

VARIANCE ANALYSIS - PLACE

Commentary on Variance	Draft Outturn Over / (Under) Spend £k	Q3 Forecast Over / (Under) Spend £k	Movement £k	Commentary on Movement
<p>Development Management Planning Fee income is £172k below target for the year.</p> <p>The costs involved in defending the Council's decision, at public inquiry, to refuse the planning application at Technology House, are likely to cost £50k (previously reported cost of £40k).</p>	198	145	53	<p>Previously declared income shortfall of £100k. A couple of large scale planning applications previously expected to be submitted in March are have been deferred until May at the earliest.</p> <p>Further increase of £10k re the Planning Appeal is because the design consultant originally employed is not available for the inquiry due to a hospital procedure and we have had to secure the services of another design consultant whilst still incurring some costs of the first one.</p>
<p>Building Control There is a significant income shortfall due to the effects of high interest rates on the construction sector (mainly due to reduction / slow-down of town centre development).</p>	173	171	2	
<p>Parking Overspends and reducing income include;</p> <ul style="list-style-type: none"> - £703k for business rates mainly due to under-provision of budgets for Red and Green Car Parks and over-provision of savings from appeals on business rates. - £303k for electricity costs mainly due to unbudgeted for Red Car Park. - £10k for additional works on repairs, maintenance and facilities management. - £15k for cash collection and card handling fees for parking income. - £54k for non entitlement of reimbursement on costs for facilities management at Green Car Park which has no connection to the shopping centre communal areas. - £31k for additional service charges on Blue (Peacock) Car Park <p>Savings and additional income;</p> <ul style="list-style-type: none"> - £28k for a vacant post in Parking Services. - £36k for a reduced cleaning arrangement in Red and Green car parks. - £49k from Liquidated Damage Costs related to the parking management system. - £22k for a underspend in electricity costs for car parks other than Red Car Park. - £21k from removal of rent for parking spaces at Dukes court and Midas House payable to Property Services - £81k for reduction in capital charges on depreciation - £16k for a underspend in insurance charge on Blue (Peacock) Car Park 	1,856	1,823	33	<p>£182k increased shortfall on Parking income offset by savings on capital charges (£81k), rents (£21k), improved forecast for electricity (£22k) and facilities management (£33k)</p>

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The outturn for car park incomes including parking fees, season tickets and PCNs are less than the estimated income target by £995k. However, when compared to March 2023, income across the three key measures is up by £710k (Day Tariffs £638k / Permits £17k / Off-street PCN issue £55k). Officers sought and obtained approval from SCC to continue to recover FPN debt for on-street enforcement undertaken up to 31 March 2023. This was estimated to be up to £270k split across the bus lane, Woking on-street and Surrey Heath on-street. So far we have recovered £132k. This estimated income should have been split across 2022/23 and 2024/25 and possibly 2025/26 as debt recovery can take time. So whilst this is recorded as an underspend it is income which will continue to be pursued. In addition, the review on Parking strategy is in progress. We anticipate introducing a new tariff structure in 2024.				
Environmental Health and Housing Standards A vacant post contributes a gateway saving of £12k. The removal of internal contributions from Parks, Countryside and Housing Revenue Account for patrols and dog control reduce income by £58k. There is an overspend of costs on National assistance burials and cremations of £9k. However, there are savings of £20k from less expenditures on equipment, marketing and land registry fee. The penalty charges on HMO licenses and underspend in court costs increase savings by £30k. A recharge of £24k from the Homes For Ukraine income to fund the time spent completing essential housing checks enhances further savings. The recharges from Primary Authority work and Licence inspection cover the loss of income from welfare licences due to a reduction in the number of inspections.	(19)	1	(20)	Additional savings from the HMO penalty and underspend in court costs - £10K. Miscellaneous spend reductions (e.g. Land Registry Fees, Kennelling, out of hours contract)
Licensing There is an overspend of £4k in Employee costs. An additional income from Premises licence contributes to a saving of £12k which are mostly offset by the removal of recharge from CRB fees.	3	29	(26)	Less overspend in employee costs - £4k Additional income from Premises licences and underspend in badges and plates - £22k. Mitigations delivered to balance cost pressures previously identified, e.g. the reduction in income from Private Car Hire and Taxi Licences is now covered by an underspend in badges and plates.
SANG Maintenance There is currently showing as an overspend of £53k for SANG annual maintenance on Heather Farm, due to changes in payment approach. A budget will need to be established in the future to draw on the appropriate ring-fenced developer SANG receipts to cover these and other SANG maintenance costs in full.	53	-	53	Emerging pressure highlighted in P10 Report. Review whether developer money can be applied to cover this in 23/24
Miscellaneous	1	14	(13)	
TOTAL PRESSURES - PLACE	2,265	2,183	82	

