

**HOUSING REVENUE ACCOUNT - 2012-13 Major Variations to Budget
April to August 2012**

	July £	August £		Reason
Additional Expenditure				
Council Tax on Empty Properties	38,000	38,000		Charges for 2012-13 in excess of £50k budget. Some refunds will be due for properties disposed before end of year.
Property Insurance		5,700	▲	Estimate based on previous actual
Maintenance Consultancy		1,500		Specialist advice taken re Gas Contract. Cover overspend from General Management consultancy
Loss in Income				
Dwelling rents and service charges	80,000	90,000	▲	Potential shortfall based on 22 weeks debit. This reduction is partly due to the early completion of decommissioning Wey Court.
Overspends	118,000	135,200		
Savings				
Capital Financing Costs	(1,942,000)	(1,942,000)	—	Costs in approved budget were much higher than final approved business plan. Funds will be transferred to Affordable housing/stock improvement reserves.
Additional Income				
Interest receivable	(60,000)	(60,000)	—	The HRA will have higher balances in the short/medium term that will generate more investment income
Water Rates Commission		(7,000)	▲	Commission based on value of water rate debit
Underspends	(2,002,000)	(2,009,000)		
Net Major Variations	(1,884,000)	(1,873,800)		
Staffing budget		90,000	▲	Prior to mitigation measures report to Executive in November
Overspend/ (Underspend)	(£1,884,000)	(£1,783,800)		