

# HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

	2025/26	
	£	£
<b>ORIGINAL BUDGET</b>		<b>0</b>
<b>EXPENDITURE</b>		
<b>Employees</b>		
Impact of National Insurance and other structure changes	<u>(53,500)</u>	<b>(53,500)</b>
<b>Premises</b>		
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	309,300	
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>	<b>288,700</b>
<b>Supplies &amp; Services</b>		
ICT - reprofiling of housing management software purchase and implementation, funded from ICT & Systems Improvement reserve	<u>(438,900)</u>	<b>(438,900)</b>
<b>INCOME</b>		
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>49,600</u>	<b>150,300</b>
<b>FINANCING</b>		
Increase in Depreciation Charge	<u>(449,000)</u>	<b>(449,000)</b>
<b>APPROPRIATIONS</b>		
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	<b>628,900</b>
<b>Other Net Service Variances</b>		<b>(22,300)</b>
<b>IN YEAR VARIANCES</b>		<b>104,200</b>
<b>Previously Agreed Contribution (From) / To Unallocated Reserve</b>		<b>(77,500)</b>
<b>REVISED CONTRIBUTION (FROM) / TO UNALLOCATED RESERVE</b>		<b>26,700</b>

\*Variances shown as (adverse) / favourable