

Housing Revenue Account (HRA) Revenue Outturn Variance Analysis as at 30 June 2025

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

| HRA - £0.355m | | £'m |
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| Housing & Estates Management | When decarbonisation properties are upgraded with air source heat pumps (ASHP), battery storage is also installed. This results in less electricity being exported to the grid. Additionally, as the photovoltaic (PV) systems age, their efficiency declines. The current panels are approximately 10 to 11 years old, with a typical lifespan of around 25 years, so a reduction in productivity is expected. Future budgets will be adjusted to reflect this depreciation. | 0.109 |
| Housing Income & Leaseholder Management | x2 Temporary Tenancy Assistant vacancies for the first quarter and not expected to recruit until October and various other small vacancies. | (0.087) |
| Housing & Estates Management | Council tax charges in void properties is expected to be overspent due to the delays in repairs works. | 0.073 |
| All | Vacancy Factor | 0.274 |
| All | Culmination of other Employee favourable variances across the Directorate (net of agency staff) | (0.022) |
| All | Other small variances | 0.008 |
| HRA Total | | 0.355 |