

Budget Monitoring Report
Housing Revenue Account Variances

MONTH 12 - SUMMARY

Service	Revised Budget (£m)	Projected Outturn (£m)	Variance (£m)	Last Month Variance (£m)	Cause of Major Variance	Action Required
Housing Revenue Account						
Income	(36.676)	(36.540)	0.136	0.172	There is a pressure forecast of £0.136m. Of this £0.120m relates to loss of income voids which are currently running at 2.00% void rate compared to 1.75% in the Business Plan. £0.074m relates to garages, £0.035m relates to void water charges. Additional new build rental income projected at £0.048m. There was an increase in AHG grant income received of £0.053. The remaining £0.008m is attributed to Minor Variances	
Capital Financing - Loan Charges	9.027	7.797	(1.230)	(1.111)	Reduction in borrowing costs due to the rephasing of SHARP and other capital schemes into 2021/22, as a result of the delays caused by Covid. This balance has been transferred to reserves to offset the cost of borrowing in future years.	
Estate Management	1.846	1.599	(0.246)	(0.215)	Additional expenditure of £0.061m is anticipated during the year in respect of the purchase of software. This is offset by salary efficiencies arising from vacancy savings and the pay award of £0.210m. There is also a saving of £0.030m relating to court costs as action has been suspended due to Covid. There has been an underspend on CCTV costs of -£0.024. The remaining £0.043m is minor variances	
Landlord Service Costs	1.434	1.365	(0.069)	(0.071)	There is a saving of £0.053m which relates to servicing costs which are lower due to some Covid restrictions, and £0.016m of minor variances	
Repairs & Maintenance	8.907	8.433	(0.475)	(0.466)	Overall positive variance of (£0.475m). Contributory factors : Reduction in Materials for Responsive and Voids expenditure due to Covid restrictions (£0.196m). Reduced projection of Responsive sub-contractor spend on basis of Covid restrictions (£0.232m). Staffing Vacancy savings (£0.065m). Overall NI staffing saving (£0.089m). Increased Fleet projection based on Q2 charges £0.104m. Minor variances 0.003m.	
Management & Support Services	2.523	2.532	0.009	0.011	There is a pressure projected of £0.007m of this £0.028m relates to salary savings. £0.019m relates to underspend on training due to Covid restrictions. There has been an increase in insurance costs of £0.086m. Underspend on IT -£0.021. -£0.042m minor variances.	
Capital Expenditure From Revenue (CERA)	12.928	11.955	(0.973)	0.000	Lower than anticipated contribution from revenue to capital	
HRA Projects	(0.153)	(0.172)	(0.019)	0.004	Positive variance of £(0.019m) for Feasibility works due to WG funding secured.	
Contribution To / (From) Reserves	0.164	3.031	2.866	0.000	Increased contribution to reserves as a result of the underspends in year caused by the ongoing pandemic.	
Total Housing Revenue Account	0.000	0.000	0.000	(1.675)		