

## Appendix H: Budget Analysis – Reasonableness and Operational Forecast

Budget Heading	Value	Finance Assessment		Review of Service		Based on Average of Finance & Service				Based on Finance Budgets * 17/18 Outturns			
		Annual Quant	Average	Annual Quant	Average	Annual Quant	Average	Budget	Headroom	Annual Quant	Average	Budget	Headroom
Reactive repairs	851,764	7,300	117	7,689	96	7,495	106	796,965	54,799	7,689	111	851,764	0
Out of hours service	23,000	1	23,000			1	23,000	23,000	0	1	23,000	23,000	0
Handyman	23,240	1	23,240			1	23,240	23,240	0	1	23,240	23,240	0
Electrical Remedial Works	311,000	No detail		2,074	106	2,074	106	219,844	91,156	2,074	150	311,000	0
Smoke Detector Servicing	18,000	No detail				1	18,000	18,000	0	1	18,000	18,000	0
<b>Reactive Repairs Total</b>	<b>1,227,004</b>							<b>1,081,049</b>	<b>145,955</b>			<b>1,227,004</b>	<b>0</b>
Minor Voids	720,000	400	1,800	277	2,608	339	2,204	746,054	-26,054	277	2,599	720,000	0
Major Voids	450,000	25	18,000	No detail		25	18,000	450,000	0	25	18,000	450,000	0
Adaptations	200,000	No detail		No detail		1	200,000	200,000	0	1	200,000	200,000	0
<b>Voids Total</b>	<b>1,370,000</b>							<b>1,396,054</b>	<b>-26,054</b>			<b>1,370,000</b>	<b>0</b>
<b>Repairs Work Stream Total</b>	<b>2,597,004</b>							<b>2,477,103</b>	<b>119,901</b>			<b>2,597,004</b>	<b>0</b>
Kitchens	576,623	107	5,389	92	4,684	100	5,037	501,132	75,491	92	6,268	576,623	0
Bathrooms	771,750	225	3,430	201	3,061	213	3,246	691,292	80,459	201	3,840	771,750	0
Doors	382,500	510	750	324	704	417	727	303,159	79,341	324	1,181	382,500	0
Windows	609,600	300	2,032	101	1,896	201	1,964	393,782	215,818	101	6,036	609,600	0
External Works	2,192,840	107	20,494	No detail				2,192,840	0	107	20,494	2,192,840	0
Minor Works	229,000	73	3,137	No detail				229,000	0	73	3,137	229,000	0
Electrical	212,000	66	3,212	386	550	226	1,881	425,120	-213,120	386	549	212,000	0
<b>Planned Work stream Total</b>	<b>4,974,313</b>							<b>4,736,324</b>	<b>237,989</b>			<b>4,974,313</b>	<b>0</b>

Finance has allocated £2,597,004 to the repairs budget (IL have reallocated £650,000 from capital for Major voids and Adaptations) and £4,974,313 to the planned budget. The Total budget is £12,193,896 and £7,571,317 (62.1%) of the this budget can be allocated to the agreed short list of options

Finance have based the budget on estimates outturns and average costs (assumptions from various data sources), the table above assesses these assumptions against the findings from the 17/18 service review, to

- Evaluate the reasonableness of the budget
- Compare finance assessment (quantity and unit rate) against Impart links assessment
- Generate operational quantities so that the CBA can be calculates (in particular delivery organagrams)

