

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

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

HRA - £0.172m		£'m
Housing Inc & Leaseholder Mgmt	The Apprentice position is not currently being recruited and is excluded from the HR establishment; therefore, the associated budget will be removed for future years. Additionally, several smaller vacancies have contributed to the underspend, such as a short-term Rent Recovery Assistant vacancy and a 0.4 FTE Rent Recovery Officer vacancy for a few months.	(0.098)
Housing Maintenance & Asset Management	Underspends have primarily arisen due to staff vacancies and delays in recruitment for key roles, including Business Manager, Senior Surveyor, Surveyor, and Technical Assistant (Aids and Adaptations). These positions are expected to be filled from December 2025.	(0.088)
Housing Maintenance & Asset Management	The Compliance Manager role remained vacant for the first two quarters, and one Surveyor position is still unfilled. This Surveyor role is currently covered by an agency worker and is unlikely to be permanently filled within this financial year.	0.199
Housing & Estates Management	The largest contributor to the underspend is a full-time Tenancy Officer vacancy lasting four and a half months, alongside several other short-term vacancies.	(0.046)
Housing Maintenance & Asset Management	Contractual services and appliance servicing within the Compliance department were reviewed during Q2 as part of the forecast outturn. A favourable variance is anticipated, primarily due to higher-than-required initial budget allocations and staffing challenges experienced during the current financial year.	(0.319)
Housing Maintenance & Asset Management	Disturbance and homelessness payments are associated with the programme decant, which is tied to the overall Yorke Drive project timelines. Delays in the project have resulted in forecast underspends.	(0.106)
Housing Revenue Account	Income from housing rents, including service and management charges, is below target due to an increased number of void properties. Additionally, income from solar generation is under budget as aging panels have reduced productivity.	0.399
All	Vacancy Factor	0.274
All	Culmination of other Employee favourable variances across the Directorate (net of agency staff)	(0.034)
All	Other Smaller Variances	(0.009)
HRA Total		0.172