

	<b>Q4 Outturn variance to Budget</b>	<b>Q3 Forecast variance to Budget</b>	<b>Movement between Q3- Q4</b>	<b>Detail of variance</b>
Salaries & other related costs	-247,550	-106,617	-140,933	Due to back funded pension charges to service and unbudgeted capitalisation of salaries.
Other Supervision & Management costs	28,053	51,744	-23,692	Forecast of £11K in legal fees relating to disrepair claim settled in 24/25. £2.5K additional savings from our work on resident involvement. The remainder are made up of savings in travel expenses, subscriptions and overtime which were no longer required.
Sheltered Schemes & Communal Services	14,318	-66,387	80,705	Variance due to energy costs for communal areas at our estates being higher than expected.
Council Tax on Voids	4,004	1,902	2,103	
Debt Management Charges	-7,934	0	-7,934	Lower debt managements fees for the year.
Provision for Bad Debts	-50,658	0	-50,658	Due to £30K of debts written off in year and arrears not increasing by more than expected.
Computer Software	10,700	10,608	92	
Repairs & Maintenance	-121,547	21,500	-143,047	Majority of planned maintenance work to be carried out once we receive the stock condition survey. Some capitalisation of void property repair costs. £21K in additional temporary boiler hire costs for Chartwell House.
Recharge from General Fund	107	0	107	
Depreciation & Impairment	963,838	0	963,838	Accounting adjustment.
Social Housing Decarbonisation Fund	14,697	0	14,697	Externally funded. Capital works to commence in 24/25.
Rental - Dwellings	-23,812	0	-23,812	Additional rental income from having fewer void properties.
Rental - Non-Dwellings	22,678	26,807	-4,129	Additional income from new lease agreed for a shop.
Service Charges	328	2,896	-2,567	
Misc Income	6,835	45,056	-38,222	£28K grant income for SHDF Admin. £6K recharge of salaries to SHDF. Remainder is new burdens funding and reimbursement from insurance claims.
Interest Payable	-10,017	-6,077	-3,940	
Interest Receivable	-59,133	-26,000	-33,133	Due to higher interest rates.
	<b>544,908</b>	<b>-44,568</b>	<b>589,475</b>	