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<p>Planning Strategy (£14k) staffing savings - a Planning Policy post is vacant, and has been given up as a saving in 2024/25. A second Planning Policy post has remained vacant since the previous postholder was promoted to Senior Planning Policy post. CIL administrative costs (£69k).</p>	(84)	(47)	(37)	<p>£12k CIL Forecast reduced in final quarter. Additional staffing savings (£37k) Recharge of staff time to projects (£12k)</p>
<p>Economic Development Underspend of £124k is mainly due to cancellation of Celebrate Woking activities of £100k. Overspend of £2k on staff not budgeted for and £26k underspend on Business liaison project.</p>	(124)	(102)	(22)	<p>Reduction of staff's overspend (£22k)</p>
<p>Waste & Recycling There are overall savings of £107k from Waste and Recycling mainly due to large reduction in variable costs for waste collection. The lower take up of garden waste subscriptions offsets part of the savings.</p>	(107)	(25)	(82)	<p>Reduction in variable contract costs net of some overspends in core costs (£12k) Recycling Credits income (£68k)</p>
<p>Green Infrastructure A vacant post contributes a gateway saving of £16k. The savings of £193k are mainly come from reducing non-essential activities for tree, vegetation and footpath improvement, holding off on works in repair and maintenance in play and sports equipment, and reducing ground maintenance in allotments, parks and countryside sites with contribution towards relevant costs recharged from third parties. Expenditure for works for Biodiversity Net Gain can be offset by grants and increased fees income from ice-cream licences thereby releasing savings of £11k. Reduction in service payment to consultants on climate change and other green infrastructure issues also provide an underspend of £11k. An underspend on dog control for Parks and Countryside saves £48k which has been internally recharged to Environmental Health. Termination of partner contribution for Basingstoke Canal generates savings of £53k which contributes to our gateway savings target. The decrease in annual contribution to Surrey Wildlife Trust for partnership project to manage Westfield Common results an underspend of £8k. In addition, the reduction in expense for conservation management in countryside and grants received from Natural England contribute savings of £20k. However, there is a reduction in budgeted income of £8k on rent received for the mast in Sheerwater which was decommissioned in 2022 linked to the regeneration scheme and an overspend of £12k on the corporate car club and car hire budget, which is the subject of a gateway savings proposal. A net overspend of £4k in electricity charges deducted with electricity recharge at Parks is due to higher than previously predicted energy tariffs, work is being undertaken corporately towards a new contract.</p>	(338)	(192)	(146)	<p>The major change comes from further underspends in contract works and play equipment of around £100K. There is a new underspend for conservation management of £30K. The decrease in annual contribution to Surrey Wildlife Trust for partnership project to manage Westfield Common results an underspend of £8,000.</p>

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Neighbourhood Services There is an overspend in employee costs of £18k. Underspends on Street Furniture, grounds maintenance and maintenance of other land where WBC has an interest result in savings of £51k. There is an increase in income of £14k from Roundabout sponsorship. Removed budget for business rate which is not required enables saving of £5k. In addition, income of £33k is received from shared revenue of advertising on Bus Shelters. Additional support costs of £10k are allocated from HRA.	(96)	(79)	(17)	The employee costs increase by £43K to cover the budgeted fit-for-the-future saving. Additional income of £33K is received from shared revenue of advertising on Bus Shelters. Miscellaneous spend reductions of £15K are mainly from street furniture and ground maintenance. Additional £10K is allocated from HRA for support costs.
Fees and Charges Anticipated increases in income in Q4 following agreement of new F&Cs were held as an unallocated adjustment in the Q3 report.	-	(93)	93	Anticipated increases in income in Q4 following agreement of new F&Cs were held as an unallocated adjustment in the Q3 report. For outturn, the impact of these increases are reflected in individual service lines
Miscellaneous	-	15	(15)	These are now reflected in individual service lines
TOTAL MITIGATIONS - PLACE	(748)	(522)	(226)	
NET POSITION - PLACE	1,517	1,661	(144)	

