

Housing Revenue Account (HRA) Revenue Outturn Variance Analysis as at 31 March 2025

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

HRA - £(0.602)m		£'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	(0.530)
Housing Income & Leaseholder Management	Salary underspends due to vacancies such as: x2 Tenancy Assistants, Apprentice, Rent Recovery Assistant and Income Recovery Team Leader	(0.093)
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'.	0.162
Housing Maintenance & Asset Management	Responsive repairs contractual works costs higher due to volume of work higher than anticipated and cost of services has increased	0.264
Housing & Estates Management	Gas underspends across Gladstone House and Broadleaves due to unused accruals carried over from last year	(0.039)
Yorke Drive	Underspends largely due to delays in the scheme meaning fewer tenants moving out (less home loss payments)	(0.205)
Housing & Estates Management	Council tax voids losses	0.142
All	Various recharges from GF underspent due to vacancies	(0.518)
All	Vacancy Factor	0.292
All	Other small variances	(0.077)
HRA Total		(0.602)