

## HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

	2022/23		2023/24	
	£	£	£	£
<b>ORIGINAL BUDGET</b>			<b>0</b>	<b>0</b>
<b>EXPENDITURE</b>				
<b>Employee Savings</b>				
Impact of pay award for 2022/23; redirection from Supplies & Services re ASB service to be brought in-house	(46,400)		(135,800)	
Additional top-up payment to pension fund	<u>(100,000)</u>		<u>0</u>	
		<b>(146,400)</b>		<b>(135,800)</b>
<b>Premises</b>				
Repairs & Maintenance - impact of pay award for 2022/23, fire safety works and additional budgets for compliance testing, other minor changes	(921,700)		(1,006,900)	
Energy - increase in costs for general needs areas, largely rechargeable	(147,200)		(178,400)	
Council Tax - increased liability for long term void properties due to major voids and capital projects	(63,500)		(65,200)	
Premises Insurance - increase in premium relating to council house properties	<u>(111,500)</u>		<u>(128,300)</u>	
		<b>(1,243,900)</b>		<b>(1,378,800)</b>
<b>Supplies &amp; Services</b>				
Development - Mainway Project and related fees, viability assessment and design fees relating to other potential new build schemes	(82,300)		(775,000)	
Anti-Social Behaviour - redirection to Salaries as service to be brought in-house	<u>0</u>		<u>41,500</u>	
		<b>(82,300)</b>		<b>(733,500)</b>
<b>INCOME</b>				
Rents (Dwellings) - additional rent loss from voids due to major voids and capital projects; increase in CPI from 2.0% estimated to 10.1% actual (as at September 2022), increase capped at 7.0% for existing tenants	(130,700)		603,500	
Rents (Other) - garage occupancy improving	<u>13,600</u>		<u>9,700</u>	
		<b>(117,100)</b>		<b>613,200</b>
<b>FINANCING</b>				
Direct Revenue Financing - reduced/(additional) funding from earmarked reserves towards capital programme (Mainway Regeneration Project)	<u>2,815,000</u>		<u>(1,950,000)</u>	
		<b>2,815,000</b>		<b>(1,950,000)</b>
<b>APPROPRIATIONS</b>				
Earmarked Reserves appropriations - funding of fire safety works, one-off transfer to ICT & Systems Improvement Reserve from BSR	672,800		(544,000)	
Business Support Reserve - funding for Mainway Project and related fees, viability assessment and design fees relating to other potential new build schemes, one-off transfer to ICT & Systems Improvement Reserve, increase Unallocated reserves to £750K minimum level	(2,685,500)		2,826,500	
Major Repairs Reserve appropriations - net decrease/(increase) in additional contribution due to reprofiling of capital programme and use of accumulated MRR balance and capital receipts	<u>238,500</u>		<u>2,068,800</u>	
		<b>(1,774,200)</b>		<b>4,351,300</b>
<b>Other Net Service Variances</b>		<b>(82,200)</b>		<b>(3,700)</b>
<b>IN YEAR VARIANCES</b>		<b>(631,100)</b>		<b>762,700</b>
<b>Previously Agreed Contribution (From) / To Unallocated Reserve</b>		<b>(1,403,500)</b>		<b>(529,700)</b>
<b>REVISED CONTRIBUTION (FROM) / TO UNALLOCATED RESERVE</b>		<b>(2,034,600)</b>		<b>233,000</b>

\*Variances shown as (adverse) / favourable