

Housing Revenue Account Detailed Variances

Cost Centre	Under/ Over spends	Key reasons for forecast variance
General Repairs	163,765	£24K overspend on staffing. £140K overspend on repairs.
Void Property Repairs	-142,410	Savings are due to more of our void property costs being capitalised.
General Planned Maintenance	-136,775	Savings due to fewer planned works were carried out this year than expected.
Adaptations for Disabled Persons	-943	
Planned Maint larger schemes	31	
Service Repair Contract	27,671	Overspend is due to inflationary increases and additional costs beyond annual gas servicing and maintenance.
Churchill Close older Persons	-15,531	Savings on heating costs due to new boiler installation
Marriott House Older Person	-10,152	Savings on heating costs offset by increases in water charges
Kings Drive Older Person	-11,784	Savings on heating costs offset by increases in water charges
Communal Services	12,873	£20K increase in electricity charges for the year offset by £(7)K savings from day-to-day repairs of door entry systems and maintenance of fire alarms.
Housing Revenue Account	-223,375	£30K due to write offs of former tenant arrears. £(21)K due to depreciation. £(3)K from savings on Council Tax on void properties. £(175)K due to a decrease in the provision for bad debts. £(54)K in additional rental and other income raised.
Estates Management	209,047	£19K overspend on staffing. £5K overspend on computer software. £16K on legal fees relating to disrepair claims. £180K in costs related to the stock condition survey and project management fees in relation to new housing initiatives not deemed eligible for capitalisation. £(5)K savings on compensation. £(9)K new burdens income. £3K overspend on other supplies and services.
Elizabeth Court Ctaker Serv	51	
Social Housing Decarbonisation	0	
HRA Cleaning	-3,740	Savings on salaries and cleaning materials.
Capital Charges	-108,482	Reduced forecast for capital charges.
	-239,755	