

## Appendix A

<b>HRA Operational Variances</b>				<b>Main contributing Factors to Variations</b>
<b>Item</b>	<b>Adverse £000's</b>	<b>Favourable £000's</b>	<b>Net £000's</b>	
General Management	374		374	The TUPE of HTS Technical Services Team occurred on 5 March 2018. The additional salary costs (Revenue) of Technical Services Team is offset by a reduction in the Housing Capital Programme. In addition there are vacancy savings on salaries due to delays in recruitment and staff re-organisation. There are forecasted additional direct costs of the Technical Services Team.
Special Management	13		13	Increased cost of supporting people work from the general fund to HRA.
Charges for Services and Facilities	52		52	Net cost of communal heating offset by additional management and other income.
Dwelling Rents	256		256	Rental income is lower than forecast with voids performing better than anticipated.
Garage Rents	156		156	Lower income from garage rents due to a higher level of void garages.
Other minor variances	105		105	
Deficit/ (Surplus) for year	<u>956</u>		<u>956</u>	Net adverse

<b>Non Operational Variances</b>				
<b>Item</b>	<b>Adverse £000's</b>	<b>Favourable £000's</b>	<b>Net £000's</b>	
Direct Revenue Financing of Capital Expenditure	3,223		3,223	Increased funding required due to carryovers from 2017/18 in the Housing Capital Programme and other programme adjustments.
Major Repairs Reserve (depreciation)	881		881	
<i>Variance</i>	<u>4,104</u>		<u>4,104</u>	Net adverse

HRA Operational Variance	£ 956,000
HRA Non Operational Variance	£4,104,000
<b>TOTAL Projected in year HRA Deficit</b>	<b>£5,060,000</b>