The risk register for Housing and Community Safety contains 9 risks for 2014/2015. There are no red risks.

3.5 In addition, the following corporate risks are deemed to impact on the Housing and Community Safety service area. An update on these risks and corresponding actions are provided below

Risk	Risk failure leads to:	Net Risk Level	Review commentary	Risk Owner
HRA Investment strategy	Non delivery of affordable housing, impact on housing stock and reputational risk.	3: Likelihood (low) – Impact (medium).	Project board in place to oversee delivery. Separate risk register for the project is in place.	Sharon Stacey
Loss of contract for Supporting People funded services.	Possible reduction/change in provider of support for vulnerable people, damage to reputation of loss of contract/control and impact on staff resource	3: Likelihood (low) - Impact (medium)	Consultation taken place with tenants on a new service model to allow continuation of services once Supporting People funding ends. Report to Executive in February for decision with a proposed commencement in April.	Sharon Stacey

4. FINANCIAL IMPLICATIONS [IB]

4.1 Contained within the *Financial Performance* section of the report

5. LEGAL IMPLICATIONS (MR)

5.1 None arising directly from the report.

6. CORPORATE PLAN IMPLICATIONS

6.1 All budgets, performance indicators and risks are mapped against the appropriate corporate plan implication.

7. CONSULTATION

7.1 No direct consultation

8. RISK IMPLICATIONS

8.1 Covered within the *Risk Management* section of the report

9. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

9.1 Covered as appropriate in the body of the report

10. CORPORATE IMPLICATIONS

10.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Human Resources implications
- Planning Implications
- Voluntary Sector

Background papers: none

Contact Officer: Sharon Stacey

Executive Member: Michael Mullaney and David Bill.

Appendix 1 – Financial Performance

Housing General Fund

	Estimate to Date	Actual to Date	Timing Diff	Variance exc Timing	Explanations >£25k	Forecast variance	Explanations >£25k
	£	£	£	£		£	
Contribution to Housing Revenue A/C	14,822	22,236	-7,000	-414		0	
Energy Conservation Act	7	0	0	7		0	
Forest Road Garages	-4,112	2,100	-6,000	-212		0	
Homelessness	80,056	97,064	0	-17,008	Arising from lower than anticipated recovery of prevention bonds due to the nature of assistance requested.	-15,000	Arising from lower than anticipated recovery of prevention bonds due to the nature of assistance requested.
Housing Advances	195	189	0	6		0	
Housing Strategy	29,158	29,283	0	-125		0	
Private Sector Housing	173,013	91,764	80,000	1,249		0	
Total	293,139	242,636	67,000	-16,497		-15,000	

Other General Fund Services

	Estimate to Date	Actual to Date	Timing Diff	Variance exc Timing	Explanations >£25k	Forecast variance	Explanations >£25k
	£	£	£	£		£	
Community Safety	242,524	153,864	70,000	18,660		22,000	
Community Planning	98,566	99,292	0	-726		0	
Total	341,090	253,156	70,000	17,934		22,000	

Housing - HRA

	Estimate to Date	Actual to Date	Timing Diff	Variance exc Timing	Explanations >£25k	Forecast variance	Explanations >£25k
	£	£	£	£		£	
Income - rents & contributions	- 8,542,193	- 8,465,616	0	-76,577	Income shortfall due to lower than expected collection rates.	-50,000	Income shortfall due to lower than expected collection rates.
Supervision & Management (General)	1,065,550	1,007,608	39,000	18,942		-1,000	
Supervision & Management (Special)	374,971	306,235	51,000	17,736		53,000	The Supporting People grant allocation is expected to be £442k which is £44k higher than originally budgeted for. £9k savings on utilities due to new boiler installations and mild autumn.
Additional County pension contribution	0	0	0	0		-39,000	The HRA element of the overall payment to LCC for current year pensions costs.
Other expenditure	1,046,510	1,046,764	0	-254		0	
Total	6,055,162	6,105,009	90,000	-40,153		-37,000	

Appendix 2 – Performance Indicators

	Target	Current Performance	Comments
Average Time to relet general needs housing	15	23	Performance has been effected by higher than normal minor repairs, some delays with repairs completion and high numbers of new voids being received.
Housing advice: preventing homelessness	605	488	This is a cumulative figure. In November 2014 there were 46 homeless presentations. 35 cases were prevented through a variety of interventions.
Rent collection and arrears recovery - rent collected.	96.4	97.57	Rent collection is above target.
Rent collection and arrears recovery: evictions	0.17%	0.09%	Three tenants have been evicted year to date.
Number of households in temporary accommodation	17	15	Numbers in temporary accommodation remain below target.