

Housing Revenue Account - Budget Monitoring as at 31st August 2020

	Working Budget £'000	Forecasted £'000	Aug 20 Variance for Year £'000	Notes	June 20 Forecasted Variance for Year £'000
Expenditure					
Repairs & Maintenance					
Responsive	1,840	1,114	-725		-740
Minor Works	3,086	1,000	-2,086		-1,586
Voids	3,448	3,336	-112		-118
Servicing	1,723	1,723	0		0
Drains & Sewers	142	120	-22		0
Grounds	770	770	0		0
Unadopted Roads	107	107	0		0
Supervision & Management					
Employee	5,988	5,769	-219		-95
Premises	1,507	1,384	-123		51
Transport	72	34	-39		-33
Supplies	920	919	-1		-15
Recharges	2,107	2,234	127		219
Provision for Bad Debt	511	511	0		0
Capital Financing Cost	15,423	14,791	-632		-485
Central Support Charges	1,687	1,695	8		0
DRF	10,000	10,000	0		0
Total Expenditure	49,329	45,507	-3,823		-2,802

Budget Managers predicting underspends on R&M and voids of -£2,922. This is due to only undertaking emergency and legislative work and supply chain issues inclusive on contractor availability. Tenants reluctance to request works and allow contractors access is also a factor.

Staff Vacancies

Underspent on Premises maintenance due to restrictions £34k. Decant costs underspent by £60k as they were stopped during lockdown.

Reduction in staff travel due to working from home

Ty Isha project delayed resources to be re-assigned

Capital HRA programme is predicting a £10m underspend on the revised budget of £39.4m, decreasing the borrowing requirement in year from £14.76m to £10.44m. The impact on mid-year CFR and therefore interest is significant, reducing capital charges by £632k. This does assume an interest rate of 4.1% which may change if other elements of the capital programme on Council Fund vary.

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Income					
Rents	-41,913	-41,309	604	Voids currently running at 4.19% compared to budget of 2.9% will result in £536k additional rental void loss. Also delay in new build and refurbishment of buy backs reducing the rent due by approx. £68k	585
Service Charges	-833	-833	-0		-0
Supporting People	-81	-81	0		0
Interest on Cash Balances	-139	-139	0		-23
Grants	-237	-240	-3		1
Insurance	-169	-169	0		0
Other Income	-546	-459	87	Underachievement of income from Commission on Sales relating to the collection of water rates due to higher number of voids.	47
Total Income	-43,917	-43,229	688		609
Net Expenditure	5,412	2,277	-3,135		-2,193

HRA Reserve	£'000
Balance b/f 01/04/2020	21,252
Budgeted movement in year	-5,412
Variance for the year	3,135
Balance c/f 31/03/2021	18,975