

WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2019/2020

Appendix 4

PERIOD END DATE

31/03/2020

Subjective Summary	Total Budget 2019/20 £000	Capital Funded from Current Revenue £000	Revised Total Budget 2019/20 £000	Actual Spend £000	Variance 2019/20 £000 %		Annual RAG Status
Employee Costs	5,232	0	5,232	5,229	(3)	0%	↑
Property Costs	1,776	0	1,776	1,748	(28)	-2%	↑
Transport Costs	83	0	83	76	(7)	0%	↑
Supplies, Services And Admin	308	0	308	418	110	36%	↓
Support Services	2,557	0	2,557	2,552	(5)	0%	↑
Other Expenditure	404	0	404	461	57	14%	↓
Repairs & Maintenance	11,688	(400)	11,688	10,617	(1,071)	-9%	↑
Bad Debt Provision	1,060	0	1,060	1,029	(31)	-3%	↑
Void Loss (Council Tax/Lost Rents)	870	0	870	647	(223)	-26%	↑
Loan Charges	19,226	400	19,226	13,619	(5,607)	-29%	↑
<b>Total Expenditure</b>	<b>43,204</b>	<b>0</b>	<b>43,204</b>	<b>36,396</b>	<b>(6,808)</b>	<b>-16%</b>	<b>↑</b>

House Rents	41,517	0	41,517	41,477	40	0%	↓
Lockup Rents	231	0	231	208	23	10%	↓
Factoring/Insurance Charges	1,170	0	1,170	1,192	(22)	-2%	↑
Other rents	123	0	123	113	10	8%	↓
Interest on Revenue Balance	62	0	62	57	5	8%	↓
Miscellaneous income	101	0	101	130	(29)	-29%	↑
<b>Total Income</b>	<b>43,204</b>	<b>0</b>	<b>43,204</b>	<b>43,177</b>	<b>27</b>	<b>0%</b>	<b>↓</b>

<b>Net Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(6,781)</b>	<b>(6,781)</b>
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MONTH END DATE

31/03/2020

PERIOD

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Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status
	£000	£000	£000	%

SUPPLIES, SERVICES AND ADMIN	308	418	110	36%	↓
<b>Service Description</b>					
This budget covers computer supplies & equipment, telephones, printing, postages and tenant participation costs.					
<b>Variance Narrative</b>					
Main Issues	There are a number of reasons for this overspend as follows: the delay in the implementation of the new integrated housing management system meant that the anticipated revenue savings on computer software costs were not achieved (£0.032m); unbudgeted one off scanning costs involved in the digitization of operational files (£0.038m) and higher than anticipated general supply running costs (£0.040m).				

Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status
	£000	£000	£000	%

OTHER EXPENDITURE	404	461	57	14%	↓
<b>Service Description</b>					
This budget covers strategy expenditure as well as legal fees, bank charges, rent abatements, tenancy sustainment work and factor's commission					
<b>Variance Narrative</b>					
Main Issues	The main reason for this overspend relates to an increase in rent abatements (£0.070m) due to void initiatives/legal expenses. This is offset partly by a reduction in relation to summons costs and monthly court fees (£0.013m).				

Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status
	£000	£000	£000	%

REPAIRS & MAINTENANCE	11,688	10,617	(1,071)	-9%	↑
<b>Service Description</b>					
This budget covers all repair and maintenance expenditure to houses and lockups					
<b>Variance Narrative</b>					
Main Issues	This is a large budget of £11.7m covering all HRA repairs and a great deal of the spend is demand led jobbing repairs. The spend can fluctuate each month and as such has resulted in the spend being less than what was originally anticipated.				

Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status
	£000	£000	£000	%

VOID LOSS	870	647	(223)	-26%	↑
<b>Service Description</b>					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
<b>Variance Narrative</b>					
Main Issues	One of the main reasons for this favourable variance relates to an underspend on the cost of void council tax. This budget has been set too high, since it included properties which were previously identified for demolition.				

Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status
	£000	£000	£000	%

Loan Charges	19,226	13,619	(5,607)	-29%	↑
<b>Service Description</b>					
Charges related to borrowing					
<b>Variance Narrative</b>					
Main Issues	The recent loans fund review has resulted in reduced charges to HRA. The surplus created by this will go into HRA reserve and will be earmarked to contribute to future investment in Housing Stock				