

Appendix A

HRA Operational Variances				
Item	Adverse £000's	Favourable £000's	Net £000's	Main contributing Factors to Variations
General Management		(-331)	(-331)	Net vacancy savings on salaries due to delays in recruitment and staff reorganisation.
General Management	260		260	Change in HTS pension contributions.
General Management		(-50)	(-50)	Provision for Homes England statutory regulation fee no longer required.
General Management		(-31)	(-31)	Reduction in overhead costs as departmental recharges lower than estimated due to savings in costs centres.
General Management		(-169)	(-169)	Lower requirement for compensation and removal expenses to tenants.
Special Management		(-184)	(-184)	Utility and contract costs in respect of services lower than estimated.
Special Management	246		246	Unavoidable costs due to increased demand in Temporary Accommodation due to a 35% increase in homeless approaches both nationally and locally.
Charges for Services and Facilities	161		161	Tenant and leasehold income for service charges offset by adjustment for 2015/16 refund of charges.
Charges for Services and Facilities		(-97)	(-97)	Additional income from management services including pooling admin, legal fees and legal costs recovered.
Repairs and Maintenance	24		24	Additional cost of Asbestos surveys to meet statutory requirements offset by underspends on other repairs, maintenance and insurance budgets.
Dwelling Rents		(-379)	(-379)	Phase 3 Priority Estate properties decanted early to meet timescale for refurbishing properties offsets loss of rent from void properties.
Garage Rents	49		49	Lower income from garage rents due to a higher level of void garages.
Rent Rates and Taxes	64		64	Mainly due to delayed receipt of 2016/17 council tax invoices in respect of Priority Estate properties.
Bad debt provision		(-215)	(-215)	Full provision not required in 2017/18.
Net interest received		(-27)	(-27)	Net of interest paid and interest receivable.
Deficit/ (Surplus) for year	804	(-1,483)	(-679)	-1.28%

**Non Operational
Variances**

Item	Adverse £000's	Favourable £000's	Net £000's	Main contributing Factors to Variations
Revenue Contribution to Capital Expenditure		-4,632	-4,632	Reduction in funding required due to revised outturn in the Housing Capital Programme particularly in respect to external works.
Leasehold income	530		530	Reduction of income consequential on revision of the Housing Capital Programme
Major Repairs Reserve (depreciation)	873		873	Increase in estimated depreciation 2017/18
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Deficit/ (Surplus) for year	1,403	(-)4,632	(-)3,229	-6.10%

HRA Operational Variance	(-)£ 679,000
HRA Non Operational Variance	(-)£3,229,000
TOTAL HRA Underspend	(-)£3,908,000