

**Housing Revenue Account (HRA) Revenue Outturn Variance Analysis as at 30 September 2024**

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

<b>HRA - £(0.134)m</b>		<b>£'m</b>
Housing & Estates Management	Current forecasted vacancy savings over a number of departments including Tenancy & Estates, Housing Choices, Street Wardens & Boughton Extra Care Scheme.	(0.388)
Housing Maintenance & Asset Management	Forecast vacancy savings on Responsive Repairs and Compliance Services due to a number of vacancies.	(0.209)
Housing Maintenance & Asset Management	Increase in agency costs on Responsive Repairs and Compliance Services due to a number of vacancies as per the line above.	0.271
Housing Maintenance & Asset Management	Increase in expected cost of repairs to tenanted properties. Currently running at 16% increase in demand, this trend is expected to continue, at an enhanced cost due to the need to use external contractors to cope with current volumes.	0.127
Housing Maintenance & Asset Management	Compliance Services gas appliance servicing budget understated re air source servicing and oil repairs. 7% inflationary price increases also not known at time of setting budgets.	0.175
Housing & Estates Management	Savings within the service charges from the General Fund due to a number of the recharges based on salaries where the team has vacancies.	(0.190)
Housing & Estates Management	Over achievement on budgeted income for service charges on new build.	(0.188)
All	Vacancy Factor	0.292
All	Other small variances	(0.024)
<b>HRA Total</b>		<b>(0.134)</b>