

# HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

	2022/23	
	£	£
<b>ORIGINAL BUDGET</b>		<b>0</b>
<b>EXPENDITURE</b>		
<b>Employee Savings</b>		
Impact of change in assumptions re pay award for 2021/22	(28,200)	<b>(28,200)</b>
<b>Premises</b>		
Repairs & Maintenance - impact of change in assumptions re pay award for 2021/22	(123,600)	
Premises Insurance - increase in premium relating to council house properties	(64,400)	<b>(188,000)</b>
<b>Transport</b>	0	
		<b>0</b>
<b>Supplies &amp; Services</b>	0	
		<b>0</b>
<b>Support Services</b>		
Fees relating to development consultancy and consultation for Mainway estate, funded from reserves	0	<b>0</b>
<b>INCOME</b>		
Rents (Dwellings) - increase in CPI from 2.0% estimated to 3.1% actual (as at September 2021)	138,000	<b>138,000</b>
<b>FINANCING</b>		
Direct Revenue Financing - additional funding from earmarked reserves towards capital programme	(295,000)	<b>(295,000)</b>
<b>APPROPRIATIONS</b>		
Earmarked Reserves appropriations - reduced net contribution to Flats Planned Maintenance Reserve re changes to Communal Areas programme	20,000	
Business Support Reserve - changes to Property Conversions programme	372,000	
Major Repairs Reserve appropriations - net decrease/(increase) in additional contribution due to reprofiling of capital programme	(372,000)	<b>20,000</b>
<b>Other Net Service Variances</b>		<b>30,200</b>
<b>IN YEAR VARIANCES</b>		<b>(323,000)</b>
<b>Previously Agreed Contribution To / (From) Unallocated Reserve</b>		<b>(502,600)</b>
<b>REVISED CONTRIBUTION TO / (FROM) UNALLOCATED RESERVE</b>		<b>(825,600)</b>

\*Variances shown as (adverse) / favourable