

**MONTH 4 - SUMMARY**

<b>Service</b>	<b>Revised Budget (£m)</b>	<b>Projected Outturn (£m)</b>	<b>Variance (£m)</b>	<b>Cause of Major Variance</b>	<b>Action Required</b>
<b>Housing Revenue Account</b>					
Income	(110.050)	(36.493)	73.556	There is a pressure forecast of £0.190m. Of this £0.105m relates to loss of income on properties which are not tenanted and £0.064m to garages, £0.070m relates to void water charges. Additional rental income is projected of £0.063m. The remaining £0.014m is attributed to Minor Variances	
Capital Financing - Loan Charges	27.081	9.027	(18.054)		
Estate Management	5.582	1.838	(3.744)	Additional expenditure of £0.058m is anticipated during the year in respect of the purchase of software. This is offset by salary efficiencies arising from vacancy savings of £0.080m	
Landlord Service Costs	4.301	1.442	(2.858)	Minor Variances of £0.009m	
Repairs & Maintenance	26.722	8.467	(18.254)	Reduction in Materials for Responsive and Voids expenditure due to Covid restrictions (£0.221m). Reduced projection of Responsive sub contractor spend on basis of Covid restrictions (£0.138m). Staffing Vacancy savings (£0.109m). Minor variances £0.028m.	
Management & Support Services	7.545	2.483	(5.062)	Efficiency projected of £0.032m of this £0.016m relates to salary savings and £0.016m to minor variances	
Capital Expenditure From Revenue (CERA)	38.785	12.928	(25.856)		
HRA Projects	(0.458)	(0.153)	0.305		
Contribution To / (From) Reserves	0.492	0.164	(0.328)		
<b>Total Housing Revenue Account</b>	<b>(0.000)</b>	<b>(0.295)</b>	<b>(0.295)</b>		