

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2020/2021

Appendix 1

PERIOD END DATE

31 July 2020

Subjective Summary	Total Budget 2019/20 £000	Spend to Date 2019/20 £000	Forecast Spend £000	Forecast Variance 2019/20		Annual RAG Status
				£000	%	
Employee Costs	5,559	1,887	5,797	238	4%	↓
Property Costs	1,837	582	1,798	(39)	-2%	↑
Transport Costs	80	21	78	(2)	0%	↑
Supplies, Services And Admin	316	95	327	11	3%	↓
Support Services	2,661	887	2,661	0	0%	→
Other Expenditure	464	122	430	(34)	-7%	↑
Repairs & Maintenance	12,517	3,762	11,162	(1,355)	-11%	↑
Bad Debt Provision	1,060	330	1,060	0	0%	→
Void Loss (Council Tax/Lost Rents)	740	261	743	3	0%	↓
Loan Charges	18,919	6,306	18,919	0	0%	→
Total Expenditure	44,153	14,253	42,975	(1,178)	-3%	↑
House Rents	42,432	14,090	42,269	164	0%	↓
Lockup Rents	209	69	206	3	1%	↓
Factoring/Insurance Charges	1,202	406	1,219	(17)	-1%	↑
Other rents	115	29	113	2	2%	↓
Interest on Revenue Balance	93	19	57	36	39%	↓
Miscellaneous income	101	43	113	(12)	-12%	↑
Total Income	44,152	14,656	43,977	176	0%	↓
Net Expenditure	0	(403)	(1,002)	(1,002)		

MONTH END DATE 31 July 2020

PERIOD 4

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

EMPLOYEE COSTS	5,559	5,797	238	4%	↓
Subjective Description					
This budget covers all employees charged directly to the HRA including caretakers.					
Variance Narrative					
Main Issues	There are two reasons for this adverse variance. The first reason relates to a reduction in the recharge of salaries to HRA Capital due to changes in the workload as a result of the Covid-19 lockdown in the first 3 months of the year (£0.073m). The other main reason relates to the proportion of staff being recharged to other services being less than budgeted (£0.257m). However, this is partly offset by a reduction in recharges from other services (£0.090m).				
Mitigating Action	No mitigation possible. Any overspend will be contained within the overall HRA Budget.				
Anticipated Outcome	A year end overspend is anticipated.				

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

REPAIRS & MAINTENANCE	12,517	11,162	(1,355)	-11%	↑
Service Description					
This budget covers all repair and maintenance expenditure to houses and lockups					
Variance Narrative					
Main Issues	Buildings Service management are currently reviewing options to catch-up with backlog repairs, should this be successful then this underspend is likely to reduce as the year progresses. Ongoing repairs may be affected adversely by any further widespread covid infection in the future				
Mitigating Action	HMTA will continue to seek appropriate ways to catch up with repairs				
Anticipated Outcome	A year end underspend is anticipated.				

HOUSE RENTS	(42,432)	(42,269)	163	0%	↓
Service Description					
Rental income from houses					
Variance Narrative					
Main Issues	This budget is based on the expected numbers of stock available for rent. The 20/21 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, the temporary halt of work and delays to the progress on site due to Covid-19, will mean that these properties will not be ready for let within 2020/21.				
Mitigating Action	No mitigation possible. Any income shortfall will be contained within the overall HRA Budget.				
Anticipated Outcome	There will be a shortfall in rental income.				