Housing Revenue Account (HRA) Revenue Outturn Variance Analysis as at 31 December 2024

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

HRA - £0.061m		£'m
Housing & Estates Management	Salary underspends due to unused job evaluation provisions, 3 Housing Choice Advisors roles being removed, and vacancies such as: Tenancy Assistants, Street Wardens, Tenancy Officer	(0.485)
Housing Income & Leaseholder Management	Salary underspends due to vacancies such as: x2 Tenancy Assistants, Apprentice, Rent Recovery Assistant and Income Recovery Team Leader	(0.133)
Housing Maintenance & Asset Management	Salary underspends due to vacancies such as: Apprentices, Technical Assistants, Senior Investment Surveyor, Damp and Mould Surveyor, Multiskilled Operatives, Maintenance Operative, Compliance Surveyor and Compliance and Safety Manager	(0.402)
Housing Maintenance & Asset Management	Agency costs to cover vacant roles	0.456
Housing Income & Leaseholder Management	Agency costs unused due to project delay	(0.036)
Housing Maintenance & Asset Management	Compliance costs have been higher due to air source and oil servicing and repairs works being done. Also catching up with a backlog of works in 'Fire Alarm and Emergency Lighting', 'Periodic Electrical Testing' and 'Appliance Servicing'.	0.181
Housing Maintenance & Asset Management	Responsive repairs contractual works costs higher due to volume of work higher than anticipated and cost of services has increased	0.148
Housing & Estates Management	Gas underspends across Gladstone House and Broadleaves due to unused accruals carried over from last year	(0.044)
All	Under received income relating to housing rents, service charges, garages etc	0.336
Yorke Drive	Underspends largely due to delays in the scheme meaning fewer tenants moving out (less home loss payments)	(0.176)
Housing & Estates Management	Council tax voids losses	0.127
All	Various recharges from GF underspent due to vacancies	(0.171)
All	Vacancy Factor	0.292
All	Other small variances	(0.032)
HRA Total		**0.061**