VARIANCE ANALYSIS - CORPORATE RESOURCES

Commentary on Variance	Draft Outturn Over / (Under) Spend £k	Q3 Forecast Over / (Under) Spend £k	Movement £k	Commentary on Movement
Property Services				
<p>Rents</p> <p>The Commercial Rent budget was increased by £400k to include new leases which have not completed this financial year. In addition, the Fit for the Future savings of £132k has not been achieved and quarter 4 lease renewals have also resulted in some rent adjustments and rent-free period in the short term of £253k. This is partly mitigated by Licence fee income relating to storage including back rent (£64k), the sale of a long lease (150 years) at St. Andrews House (£500k), and Kestrel Way telecoms mast fee of (£85k) for beneficial occupation and use covering years 2013 to 2023.</p> <p>In year asset disposals/lease surrender have resulted in less income of £461k against budget, but generated a capital receipt which is reported elsewhere.</p> <p>Surrey County Council vacated the Civic Offices on 21st April 2023 resulting in a shortfall of income of rents at the Civic Offices of £115k. This is partly mitigated by rent reviews which have completed for the remaining tenants resulting in increased rents and backdated rents, securing a further (£81k) in the current year.</p>	632	212	420	<p>Dukes Court rents overstated by £137k due to SChg refund miscode</p> <p>Dukes £166k due to final qtr rent reviews and rent-free periods.</p> <p>One Christchurch £42k is due the forecast schedule rounding to the closest quarter rather than month (F11 Mercer vacated 27/2).</p> <p>£21k still to be investigated.</p> <p>Various small changes £34k.</p> <p>Civic Office rents review income less that forecast £19k.</p>
<p>Void Costs</p> <p>Due less tenancies, there is an increase in voids service costs to the council of £1,023k mostly attributed the larger offices and shopping centre (Midas House, Wolsey Place and Export House). This is part mitigated by an underspend of (£453k) against business rates due rate revaluations, back dated rate valuation changes, timing difference between the budget being set and the current reporting period and rate mitigation has been achieved by using an agency who specialise in placing charities in short term lettings specifically to reduce the business rate liability to the council.</p>	570	(175)	745	<p>Voids service costs increased by £198k in final quarter mostly attributed the larger offices and shopping centre (Midas House, Wolsey Place and Export House and Peacock).</p> <p>NNDR bills of £547k mainly relating to Dukes Court £372K, Midas House £61K, Wolsey Place/ Export House £84K and Peacock £30K were received in last quarter.</p>

