

Appendix A

HRA Operational Variances				Period 6
Item	Adverse £000's	Favourable £000's	Net £000's	Main contributing Factors to Variations
General Management		(-383)	(-383)	Net vacancy savings on salaries due to staff reorganisation and the difficulty in recruitment of suitably qualified staff. .
General Management		(-41)	(-41)	Reduced HTS pension contribution.
General Management	26		26	Additional legal costs in respect of fraud prosecutions and disrepair cases.
Special Management	0		0	Variance anticipated in respect of gas supply for communal heating.
Repairs & Maintenance		(-38)	(-38)	Reduction in HTS contract costs.
Dwelling Rents	95		95	Rental income reduced due to higher RTB sales and void properties awaiting refurbishment.
Interest charges	30		30	Higher cost of borrowing to the HRA
Other minor variances	39		39	
Deficit/ (Surplus) for year	190	(-462)	(-272)	Net favourable (-) 0.05%

Non Operational Variances				
Item	Adverse £000's	Favourable £000's	Net £000's	
Direct Revenue Financing of Capital Expenditure	482	0	482	Consequential movement to projected capital expenditure for the financial year.
Major Repairs Reserve (depreciation)	7	0	7	
Variance	489	0	489	Net adverse 0.1%

HRA Operational Variance	(-)£272,000
HRA Non Operational Variance	£489,000
TOTAL Projected in year HRA Deficit	£217,000