

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

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

<b>HRA - £0.237m</b>		<b>£'m</b>
Housing Revenue Account	Forecast recharges from the General Fund are expected to be lower than budgeted, largely due to vacant roles in the General Fund	(0.122)
Housing Services	A saving has been realised on contract cleaning for community centres due to actual expenditure being lower than the budgeted increase.	(0.062)
Housing Repairs & Empty Homes	Underspends on void properties due to the capitalisation of the majority of the expenditure	(0.291)
Housing Repairs & Empty Homes	Responsive Repairs underspends on salaries, £245k, due to a lot of vacancies within the business unit however, this is offset by the overspend in agency staff required of £321k.	0.076
Building Safety & Asset Invest	Compliance Services underspends on salaries and contracts, £89k, due to a lot of vacancies within the business unit however, this is offset by the overspend in agency staff required of £266k.	0.177
Building Safety & Asset Invest	A saving has been realised in compliance - servicing of appliances due to actual expenditure being lower than the increase in the budget from the previous financial year.	(0.137)
Housing Revenue Account	Income from housing rents, including service and management charges, is below target due to an increased number of void properties. Offset by increased income from leaseholder recharges.	0.322
Vacancy Factor	The vacancy factor represents a planned allowance within the Council's establishment budget to reflect the likelihood that not all posts will be occupied throughout the year.	0.273
All	Other Smaller Variances	0.001
<b>HRA Total</b>		<b>0.237</b>