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Commentary on Variance	Draft Outturn Over / (Under) Spend £k	Q3 Forecast Over / (Under) Spend £k	Movement £k	Commentary on Movement
<p>Operational Costs</p> <p>Due to the bad state of garages, repairs have become expensive, and the number of void garages is increasing due to the poor condition and the lack of capacity within the housing team to deal with reviewing the void garages and getting any relet has resulted in a forecast overspend of £31k. In addition, there is an overspend against budget at Provincial House of £146k, of which £11k is due to void space, £65k due to under recovery of service charge from a charity letting and the balance is due to out-of-date budgets £70k. Electric vehicle points delays have resulted in £34k less income than budgeted.</p> <p>This can be mitigated by an underspend of (£367k) at the Civic Offices mostly due to energy (£223k), NNDR of (£69k) and an operational cost rationalisation exercise which saved an additional (£75k).</p>	(156)	18	(174)	<p>Garage repairs (£7k) less than forecast.</p> <p>Provincial House Service Charge £51k higher than anticipated.</p> <p>Electric vehicle points delays have resulted in £34k less income.</p> <p>Civic Offices underspends (£252k) higher than forecast mostly on energy and NNDR.</p>
<p>Service Charges Recharges</p> <p>Some service charge recharges have not been actioned due to unresolved issues and have not been accrued as it is not clear how much, if any of the budgeted recharge can reasonably be collected. Further work is required to ascertain the level of income not invoiced.</p>	133	-	133	<p>Some service charge recharges have not been actioned due to unresolved issues and have not been accrued as it is not clear how much, if any of the budgeted recharge can reasonably be collected. Further work is required to ascertain the level of income not invoiced. Expected some work in this in 2023-24.</p>
<p>Fees & Consultant costs</p> <p>Due to the increased volume of lease renewals in quarter 4 of 2023-24, there are increased volume of agent letting and renewal fees of £267k. In addition, agent's fees associated with in year asset disposals/lease surrender are £152.5k, NNDR savings are partly offset by rate mitigation agency fees and revaluation fees of £281k.</p>	701	150	551	<p>Agents letting and renewal fees in quarter 4 were £267k more than forecast.</p> <p>Agent's fees associated with in year asset disposals/lease surrender are £152.5k paid in March.</p> <p>NNDR rate mitigation agency fees and revaluation fees were £131k more than forecast.</p>

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Commentary on Variance	Draft Outturn Over / (Under) Spend £k	Q3 Forecast Over / (Under) Spend £k	Movement £k	Commentary on Movement
<p>In-year one off items</p> <p>Landlord incentives have been paid to secure a lease and costs to date have totalled £89k, as well as compensation payments of £87k being paid to tenants to remove their security of tenure and enable maximum market value, and to secure vacant possession of a property a surrender premium of £20k became due during 2023-24.</p> <p>Dilapidation settlement of (£175k) has been received in respect of Midas House 2nd Floor. This money is being expended to make the floor lettable (cost part in 2023-24 and part in 2024-24). Further dilapidation payments of (£60k) have been received, however, these have not been expended in the current financial year.</p>	(39)	(2)	(37)	<p>A compensation payment of £57k has not yet been paid.</p> <p>A surrender premium of £20k became due.</p>
<p>Repairs</p> <p>From the dilapidation monies received, £107k has been expended in 2023-24. Across the whole estate only essential repairs and maintenance have been carried out resulting in an underspend against budget of (£320k).</p>	(213)	65	(278)	<p>From the dilapidation monies received £175k, only £107k has been expended in 2023-24, therefore £68k less spend than anticipated. Essential repairs and maintenance underspend £120k more than forecast. Midas House £90k of approved capital works will slip into the new financial year.</p>
<p>TCMA</p> <p>Due to the removal of the Town Centre Management Agreement (TCMA) reserve, there is an overspend of £224k due to works which had already commenced such as the Chertsey Road works. To mitigate this, negotiations with SCC have secured additional funding of (£130k).</p>	94	110	(16)	<p>Saved an additional £16k</p>
<p>CCTV</p> <p>Due to inflation a larger contribution has been received from Surrey Heath Borough Council towards CCTV of (£9k). In addition, the repairs element of the main contract and transmission maintenance is (£15k) lower than budget.</p>	(24)	(15)	(9)	<p>A larger contribution has been received from Surrey Heath Borough Council towards CCTV of £9K.</p>

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Employees Additional employee costs of £221k have been incurred for work on asset valuations, year-end closedown and asset categorisation changes following a change in policy as well as project work on maximising value of brown land for sale. In addition, transport costs of £9k in advance of the facilities management insource, and overtime costs of £41k have been incurred covering sickness throughout the year. These costs have been part mitigated by in year vacancies of (£111k).	160	-	160	Having to move two staff out of FFF code in March, covered by underspends on temporary staff from Water Environment. Vehicle costs for FM insource Other misc items / sick cover / agency / honorariums
			-	
Elections and Civic			-	
Overspend on Borough Elections - budget set too low	65	65	-	
Marketing & Communications			-	
Staffing overspend	10	9	1	
Democratic Services			-	
Miscellaneous small pressures on staffing and supplied & services offset by (£20k) saving on subscriptions	11	9	2	
Finance			-	
Interims and Consultants	1,001	494	507	Additional support from PWC required to support budget setting, and extensions to Interims (all approved via FCP)
Overspend on Internal Audit	63	85	(22)	
Revs, Bens & Customer Services			-	
£105k staffing pressure principally in relation to staff overtime and agency costs. The majority of this work is likely to be covered by new burdens funding, which is held centrally at WBC but hasn't traditionally been part of monthly monitoring.	78	-	78	The staffing pressure was previously being netted off against grant income held in financing (below the line). Consider budget adjustment to align spend and income
Miscellaneous small pressures on staffing and supplies & services offset	43	-	43	This had previously been flagged as a risk item but had not been crystallized in the financial reporting.

