

**Housing Revenue Account Finance Scorecard  
2012/13 - Outturn**

<b>Income</b>	Budget for the Financial Year 2012/13	Spend for Financial Year 2012/13	Over/(Under) spend	Comments
General Dwelling Rents	-19,352,790	-19,248,368	104,422	Includes pressure in Provision for bad debt and writeoffs of £108k.
Non Dwelling Rents (Garages, Shops and Land)	-576,970	-523,542	53,428	Pressure in garages due to low vacancy take up in some areas.
Supported, Sheltered & Extra Care	-3,980,230	-4,017,315	-37,085	Voids in Supported and Extra Care marginally higher than budgeted. This has been offset by prudent budgeting of the supporting people income.
Other Income (Rechargeable Repairs, Leaseholder Charges and GF Contribution)	-266,040	-364,429	-98,389	£129k of unbudgeted leaseholder income (offset by unbudgeted spend in other exp), along with £39k other income offset with a pressure of £69k in the contribution from General Fund (as previously forecasted).
<b>Total Income</b>	<b>-24,176,030</b>	<b>-24,153,654</b>	<b>22,376</b>	

<b>Expenditure</b>	Budget for the Financial Year 2012/13	Spend for Financial Year 2012/13	Over/(Under) spend	Comments
Supervision & Management	3,423,840	3,427,133	3,293	Savings from Community Development manager post offset by additional temporary staff in Property Services. Also a reduction in support service contributions to GF of £75k.
Repairs & Maintenance - Planned	1,369,000	825,271	-543,729	No Planned Maintenance during the year and Planned Electrical and Gas lower than budgeted.
Repairs & Maintenance - Responsive	3,231,400	3,418,626	187,226	Overspends in General maintenance and Responsive Electrical have been partially offset by the capitalisation of some central heating installations.
Voids	1,099,930	1,668,031	568,101	Additional voids due to benefit changes and void properties in Halcon, and voids are being finished to a higher standard.
Supported, Sheltered & Extra Care	720,070	549,247	-170,823	The budget includes some costs shown elsewhere. The budget in 2013/14 has been updated.
Other Expenditure (Communal and Rechargeable Costs, Insurance Excess, Tenants Forum and Debt Management Costs)	896,050	768,356	-127,694	Insurance costs have been lower than budgeted. Tenants Forum is showing an underspend of £10k.
<b>Total Expenditure</b>	<b>10,740,290</b>	<b>10,656,665</b>	<b>-83,625</b>	

<b>HRA Revenue</b>	Budget for the Financial Year 2012/13	Spend for Financial Year 2012/13	Over/(Under) spend	Comments
Contribution to Major Repairs Reserve (Incl. Capital Programme)	6,269,770	6,750,914	481,144	Changes to the way depreciation is shown has led to a variance. However this is offset by Movement in Reserves and does not impact the bottom line.
Contribution to TDBC for Repayment of Transformation Project Loan (Funded through Procurement Savings)	445,500	437,910	-7,590	
Net Interest (Interest payable on loans less interest received on HRA balance)	2,927,870	2,927,646	-224	£817k transferred from Interest savings to SHDF.
Contribution to Repayment of Loans and Social Housing Development Fund	3,068,080	2,488,696	-579,384	
<b>Total Other Expenditure</b>	<b>12,711,220</b>	<b>12,605,166</b>	<b>-106,054</b>	

<b>HRA Revenue</b>	Budget for the Financial Year 2012/13	Spend for Financial Year 2012/13	Over/(Under) spend	Comments
<b>Total Housing Revenue Account</b>	<b>-724,520</b>	<b>-891,823</b>	<b>-167,303</b>	

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Capital Programmes	Budget for the Financial Year 2012/13	Spend for Financial Year 2012/13	Over/(Under) spend	Budget Slippage into 2013/14	Overall Over/(Under) Spend	Comments
Bathrooms	960,000	727,680	-232,320	232,300	-20	The original contract procured through a tender process was terminated earlier than expected due to unacceptable standard of workmanship. As a result there is slippage of £232k to allow the uncompleted work to be completed in 2013/14 to prevent the programme falling behind.
Roofing	960,000	1,007,595	47,595		47,595	Overspend of 5% in roofing to be covered by underspends elsewhere.
Windows	665,000	619,255	-45,745	45,700	-45	Although properties had been identified and surveyed there were a number of tenants who subsequently declined the installation, or who have made access arrangements difficult. Slippage of £46k is being carried forward into 2013/14 to allow competition of the work.
Heating	560,000	480,628	-79,372	79,400	28	Although contractual arrangements are in place, new heating installations were dependent upon a new gas supply being installed which due to the inclement weather, has been delayed until the next financial year. Slippage of £79k is being carried forward to allow this programme to continue
Doors	240,000	298,454	58,454		58,454	A net overspend of £58k has been brought about by an unusually high number of requests for replacement doors via the repairs system. Measures have been implemented to help prevent this reoccurring.
Fire Safety Works in Communal Areas	175,000	147,031	-27,969		-27,969	There were a small number of locations where access has been difficult and works delayed which has led to a net underspend of £28k.
Fascias and Soffits	220,000	7,793	-212,208	212,200	-8	The start of the contract was delayed and the works will now be completed in 2013/14. Slippage of £212k is being carried forward into 2013/14 for these works.
Air Source Heat Pumps	600,000	540,596	-59,404	59,400	-4	Although this has been a very successful programme, there were a number of tenants who have either deferred the works or who have made access difficult. Slippage of £59k is being carried forward into 2013/14 to allow these works to be completed as well as the full 2013/14 programme.
Door Entry Systems	150,000	113,271	-36,729		-36,729	Underspend offset by pressures elsewhere in the capital programme.
Aids and Adaptations	200,000	83,073	-116,927		-116,927	The installation of aids and adaptations is demand led, and a lower demand than budgeted for has led to an underspend.
Disabled Facilities Grant	300,000	176,099	-123,901	24,100	-99,801	Several large grants have not been completed as expected reducing spending on DFGs to £124k under budget. Having a Technical Officer post vacant for much of the year has also reduced capacity to replace this spending with alternative works. Slippage of £24k is being carried forward to fund those works already approved which have imminent start dates.
IT Development	15,000	14,606	-394		-394	
Soundproofing	2,000	580	-1,420		-1,420	
Meeting Hall Improvements	40,000	24,335	-15,665		-15,665	A number of works were completed at a lower cost than originally estimated.
Asbestos Works	185,000	175,249	-9,751		-9,751	
Tenants Improvements	3,000	650	-2,350		-2,350	
Kitchens	200,000	207,785	7,785		7,785	
Deane Helpline Community Alarms	25,000	25,000	0		0	
<b>Total Capital Programmes</b>	<b>5,500,000</b>	<b>4,649,680</b>	<b>-850,321</b>	<b>653,100</b>	<b>-197,221</b>	

Right to Buy	Sales	'Additional' Receipts	Spend Needed Within 3 Years	Comments
Right to Buy 2012/13	37	1,233,655	4,112,184	