

HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

	2020/21		2021/22	
	£	£	£	£
ORIGINAL BUDGET		0		0
EXPENDITURE				
Employee Savings				
Salary savings due to staff turnover, impact of change in assumptions re pay award	40,400		65,100	
		40,400		65,100
Premises				
Repairs & Maintenance - savings on salaries and subcontractors during lockdown, additional costs for one-off planned maintenance projects	166,900		(56,100)	
Premises Insurance recharges - increase in premium relating to council house properties	(76,400)		(58,000)	
		90,500		(114,100)
Transport	0		0	
		0		0
Supplies & Services	0		0	
		0		0
Support Services				
Fees relating to development consultancy and consultation for Mainway estate, funded from reserves	(62,000)		0	
		(62,000)		0
INCOME				
HRA Dwellings Rent reduction due increased re-let times during pandemic, changes in rates of inflation	(145,400)		(224,300)	
Rents (Other) reduction due to one year rent freeze for garages due to continuing low occupancy	(10,100)		(13,900)	
		(155,500)		(238,200)
FINANCING	0		0	
		0		0
APPROPRIATIONS				
Earmarked Reserves appropriations - funding of housing management software replacement deferred	(140,000)		0	
Business Support Reserve - funding for Mainway development consultancy and consultation fees, deferral of JE protection by 12 months	64,400		2,800	
Major Repairs Reserve appropriations - net decrease/(increase) in additional contribution due to reprofiling of capital programme	722,200		(494,000)	
		646,600		(491,200)
Other Net Service Variances		4,200		8,900
IN YEAR VARIANCES		564,200		(769,500)
Previously Agreed Contribution To / (From) Unallocated Reserve		(87,900)		(230,200)
REVISED CONTRIBUTION TO / (FROM) UNALLOCATED RESERVE		476,300		(999,700)

*Variances shown as (adverse) / favourable