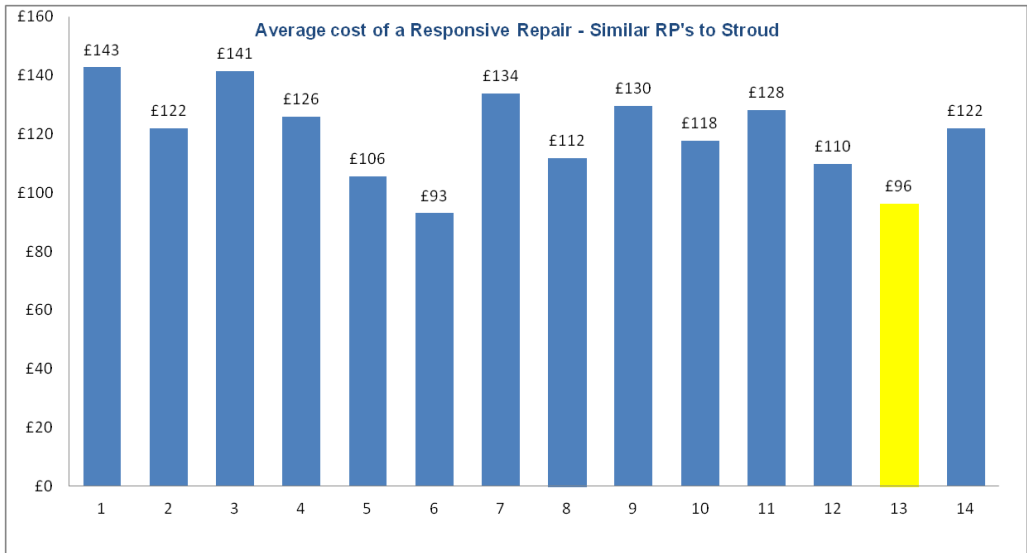
Using an average of quantity and cost for both assessments indicate that the budget is reasonable and there is headroom within the budget. Using the budget costs allocated by finance but the outturn quantity from the service review provides a revised cost per unit and an operational target. Using further sense checks from the service review the targets can be finalised

Trade	Total	North	South
Plumbing	2,446	1,127	1,319
Electrical	2,074	1,005	1,069
Carpentry	1,439	714	725
Windows & Doors	857	431	426
Minor Repair	678	504	174
Inspections	595	388	207
Clean & Clear	366	170	196
RWG	329	177	152
Roofing	229	93	136
Electric Heating	197	44	153
Fencing	144	73	71
Brickwork	136	59	77
Drainage	134	55	79
Flooring	133	68	65
Plastering	127	57	70
Recall	125	69	56
Other	90	42	48
Un-skilled	69	16	53
Decorations	64	25	39
Out of Hours	53	6	47
Handyman	40	21	19
Tiling	36	17	19
Garage	25	14	11
Warranty	22	7	15
Structural	14	6	8
Damp Injection	14	5	9
Keysafe	6	3	3
<b>Total</b>	<b>10,442</b>	<b>5,196</b>	<b>5,246</b>

### Void Statistics 17/18

	ALL			NORTH			SOUTH		
	Qty	Value (£)	Avregae Cost (£)	Qty	Value (£)	Avregae Cost (£)	Qty	Value (£)	Avregae Cost (£)
Apr-17	16	£ 33,004	£ 2,062.78	7	£ 9,479	£ 1,354.08	9	£ 23,526	£ 2,613.98
May-17	25	£ 80,354	£ 3,214.15	11	£ 50,945	£ 4,631.38	14	£ 29,409	£ 2,100.61
Jun-17	29	£ 64,925	£ 2,238.79	16	£ 38,965	£ 2,435.32	13	£ 25,960	£ 1,996.91
Jul-17	27	£ 69,781	£ 2,584.48	15	£ 41,955	£ 2,796.97	12	£ 27,826	£ 2,318.86
Aug-17	26	£ 58,678	£ 2,256.84	10	£ 18,952	£ 1,895.19	16	£ 39,726	£ 2,482.86
Sep-17	23	£ 56,385	£ 2,451.54	12	£ 34,832	£ 2,902.65	11	£ 21,554	£ 1,959.43
Oct-17	23	£ 63,668	£ 2,768.18	13	£ 40,838	£ 3,141.39	10	£ 22,830	£ 2,283.00
Nov-17	23	£ 58,435	£ 2,540.67	9	£ 19,460	£ 2,162.17	14	£ 38,976	£ 2,783.99
Dec-17	18	£ 61,141	£ 3,396.71	7	£ 26,489	£ 3,784.17	11	£ 34,652	£ 3,150.14
Jan-18	29	£ 75,971	£ 2,619.69	12	£ 27,320	£ 2,276.67	17	£ 48,651	£ 2,861.82
Feb-18	19	£ 40,211	£ 2,116.39	12	£ 20,664	£ 1,721.97	7	£ 19,548	£ 2,792.54
Mar-18	19	£ 59,970	£ 3,156.30	10	£ 22,401	£ 2,240.08	9	£ 37,569	£ 4,174.33
<b>Total</b>	<b>277</b>	<b>£ 722,524</b>	<b>£ 2,608.39</b>	<b>134</b>	<b>£ 352,298</b>	<b>£ 2,629.09</b>	<b>143</b>	<b>£ 370,225</b>	<b>£ 2,588.99</b>