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Under-recovery of housing benefits	390	-	390	Previously not reported due to lack of information. Improvement needed in the forecasting of this area.
Income from Search fees less than budget due to lower number of applications received than Forecasted Activity	96	101	(5)	
Corporate Management			-	
The overspend relates to the cost of the Interim Section 151 Officer and costs of Commissioners offset by Strategic Director Place vacancy	362	397	(35)	
External Auditor costs (including VFM Review)	248	-	248	Pressure recognised in P10.
Debt Management & Bank Charges	118	-	118	This was previously netted off against the VSWL loan fees (see below), Given the materiality, it is more transparent to highlight the cost and the mitigation separately, particularly in light of the likelihood of not recovering the loan fee
HR			-	
LGA Graduates not budgeted for, and agency staff covering vacancies. Offset by Payroll contract income and underspend in Training	31	81	(50)	(£20k) Improved position on Payroll contract. Underspends in training not included in Q3 forecast
Transformation & ICT			-	
Procurement Savings budgeted for in a central code – savings that have been delivered are represented in the rest of this budget monitoring report through the relevant service savings and mitigations	550	550		
Underspend relates to: Implementing corporate systems review to rationalise the number of hosted applications; Contract re-negotiations and procurement efficiencies through better sourcing; movement to cloud systems hosting; Review of licenses	(404)	(199)	(205)	Housekeeping review of old commitments identified additional savings of £65k off-site storage and reprographics. Accruals and alignment of spend across financial years makes up the balance. £125k of Project Management Staff charged to FFTF / IRP

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Overspend relates to network circuits. We are still having to subscribe to the PSN due to the DWP having not yet moved away from it (the original deadline of April 2023 has passed, and we do not have information from DWP as to when they will be ready to move off it). This was not included in the original budget estimates for 2023/24 as we did not expect the ongoing requirement	9	9	-	
Contribution to IT Reserve - historic item that has not been used for a number of years. No longer required as IT investment programme now within funded capital programme.	(180)	-	(180)	Has already been removed from 2024/25 budget
Depreciation lower than budgeted. The savings on service's depreciation budgets are offset by a shortfall in the corporate line so these are cost neutral across WBC	(118)	-	(118)	Depreciation entries not posted until January. Consider doing this earlier in 2024/25
Miscellaneous	5	(11)	16	
TOTAL PRESSURES - CORPORATE RESOURCES	4,236	1,953	2,283	

Elections				
Saving arising from scaling back Civic and Mayoral events and services.	(25)	(25)	-	
Underspend due to Electoral Services Officer vacancy	(11)	-	(11)	
IER Grant application not budgeted	(23)	-	(23)	
Marketing & Communications				
(£42k) Savings on supplies and services, mainly PR, in addition to savings on resident engagement software offered up as part of FFTF	(43)	-	(43)	
Democratic Services				
VSWL Loan Arrangement fees	(103)	-	(103)	Reduction in loans activity in final quarter. Previous forecast of (£130k) was included within miscellaneous
SLGA recharge	(60)	(60)	-	
Legal				
Saving on Head of Legal	(139)	(126)	(13)	

