

Appendix A

Item	HRA Operational Variances			Main contributing Factors to Variations
	Adverse £000's	Favourable £000's	Net £000's	
General Management		(-233)	(-233)	Vacancy savings on salaries due to delays in recruitment and staff re-organisation.
General Management	111		111	Additional forecast HTS pension contribution.
General Management		(-147)	(-147)	Reduction in compensation related payments to tenants for the Priority Estates project.
General Management	38		38	Strategic Housing Support.
General Management	90		90	HTS contract BMI uplift from 3% to 3.7% effect on Repairs and Maintenance and Service Charges.
Repairs and Maintenance	449		449	Movement of capital saving on surveyors to revenue under the TUPE transfer.
Special Management	17		17	Increased cost of salaries in the General Fund allocated to the HRA due to changes in staffing.
Special Management	51		51	Increase in costs of Supporting People in the General Fund and estimated income for HRS Support charges due to the HRA not achieved.
Special Management	36		36	Increase due to re-evaluation of HRA/GF case management.
Special Management	24		24	Anticipated increase in estimated service charge costs.
Charges for Services		(-31)	(-31)	Estimated savings within charges raised to leaseholders and increased General Fund contribution.
Dwelling Rents	318		318	Rental income reduced by increased number of void properties received that require major works.
Garage Rents	173		173	Lower income from garage rents due to a higher level of void garages.
Interest Receivable		(-46)	(-46)	Due to higher working balance and carryover of capital programme.
Other minor variances	17		17	
Deficit/ (Surplus) for year	1,324	(-457)	867	Net adverse

<i>Item</i>	<i>Non Operational Variances</i>			
	<i>Adverse</i> <i>£000's</i>	<i>Favourable</i> <i>£000's</i>	<i>Net</i> <i>£000's</i>	
Direct Revenue Financing of Capital Expenditure	1,259		1,259	Consequential movement to projected capital expenditure for the financial year.
Direct Revenue Financing of Capital Expenditure		(-)449	(-)449	Movement of capital saving on surveyors to revenue under the TUPE transfer.
Major Repairs Reserve (depreciation)		(-)1,470	(-)1,470	Reduction in estimated depreciation for 2018/19 based on the latest valuation received.
Variance	<u>1,259</u>	<u>(-)1,919</u>	<u>(-)660</u>	Net adverse

HRA Operational Variance	£867,000
HRA Non Operational Variance	(-)£660,000
TOTAL Projected in year HRA Deficit	£207,000