

Housing Revenue Account (HRA) Revenue Outturn Variance Analysis as at 30 June 2026

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

HRA - £1.077m		£'m
HRA General	Overall variance across Service Level Agreement (SLA) recharges with the General Fund resulting from the recalculation of recharge allocations	0.064
HRA General	Yorke Drive Scheme: Ongoing financial impact arising from the Council Tax policy on empty homes, including the application of double-rate charges.	0.079
HRA Rent Income	Rental income is under budget across HRA properties, including Gladstone House and Broadleaves, mainly as a result of void levels being higher than the budgeted rate of 2%. In addition, timing differences between the budget assumptions on new development properties and reductions in housing stock have adversely affected the rental income.	0.527
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.	0.559
All	Culmination of other Employee favourable variances across the Directorate (net of agency staff)	(0.156)
All	Other small variances	0.004
HRA Total		1.077