

APPENDIX A HRA – Quarter 2 Operational Variances

	Variance £000's	Variance £000's	Variance £000's	
Business Support. Asset Management, Property & Technical Services		(173)	(173)	Net vacancy savings on salaries due to staff reorganisation & delay in recruitment
Housing Management - General	18		18	Increase in mandatory subscriptions
Housing Management - General	65		65	Increased HTS pension contribution
Housing Management - General	48		48	Increase in CEC / Recharges
Rents Rates and Taxes	4		4	Business Rates - delay in change of use to residential
Housing Management - Equipment	10		10	COVID expenditure
Special Management	6		6	Increase in Supporting People Recharge
Repairs and Maintenance		(44)	(44)	Reduction in HTS contract R&M costs
Maintenance and Security	19		19	Additional security costs re Prentice Place
Repairs / Insurance	3		3	A significant number of stair lifts now coming to end of life
Charges for Services and Facilities	190		190	Reduction in service charges due to the Covid19 pandemic
Dwelling Rents		(40)	(40)	Additional rental income arising from lower than anticipated RTB sales
Deficit/ (Surplus) for year	363	(257)	106	

APPENDIX B HRA – Quarter 2 Overall Summary

HOUSING REVENUE ACCOUNT BUDGET SUMMARY 2020/21					
	Current Estimate 2020/21	Profiled Estimate to period 6	Actual to period 6	Forecast to Year End	Forecast Variance to Current Estimate
	£	£	£	£	£
EXPENDITURE					
General Management	13,976,623	5,708,036	6,168,620	13,942,667	(33,956)
Special Management	8,354,361	3,639,695	3,051,341	8,360,124	5,763
Repairs	11,084,015	5,589,715	5,441,461	11,062,493	(21,522)
Rent Rates Taxes & Other Charges	80,000	39,984	1,767	80,000	0
Provision for Bad & Doubtful Debts	240,000	0	0	240,000	0
Supporting People Arrangements	5,000	2,499	1,690	5,000	0
Depreciation & Impairment	10,229,000	0	0	10,229,000	0
Debt Management Expenses	16,520	0	0	16,520	0
Interest Charges	6,770,000	3,385,000	(67,553)	6,770,000	0
Direct Revenue Financing	2,198,000	0	0	2,198,000	0
	52,953,519	18,364,930	14,597,325	52,903,804	(49,715)
INCOME					
Dwelling Rents	(42,838,000)	(21,410,432)	(21,206,694)	(42,872,591)	(34,591)
Garage Rents	(1,049,000)	(524,290)	(474,019)	(1,049,000)	(0)
Other Rents	(65,400)	(40,193)	(53,500)	(65,400)	0
Charges for Services & Facilities	(6,600,668)	(3,881,148)	(2,549,269)	(6,410,268)	190,400
Interest Receivable	(63,000)	0	0	(63,000)	0
	(50,616,068)	(25,856,064)	(24,283,482)	(50,460,259)	155,809
Balance in hand at 1st April	15,751,346		15,751,346	15,751,346	0
Surplus/(Deficit) for Year	(2,337,451)	7,491,134	9,686,156	(2,443,545)	(106,094)
Balance in hand at 31st March	13,413,895	7,491,134	25,437,502	13,307,800	(106,094)