

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2021/2022

APPENDIX 3

PERIOD END DATE

31 March 2022

Subjective Summary	Total Budget 2021/22 £000	Spend to Date 2021/22 £000	Actual Spend £000	Forecast Variance 2021/22		Annual RAG Status
				£000	%	
Employee Costs	6,272	6,068	6,068	(204)	-3%	↑
Property Costs	1,917	1,800	1,800	(117)	-6%	↑
Transport Costs	110	121	121	11	0%	↑
Supplies, Services And Admin	394	358	358	(36)	-9%	↑
Support Services	2,677	2,485	2,485	(192)	-7%	↑
Other Expenditure	510	715	715	205	40%	↓
Repairs & Maintenance	12,860	12,581	12,581	(279)	-2%	↑
Bad Debt Provision	1,060	1,131	1,131	71	7%	↓
Void Loss (Council Tax/Lost Rents)	648	1,635	1,635	987	152%	↓
Loan Charges	11,878	10,520	10,520	(1,358)	-11%	↑
CFCR	7,821	13,175	13,175	5,354	68%	↓
Total Expenditure	46,147	50,589	50,589	4,442	10%	↓
House Rents	44,419	44,223	44,223	196	0%	↓
Lockup Rents	208	206	206	2	1%	↓
Factoring/Insurance Charges	1,235	1,268	1,268	(33)	-3%	↑
Other rents	114	117	117	(3)	-3%	↑
Interest on Revenue Balance	71	7	7	64	90%	↓
Transfer from Reserves	0	4,706	4,706	(4,706)	0%	↑
Miscellaneous income	100	137	137	(37)	-37%	↑
Total Income	46,147	50,664	50,664	(4,517)	-10%	↑
Net Expenditure	0	(75)	(75)	(75)		↑

MONTH END DATE 31 March 2022

PERIOD 12

Budget Details		Variance Analysis			
Subjective Analysis	Budget	Actual Spend	forecast Variance	RAG Status	
		£000	£000	£000	%
EMPLOYEE COSTS	6,272	6,068	(204)	-3%	↑
Subjective Description					
This budget covers all employees charged directly to the HRA including caretakers.					
Variance Narrative					
Main Issues	The main reason for the the favourable variance is due to recharges to HRA revenue being lower than anticipated at time of budget setting.				
Budget Details		Variance Analysis			
Subjective Analysis	Budget	Actual Spend	forecast Variance	RAG Status	
		£000	£000	£000	%
PROPERTY COSTS	1,917	1,800	(117)	-6%	↑
Subjective Description					
This budget covers electricity, gas, rates, rents, cleaning and insurance costs.					
Variance Narrative					
Main Issues	The main reasons for this underspend relates to the recharge for the cost of property insurance will be more in line with last year's actual than assumed within budget. Other costs also have come in below budget including electricity, gas and contract cleaning.				
Budget Details		Variance Analysis			
Subjective Analysis	Budget	Actual Spend	forecast Variance	RAG Status	
		£000	£000	£000	%
SUPPORT SERVICES	2,677	2,485	(192)	-7%	↑
Subjective Description					
This budget covers central support recharges to the HRA					
Variance Narrative					
Main Issues	The year end recharge for the use of central support services was lower than anticipated resulting in a favourable variance.				
Budget Details		Variance Analysis			
Subjective Analysis	Budget	Actual Spend	forecast Variance	RAG Status	
		£000	£000	£000	%
OTHER EXPENDITURE	510	715	205	40%	↓
Subjective Description					
This budget covers rent abatements, membership fees and tenancy sustainment					
Variance Narrative					
Main Issues	The main reason for this overspend relates to an increase in rent abatement payments in 21/22 with higher costs than anticipated at time of budget setting.				
Budget Details		Variance Analysis			
Subjective Analysis	Budget	Actual Spend	forecast Variance	RAG Status	
		£000	£000	£000	%
REPAIRS & MAINTENANCE	12,860	12,581	(279)	-2%	↑
Service Description					
This budget covers all repair and maintenance expenditure to houses and lockups					
Variance Narrative					
Main Issues	The underspend is attributable to a few factors. Maintenance service contracts have been obtained at a lower cost than budgeted. General repairs have been less than budgeted since the focus has been on dealing with larger jobs which fall under capital budgets rather than revenue. It has also not been possible to identify many suitable projects to utilise the WDTR0 budget therefore this budget remains unspent in 21/22.				

MONTH END DATE 31 March 2022

PERIOD 12

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

BAD DEBT PROVISION	1,060	1,131	71	7%	↓
Service Description					
This budget allows for the provision for bad and doubtful debts to be maintained at an appropriate level					
Variance Narrative					
Main Issues	The Bad Debt Provision required for 21/22 was more than estimated at time of budget setting, resulting in an adverse variance.				

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

VOID LOSS	648	1,635	987	152%	↓
Service Description					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
Variance Narrative					
Main Issues	The main reason for this adverse variance relates to the number of void properties being higher than budgeted. Despite restrictions being lifted and best efforts to relet properties towards the end of 20/21, the recovery to normal numbers was not possible. Therefore, void numbers are starting higher in 21/22 than assumed within the budget. This is reflected in a higher cost for void rent loss and void council tax against budget.				

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

LOAN CHARGES	11,878	10,520	(1,358)	-11%	↑
Service Description					
Loan Charges is made up of repayments of principle sums, and the payments of interest and expenses					
Variance Narrative					
Main Issues	The main reason for this variance is the due to the principal repayment being lower than anticipated at time of budget setting.				

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

CFCR	7,821	13,175	5,354	68%	↓
Service Description					
CFCR is made up of the cost of capital funded from current reserves (CFCR)					
Variance Narrative					

MONTH END DATE **31 March 2022**

PERIOD **12**

Main Issues	The main reason for the adverse variance is due to higher than expected and an additional CFCR from reserves being required in 21/22.
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Budget Details	Variance Analysis			
Subjective Analysis	Budget	Actual Spend	forecast Variance	RAG Status
	£000	£000	£000	%

INTEREST ON REVENUE BALANCES	71	7	64	90%	
Service Description					
Interest received based upon the balances contained within the revenue account.					
Variance Narrative					
Main Issues	Budget set too high. Balances vary year on year, thus making it more difficult to accurately budget.				

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

TRANSFER FROM RESERVES	0	4,706	(4,706)	0%	
Service Description					
Amount transferred from reserves.					
Variance Narrative					
Main Issues	This favourable variance is due to transfer from reserves, consisting of additional CFCR and release of covid funds in relation to repairs.				