

**Budget Monitoring Report**  
**Housing Revenue Account Variances**

**MONTH 7 - SUMMARY**

Service	Revised Budget (£m)	Projected Outturn (£m)	Variance (£m)	Last Month Variance (£m)	Cause of Major Variance	Action Required
<b>Housing Revenue Account</b>						
Income	(37.259)	(36.904)	0.355	0.530	Currently projecting a pressure of £0.355m due to loss of income in relation to vacant properties. Of this, £0.329m relates to void properties, £0.049m relates to the utilities charges on void properties and £0.074m relates to void garages. There is also a pressure of £0.084m relating to an assumed reduction in rental income on new build properties which were included in the Business Plan. There is a forecasted reduction in the requirement to top up the Bad Debt Provision of (£0.153m). Additional Affordable Housing Grant allocation of £0.053m. There are other minor variances of £0.025m.	
Capital Financing - Loan Charges	8.047	8.047				
Estate Management	1.931	1.918	(0.013)	0.006	Minor variances	
Landlord Service Costs	1.469	1.511	0.042	0.036	Minor variances	
Repairs & Maintenance	10.431	10.404	(0.027)	(0.017)	Minor variances	Early indications from our supplier suggest an increase in the costs of some sourced materials. This will be monitored closely over the next couple of months.
Management & Support Services	2.658	2.840	0.182	0.199	Efficiency in respect of salary costs of (£0.058m). Additional cost of the IT project work £0.050m. Pressure in relation to insurance costs of £0.208m. Minor Variances (£0.018)	
Capital Expenditure From Revenue (CERA)	13.442	13.442				
HRA Projects	(0.153)	(0.152)	0.001	0.001	Minor variances	
Contribution To / (From) Reserves	(0.566)	(0.566)				
<b>Total Housing Revenue Account</b>	<b>(0.000)</b>	<b>0.539</b>	<b>0.539</b>	<b>0.755</b>		