### Repairs Statistics 17/18



### Planned Statistics 17/18

	Planned Quantity	Value (£)	Avregae Cost (£)
Asbestos Removals 17-18	59	£ 24,381.31	£ 413.24
Asbestos Sampling & Surveying 17-18	570	£ 47,341.12	£ 83.05
Bathrooms 17/18	201	£ 615,343.33	£ 3,061.41
Doors 17/18	324	£ 228,292.20	£ 704.61
Electrical Works 17/18	386	£ 212,145.20	£ 549.60
Gas Central Heating 17/18	164	£ 732,937.73	£ 4,469.13
General Building 17/18	32	£ 51,150.65	£ 1,598.46
Kitchens - 17/18	92	£ 430,963.84	£ 4,684.39
Rendering 17/18	44	£ 350,866.28	£ 7,974.23
Roofing 17/18	75	£ 583,130.45	£ 7,775.07
Windows 17/18	101	£ 191,537.02	£ 1,896.41
<b>Total</b>	<b>2048</b>	<b>£ 3,468,089.13</b>	

## Budgets and quantities for Shortlist Options

Final for Options				
Budget Heading	Value	Annual Quant	Average	Comments
Reactive repairs	851,764	<b>7,689</b>	111	Based on service review statistics - lower average cost than finance, greater quantity of repairs
Out of hours service	23,000	<b>1</b>	23,000	Allowance from finance budget
Handyman	23,240	<b>1</b>	23,240	Allowance from finance budget
Electrical Remedial Works	311,000	<b>2,074</b>	150	Based on quantity of repairs delivered in 17/18 (no detail in finance) headroom as PPR is £106.09 in 17/18
Smoke Detector Servicing	18,000	<b>1</b>	18,000	Allowance from finance budget
<b>Reactive Repairs Total</b>	<b>1,227,004</b>			
Minor Voids	720,000	<b>300</b>	2,400	17/18 was 277 voids @ £2,608, Finance 400 @ £1,800 (high volume, low cost) rationalise to 300 voids
Major Voids	450,000	<b>25</b>	18,000	Allowance from finance budget
Adaptations	200,000	<b>1</b>	200,000	No comparison from 17/18 and no detail from finance - include as a lump sum
<b>Voids Total</b>	<b>1,370,000</b>			
<b>Repairs Work Stream Total</b>	<b>2,597,004</b>			
Kitchens	576,623	<b>100</b>	5,766	Finance indicate 107 @ £5,389, service review 92 @ £4,684 - allow for 100
Bathrooms	771,750	<b>225</b>	3,430	Finance assessment reasonable
Doors	382,500	<b>450</b>	850	Door costs have increased - reduce Finance Assessment on quantity
Windows	609,600	<b>300</b>	2,032	Finance assessment reasonable
External Works	2,192,840	<b>107</b>	20,494	Finance assessment reasonable
Minor Works	229,000	<b>73</b>	3,137	Finance assessment reasonable
Electrical	212,000	<b>80</b>	2,650	Finance assessment high average cost - increase quantity to match market rate
<b>Planned Work stream Total</b>	<b>4,974,313</b>			

A repairs budget of £2,597,004 on stock of 5,756 equates to a PPP of £451.18 which is reasonable (based on the service review assessment)