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Supplies and Services	(58)	-	(58)	Q3 Supplies and Services forecast included come consultancy costs that were charegable to FFTF/Capitalisation. These costs have now been moved. Additional savings on books (Reuters)
Corporate Management (£231k) saving on vacant Exec Director (Place)		-	-	£162k movement relates to Shareholder Advisory Group - spend was previously being miscoded so missed from forecast.
HR (£48k) savings in training budget (£24k) payroll work rechargeable to other agencies (£35k) staffing vacancies		-	-	(£50k) training mitigations / underspends not previously identified; (£25k) misc small underspends (£6k) improved forecast on rechargeable payroll work
Transformation and IT (£180k) previously budget contribution to IT reserve no longer required (£284k) deep dive review of supplies and services budget and accruals, particuallrly around hosted systems (£118k) saving on Depreciation charges		-	-	(£180k) previously budget contribution to IT reserve no longer required (£284k) deep dive review of supplies and services budget and accruals, particuallrly around hosted systems (£118k) saving on Depreciation charges
TOTAL MITIGATIONS - CORPORATE RESOURCES	(462)	(211)	(251)	
NET POSITION - CORPORATE RESOURCES	3,774	1,742	2,032	

VARIANCE ANALYSIS - COMMUNITIES

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Leisure				
£250k Energy costs at Eastwood Leisure Centre not currently part of TEL contract or budgeted for	250	209	41	
£10k Athletic Club Contribution goes to Freedom Leisure NOT WBC.	10	10	0	
Community Support				
£345k The Women's Support Centre transferred under TUPE regulations to Catalyst on 31.05.23. A one-off transitional subsidy was agreed for 2023/24 which has meant the FFF saving of £250k has not been achieved.	345	264	81	
£148k Kitchens at Moorcroft and St Mary's have been rented out so we will not see the budgeted income. This is partially offset by the savings in staff costs.	131	74	57	
£11k Annual Bustler service for St Mary's and The Vyne - No budget set.	11	11	0	
£77k FTF is unachievable as assigned incorrectly	77	77	0	
£75k New Victoria Theatre (NVT) contribution. We are legally tied in to pay the full £150k for 3y	75	75	0	
Independent Living				
£65k Two vacancies in Q1 now recruited to. Fully funded posts. Reduction in HRA recharge as team moved to Spelthorne	65	(6)	71	
£42k Forest care one off fee for terminating contract	42	0	42	
Housing Advances				
There is an overspend on Housing Advances. This is because there is a payment to LAMAC (mortgage services) for which there is no budget. There are minor underspends in staff costs of the Sheerwater team seen here	21	9	12	
Housing Options				
The Homelessness Directorate funding grant is showing a surplus of £71k against a budgeted surplus of £212k. An unbudgeted Homelessness grant income of £230k was received in Aug 2023 that will help meet additional costs of homelessness, including rent arrears. This additional funding received during the year has been used to fund additional staff costs in the Housing Options team. This funding includes the Homelessness Prevention grant, Rough Sleeper Initiative, Rough Sleeper grant and RSAP /NSAP grants.	141	168	(27)	
There is an overspend of £454k in Housing Options due to an overspend in Bed & Breakfast expenditure. - The amount of £487k is due to the increasing homelessness needs, and also because of larger families approaching B&Bs, requiring larger accommodations. - Fit for future savings not achievable is £48k. This was subject to pursuing the Thamesway Lets Rent Model, so that we could reduce the number of nights in Bed & Breakfast. However, since the model not did materialise, these savings are not achievable. - There is an improvement in income collection, bringing an amount of £119k as over-recovery against budgets.	454	617	(163)	

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Temporary Accommodation £89k	89	208	(119)	
Reduced recharges to HRA	94	0	94	Reduced recharge reflects savings made in Corporate buildings being passed onto the user.
Non HRA Housing £142k relates to Temporary accommodation at Waterman House. Budget and spend is currently held across numerous cst headings and will benefit from consolidation	183	(10)	193	
HRA Recharge Adjustment - review of recharging methodology for HRA	537	380	157	
			0	
Miscellaneous	59		59	
TOTAL PRESSURES - COMMUNITIES	2,584	2,086	498	

