

**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
<b>Housing Revenue Account</b>					
Income	(36.239)	(36.045)	0.194	There is a projected pressure of £0.194m on income. Of this pressure, £0.132m relates to loss of rental income on void properties and £0.060m relates to loss of income on garages which are not tenanted. The remaining £0.002m relates to other minor variances.	Further savings within the HRA will be sought to offset this pressure in year.
Capital Financing - Loan Charges	8.380	8.380			
Estate Management	1.701	1.683	(0.018)	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 £0.079m. Other minor variances of £0.010m.	
Landlord Service Costs	1.466	1.469	0.003	Minor variances.	
Repairs & Maintenance	8.530	8.530	(0.000)		
Management & Support Services	2.442	2.343	(0.099)	It is anticipated that savings of £0.099m will be achieved in Management and Support costs. This will be achieved through salary savings.	
Capital Expenditure From Revenue (CERA)	13.717	13.717			
HRA Projects	(0.155)	(0.154)	0.001	Minor variances.	
Contribution To / (From) Reserves	0.158	0.077	(0.081)	Reduction in contribution to reserves of £0.080m 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>		