

Housing Revenue Account (HRA) Revenue Services Outturn Variance Analysis as at 31 December 2022

Favourable variances are bracketed and in red - £(0.000)m. Unfavourable variances are in black - £0.000m.

HRA - £0.196m	£'m
Reduced income from rents and service charges. The main reasons include: - an increased average period of time that dwellings are remaining vacant (void); and - meals no longer being compulsory for tenants to purchase at extra care scheme sites (Broadleaves and Gladstone House).	0.236
Increased costs of supplies and services on responsive repairs. The main reasons include increases in: - the use of contractors to deliver repairs due to employee vacancies; and - the costs of materials required for repairs and the range of repairs being performed; partly offset by - the service not currently expecting to use of all the additional efficiency savings budget it has been allocated.	0.114
Increased income from solar photovoltaic (PV) panels, due to warmer than expected weather and a lower than anticipated number of faulty meters.	(0.024)
Increased spend on supplies and services related to compliance services. The main reason relates to additional spend on the installation of smoke and Carbon Monoxide (CO) detectors, in order to become compliant with changes in regulations which recently come into effect.	0.054
Increase in recharges from the General Fund following pay award	0.078
Salary savings due to vacancies, net of use of agency to cover where necessary	(0.076)
Increased cost of gas servicing, change of contractor, repairs and the reprofiling as per MOT style contracts	0.050
Significant savings in Home Loss payments and use of external professional services due to delays in achieving planning approval	(0.189)
Reduced cost of Legal Fees compared to originally anticipated	(0.013)
Other small variances	(0.034)
Total	0.196