

HOUSING REVENUE ACCOUNT VARIANCE ANALYSIS

	2026/27	
	£	£
ORIGINAL BUDGET		0
EXPENDITURE		
Employees		
Reduction in employer's superannuation contributions from 2026/27	125,500	125,500
Premises		
Repairs & Maintenance - net increase in revenue repair costs due to void properties, off-set by reduction in employer's superannuation contributions and continuing restriction of rota painting to communal areas, funded from reserves	(11,700)	
Council Tax - increased liability for long term void properties due to major voids and capital projects	(68,000)	(79,700)
Supplies & Services		
Software - additional software costs including Total Repairs	(35,600)	
External Assurance - review of performance against consumer standards	(31,100)	
ICT - additional costs relating to implementation of new housing management software costs funded by one-off contribution to ICT reserve	(256,000)	
Provision for doubtful debts - revised estimates for required revenue contribution	(17,400)	(340,100)
INCOME		
Rents (Dwellings) - future years CPI + 1.0% (CPI at September 2025 3.8%)	85,000	
Service Charges Flats - reduction in income including heating charges	(90,800)	(5,800)
FINANCING		
Increase in Depreciation Charge (EUV-SH 35%)	(489,500)	(489,500)
APPROPRIATIONS		
Earmarked Reserves appropriations - works to be funded from Planned Maintenance reserves	25,000	
Capital Repayment of Debt appropriations - self-financing loan principal to be repaid via Major Repairs Reserve	1,041,400	1,066,400
Other Net Service Variances		(39,800)
IN YEAR VARIANCES		237,000
Previously Agreed Contribution (From) / To Unallocated Reserve		288,600
REVISED CONTRIBUTION (FROM) / TO UNALLOCATED RESERVE		525,600

*Variances shown as (adverse) / favourable