

Budget Monitoring Report
Housing Revenue Account Variances

MONTH 12 - SUMMARY

Service	Movement between Periods (£m)	Narrative for Movement between Periods greater than £25k
Housing Revenue Account		
Income	(0.014)	Minor variances.
Capital Financing - Loan Charges	(0.661)	Reduction in borrowing costs (£0.661m).
Estate Management	0.009	Minor variances.
Landlord Service Costs	0.015	Minor variances.
Repairs & Maintenance	(0.665)	Underspend on Subcontractors and Materials which have been transferred to CERA to reduce borrowing levels (£0.665m).
Management & Support Services	(0.038)	Reduction in insurance expenditure of (£0.029m). Other minor efficiencies (£0.009m).
Capital Expenditure From Revenue (CERA)	1.059	Increased revenue contribution to capital expenditure (£1.059m),
HRA Projects	(0.261)	Use of reserves to support Energy Efficiency capital schemes (£0.252m). Other minor variances (£0.009m).
Contribution To / (From) Reserves	0.557	Increased contribution to reserves due to the improvement in the projected outturn position £0.557m.
Total Housing Revenue Account	0.000	

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APPENDIX 6

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	(36.239)	(36.314)	(0.075)	(0.061)	At final outturn there is an efficiency of £0.075m on income. Of this, £0.118m relates to loss of rental income on void properties, £0.050m relates to void water charges and £0.016m relates to loss of income on garages which were not tenanted throughout the year. Adjustment to Bad Debt Provision based on final levels of debt in 2019/20 of (£0.160m) and underspend of in year budget set aside for bad debts (£0.095m). The remaining (£0.004m) relates to other minor variances.	
Capital Financing - Loan Charges	8.380	7.719	(0.661)		Reduction in borrowing costs due to the improvement in Flintshire County Councils Central Loans and Investment Account and the rephasing of SHARP schemes to 2020/21 (£0.661m). This balance has been transferred to reserves to offset the cost of borrowing in future years.	
Estate Management	1.707	1.661	(0.047)	(0.056)	Additional expenditure of £0.051m in respect of the purchase of software. Salaries efficiency arising from vacancy savings and grant recharges of (£0.103m). Other minor variances of £0.005m.	
Landlord Service Costs	1.429	1.408	(0.022)	(0.037)	Net saving in respect of the gardening and hedge cutting contract and other subcontractor expenditure of (£0.019m). Other minor variances (£0.003m).	

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Service	Revised Budget (£m)	Projected Outturn (£m)	Variance (£m)	Last Month Variance (£m)	Cause of Major Variance	Action Required
Repairs & Maintenance	8.560	7.850	(0.710)	(0.045)	The final outturn for Repairs and Maintenance is an underspend of (£0.801m) on subcontractors and materials. The Repairs and voids budget is interlinked with the HRA Capital Works Programme to support WHQS and this budget has been utilised in the capital programme and moved to CERA to offset additional Capital expenditure. Additionally, there has been a saving in respect of DLO salaries of (£0.034m). There has been an increase in Fleet costs recharged to the HRA at P12, resulting in a pressure of £0.109m. Other minor variances amount to £0.016m.	
Management & Support Services	2.442	2.471	0.029	0.067	Additional expenditure of £0.211m in respect of insurance excesses. This includes a provision of £0.040m which has been set aside for ongoing insurance claims. The overall pressure in Management and Support Services has been partially mitigated by salary savings of (£0.083m), insurance premium savings (£0.030), a reduction in IT expenditure of (£0.024m), reduced training costs of (£0.016m) and other minor variances of (£0.029m).	
Capital Expenditure From Revenue (CERA)	13.717	14.776	1.059		An additional contribution of £1.059m has been made to Capital from the overall underspend within revenue to reduce the levels of Prudential Borrowing required for the Capital Programme.	
HRA Projects	(0.155)	(0.414)	(0.259)	0.002	Use of Solar Feed In Tariff revenue reserves to the value of £0.252m. This has allowed us to increase the revenue contribution to Capital works to support Energy Efficiency Capital Schemes. Other minor variances of (£0.007m).	
Contribution To / (From) Reserves	0.158	0.844	0.686	0.129	Increased contribution to reserves of £0.686m arising from cumulative savings from across the HRA.	
Total Housing Revenue Account	(0.000)	0.000	0.000	(0.000)		