

HOUSING REVENUE ACCOUNT FINANCIAL MONITORING FOR THE PERIOD 01 APRIL TO 30 SEPTEMBER 2025

Housing Revenue Account (HRA)	Note Ref	Annual Budget	P6 Actual	Full Year Forecast	Full Year Variance (0 = On budget)	Full Year Variance (0 = On budget)
		£	£	£	£	%
Income						
SHO01 Dwelling Rents Income	HRA1a	(15,075,680)	(7,281,489)	(14,956,480)	119,200	-1%
SHO04 Non Dwelling Rents Income	HRA1b	(494,920)	(287,436)	(532,220)	(37,300)	8%
SHO07 Leaseholders' Service Charges	HRA1c	(36,210)	(63,589)	(63,610)	(27,400)	76%
SHO08 Contributions Towards Expenditure	HRA1d	(125,500)	(70,371)	(125,500)	0	0%
SHO10 H.R.A. Investment Income	HRA1e	(320,000)	0	(258,000)	62,000	-19%
SHO11 Miscellaneous Income	HRA1f	(6,000)	(4,459)	(6,000)	0	0%
Services						
SHO13A Repairs & Maintenance	HRA2a	5,489,090	2,949,840	5,891,090	402,000	7%
SHO17A Housing & Tenancy Services	HRA2b	2,448,320	1,327,146	2,667,220	218,900	9%
Accounting entries 'below the line'						
SHO29 Bad Debt Provision Movement	HRA3a	150,000	0	150,000	0	0%
SHO30 Share Of Corporate And Democratic	HRA3b	177,590	91,408	184,990	7,400	4%
SHO32 H.R.A. Interest Payable	HRA3c	1,083,280	0	1,083,280	0	0%
SHO34 H.R.A. Transfers between earmarked reserves	HRA3d	864,110	0	864,110	0	0%
SHO37 Capital Receipts Reserve Adjustment	HRA3e	(20,800)	0	(20,800)	0	0%
SHO38 Major Repairs Allowance	HRA3f	2,892,700	0	2,892,700	0	0%
SHO45 Renewable Energy Transactions	HRA3g	(144,880)	27,585	(144,880)	0	0%
SHO36 Financing Of Capital Expenditure	HRA3h	1,068,650	0	1,068,650	0	0%
Recharges from General Fund		2,050,250	0	2,050,250	0	
		0	(3,311,365)	744,800	744,800	1 #DIV/0!

HRA Variances	Description of Major Movements or those above £20k	Gross Full Year Variance £
SHO01 Dwelling Rents Income	HRA1A Increased rent loss due to voids	234,900
SHO01 Dwelling Rents Income	HRA1A Increase in Affordable Rent properties	(115,700)
SHO04 Non Dwelling Rents Income	HRA1B 2025/26 budget reduction in line with historical trend not reflected in YTD income	(37,300)
SHO07 Leaseholders' Service Charges	HRA1C Increased income for Leaseholder service Charges	(27,400)
SHO10 H.R.A. Investment Income	HRA1E Reduction in treasury income due to increases in internal borrowing leading to reduced cash balances	62,000
SHO13A Repairs & Maintenance	HRA2A Increased spend on contractors and materials across Housing Operations. Above inflationary costs for materials, high void numbers and rising void costs. Some contractor spend is front loaded and will be refined over the remainder of the year.	511,500
SHO13A Repairs & Maintenance	HRA2A Salary underspends expected due to vacant posts	(112,300)
SHO17A Housing & Tenancy Services	HRA2B Premises insurance increase following retender	295,200
SHO17A Housing & Tenancy Services	HRA2B Salary underspends expected due to vacant posts	(116,000)
SHO17A Housing & Tenancy Services	HRA2B Unbudgeted post for fixed-term staff dealing with rent correction refunds	42,500
SHO30 Share Of Corporate And Democratic	HRA3B Superannuation back-funding requirement greater than budgeted	7,400
Forecast (Surplus)/Deficit as at 31/03/2026		744,800