

**Budget Monitoring Report**  
**Housing Revenue Account Variances**

**MONTH 9 - SUMMARY**

Service	Movement between Periods (£m)	Narrative for Movement between Periods greater than £25k
<b>Housing Revenue Account</b>		
Income	(0.024)	Reduction in lost income in respect of void properties (£0.021m). Other minor variances (£0.003m).
Capital Financing - Loan Charges	0.000	
Estate Management	(0.000)	
Landlord Service Costs	0.014	Minor variances.
Repairs & Maintenance	0.013	Minor variances.
Management & Support Services	(0.031)	Increased salary savings (£0.031m)
Capital Expenditure From Revenue (CERA)	0.000	
HRA Projects	0.000	
Contribution To / (From) Reserves	0.028	Increased contribution to reserves due to the projected outturn position £0.028m.
<b>Total Housing Revenue Account</b>	<b>0.000</b>	

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Service	Revised Budget (£m)	Projected Outturn (£m)	Variance (£m)	Last Month Variance (£m)	Cause of Major Variance	Action Required
<b>Housing Revenue Account</b>						
Income	(36.239)	(36.099)	0.140	0.163	There is a projected pressure of £0.140m on income. Of this pressure, £0.159m relates to loss of rental income on void properties and £0.049m relates to loss of income on garages which are not tenanted. Additional rental income due to the handover of new properties is projected to be (£0.057m). The remaining £0.012m relates to other minor variances.	
Capital Financing - Loan Charges	8.380	8.380	0.000	0.000		
Estate Management	1.707	1.672	(0.036)	(0.036)	Additional expenditure of £0.051m is anticipated during the year in respect of the purchase of software. Salaries efficiency arising from vacancy savings and grant recharges of (£0.102m). Other minor variances of £0.015m.	
Landlord Service Costs	1.429	1.402	(0.027)	(0.041)	Net saving in respect of the gardening and hedge cutting contract and other subcontractor expenditure of (£0.033m). Other minor variances £0.006m.	
Repairs & Maintenance	8.560	8.514	(0.046)	(0.059)	Saving in respect of DLO salaries of (£0.060m). Increase in Fleet charges £0.22m. Other minor variances (£0.008m).	Continue to monitor and review.
Management & Support Services	2.442	2.513	0.070	0.102	Anticipated additional expenditure of £0.230m in respect of insurance excesses which will be partially mitigated by salary savings of (£0.086m), a reduction in IT expenditure of (£0.037m), reduced training costs of (£0.010m) and other minor variances of (£0.027m).	
Capital Expenditure From Revenue (CERA)	13.717	13.717	0.000	0.000		
HRA Projects	(0.155)	(0.154)	0.001	0.001	Minor variances.	
Contribution To / (From) Reserves	0.158	0.055	(0.103)	(0.131)	Reduction in contribution to reserves of £0.103m to offset additional expenditure across the HRA.	
<b>Total Housing Revenue Account</b>	<b>(0.000)</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>		