

HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

| | 2025/26 | |
|---|------------------|------------------|
| | £ | £ |
| ORIGINAL BUDGET | | 0 |
| EXPENDITURE | | |
| Employees | | |
| Impact of National Insurance and other structure changes | <u>(53,500)</u> | (53,500) |
| Premises | | |
| Repairs & Maintenance - net decrease in revenue repair costs due to reallocation of in-house team to capital works, additional works funded from Planned Maintenance reserves, and impact of National Insurance and other minor changes | 240,200 | |
| Energy - decrease in energy cost assumptions for general needs areas, largely rechargeable | 47,200 | |
| Council Tax - increased liability for long term void properties due to major voids and capital projects | (40,500) | |
| Premises Insurance recharges - revised estimate of premium relating to council house properties | <u>(27,300)</u> | 219,600 |
| Supplies & Services | | |
| ICT - reprofiling of housing management software purchase and implementation, funded from ICT & Systems Improvement reserve | <u>(438,900)</u> | (438,900) |
| INCOME | | |
| Rents (Dwellings) - future years uplift now CPI + 1.0% (CPI at September 2024 1.7%) | 100,700 | |
| Service Charges Flats - net additional service charge income | <u>118,700</u> | 219,400 |
| FINANCING | | |
| Increase in Depreciation Charge | <u>(449,000)</u> | (449,000) |
| APPROPRIATIONS | | |
| Earmarked Reserves appropriations - reprofiling of contributions from ICT and Systems Improvement reserve for purchase and implementation of new housing management software, plus works to be funded from Planned Maintenance reserves | 628,900 | 628,900 |
| Other Net Service Variances | | 36,300 |
| IN YEAR VARIANCES | | 162,800 |
| Previously Agreed Contribution (From) / To Unallocated Reserve | | (77,500) |
| REVISED CONTRIBUTION (FROM) / TO UNALLOCATED RESERVE | | 85,300 |

*Variances shown as (adverse) / favourable