

Budget Monitoring Report
Housing Revenue Account Variances

MONTH 4 - SUMMARY

Service	Revised Budget (£m)	Projected Outturn (£m)	Variance (£m)	Cause of Major Variance	Action Required
Housing Revenue Account					
Income	(38.829)	(38.477)	0.352	There is a net pressure relating to void properties of £0.338m. This relates to costs such as void rent loss, council tax charges and service charges and is net of additional income relating to new build properties and voids moving to target rent. We are anticipating a variance of approximately £0.021m on garage rents. Other minor variances of (£0.007m).	
Capital Financing - Loan Charges	7.010	7.010			
Estate Management	3.125	2.891	(0.234)	Projected vacancy savings of approximately (£0.239m) which is being offset by agency costs of £0.120m. Additional allocation of Housing Support Grant (£0.120m). Other minor variances of £0.005m.	
Landlord Service Costs	1.617	1.544	(0.072)	Projected vacancy savings of approximately (£0.150m). We are also forecasting an increase in fleet costs of £0.024m and materials and hire of £0.059m. Other minor variances of (£0.005m).	
Repairs & Maintenance	12.150	12.067	(0.083)		
Management & Support Services	2.678	2.650	(0.028)	Projected vacancy savings of approximately (£0.058m). Other minor variances of £0.030m.	
Capital Expenditure From Revenue (CERA)	12.712	12.712			
HRA Projects	0.126	0.126	(0.000)		
Contribution To / (From) Reserves	(0.589)	(0.589)			
Total Housing Revenue Account	(0.000)	(0.065)	(0.065)		