

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	(42.166)	(41.958)	0.207	There is a net pressure relating to void properties of £0.220m. 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 £0.004m on garage rents. Other minor variances of (£0.009m).	
Capital Financing - Loan Charges	6.845	6.845			
Estate Management	3.206	2.998	(0.208)	Projected vacancy savings of approximately (£0.232m) which is being offset by agency costs of £0.133m. Additional allocation of Housing Support Grant (£0.120m). Other minor variances of £0.011m.	
Landlord Service Costs	1.799	1.834	0.035	Projected vacancy savings of approximately (£0.142m) which is being offset by agency costs of £0.110m. Material increased costs of £0.052m. Other minor variances of £0.015m.	
Repairs & Maintenance	12.739	12.762	0.022	Minor variances	
Management & Support Services	2.787	2.632	(0.155)	Projected vacancy savings of approximately (£0.067m). Reduction in Support Recharge -(£.068m). Other minor variances of (£0.022m)	
Capital Expenditure From Revenue (CERA)	14.467	14.467			
HRA Projects	0.130	0.130	(0.000)		
Contribution To / (From) Reserves	0.193	0.193			
Total Housing Revenue Account	0.000	(0.098)	(0.098)		