Leisure				
The Leisure Contract had been projecting a breakeven position for 2023-24. However performance throughout the year has been stronger than forecast with many areas now back to the levels of attendance from pre pandemic. As such the contract is now projecting to overachieve against the management fee budget.	(188)	0	(188)	The invoicing of management fee to Freedom Leisure is based on open book accounting. Provision of quarterly data from Freedom is subject to time lag. An improved forecast was reported in P10/P11
TEL Energy costs. Closure of certain areas of the building is driving this cost down, and energy prices have reduced since 2022-23.	(586)	0	(586)	Delays in invoicing have hampered accurate forecasting.
TEL Service Contract savings	(313)	0	(313)	Delays in invoicing have hampered accurate forecasting.
Community Support				
Savings on the Junction / Richardson Centre - These premises are used by the Women's Support Centre and all costs are now with Catalyst.	(30)	(30)	0	
Families				
Youth Development grant no longer paid	(44)	(44)	0	
Family Centres move to Barnados - external funding received for previous financial year	(581)	0	(581)	Under-accrued income from previous years. Need to do a prior year journal to move this.
F&C Manager post deleted	(36)	(37)	1	
Independent Living				
Community Alarms new funding received from NHS	0	(20)	20	Income accrued into 2024/25
Savings in Resettlement Team following restructure	(298)	0	(298)	
No spend on external printing	(15)	0	(15)	
Housing Advances				
Hom Office Asylum grant (not budgeted)	(39)	0	(39)	
Housing Strategy				
	(5)	1	(6)	

VARIANCE ANALYSIS - COMMUNITIES

Commentary on Variance	Draft Outturn Over / (Under) Spend £k	Q3 Forecast Over / (Under) Spend £k	Movement £k	Commentary on Movement
Housing Options There is a savings of £69k in the PSL and Lets Rent team because of 1 vacant post and a savings of £237k in the Housing Options team because of the Homelessness Prevention Grant received this year that is used to fund these staff costs. The Lets Rent scheme is showing savings of £85k due to a reduction in specific initiatives (for example, tenant training and targeted incentive schemes) compared to previous years. Some of these expenses are funded by the Homelessness Prevention grant. A £19,611 savings from Welfare Reform and Homelessness is achieved as part of the fit for future savings, value £18,000 (Withdrawal from Sharer's scheme). There is an overspend of £6,942 on CRB mental health grants and £2,104 in Other Housing Services expenses The Private Sector Leasing Scheme is showing an overrecovery of £76,555.	(477)	(456)	(21)	
Non HRA Housing	(6)	0	(6)	
Miscellaneous	(16)	(99)	83	Most miscellaneous items are now contained within the individual service areas detailed above
TOTAL MITIGATIONS - COMMUNITIES	(2,634)	(685)	(1,949)	
NET POSITION - COMMUNITIES	(50)	1,401	(1,451)	

VARIANCE ANALYSIS - CORPORATE ITEMS

Commentary on Variance	Draft Outturn Over / (Under) Spend £k	Q3 Forecast Over / (Under) Spend £k	Movement £k	Commentary on Movement
Financial and Governance Advice provided on Group Companies. To be reviewed - is this not part of the FUCR budget?	370	0	370	Not previously highlighted explicitly in the report.
Capitalised Salaries - on review, these salaries cannot be charged to individual assets / projects so cannot be capitalised	166	0	166	
Depreciation - depreciation entries are not posted until Q4. The savings in service budgets (above the line) are offset by an overspend recorded below the line	207	0	207	
Investment Programme funded from Revenue	9	0	9	
TOTAL PRESSURES - CORPORATE ITEMS	752	0	752	
Net Interest Borrowing for the capital has had a planned reduction, leading to a reduction in interest payable. See body of report for more commentary on interest	(2,285)	(1,528)	(757)	Underspends in net interest are only recognised in the forecast as they occur.
HIF Energy Income Energy rebates received (unbudgeted windfall) - included in draft outturn pending decision on how to treat this	(520)	0	(520)	
Risk / Contingency Whilst this budget has not been allocated out, it serves to cover overspends across WBC	(500)	0	(500)	Not previously reviewed in detail
TOTAL MITIGATIONS - CORPORATE ITEMS	(3,305)	(1,528)	(1,777)	
NET POSITION - CORPORATE ITEMS	(2,553)	(1,528)	(1,025)	