

Housing Revenue Account Business Plan Monitoring Outturn Scorecard 2013/14

Income	Target Budget (£)	Outturn (£)	% Spend	Variance (£)	Change in Variation to M11 (£)	RAG Status	Comments
General Dwelling Rents	-19,968,700	-20,469,718	102.5%	-501,018	-101,918	RED	Provision for Bad Debt has been increased for 2 years by £423k to £503k in the HRA Business Plan to allow for the expected reduction in rent income expected due to Welfare Reform. However as Welfare reform has not yet been fully implemented, with Universal Credit currently anticipated to start in 2015, this additional budget was not needed in 2013/14 and the Business Plan Review in 2013 has been amended reflect this. In addition to this the collection of arrears have been prioritised by the Estates Team further increasing the income received from rents and reducing the Provision for Bad Debt required. Lastly a recommendation from audit to change the calculation method further reduced the provision needed. Together these have led to an overall underspend of £507k.
Non Dwelling Rents (Garages, Shops and Land)	-587,900	-574,476	97.7%	13,424	1,224	GREEN	
Supported, Sheltered & Extra Care	-4,502,800	-4,453,479	98.9%	49,321	-2,279	GREEN	
Other Income (Service Charges, Rechargeable Repairs, Leaseholder Charges and GF Contribution)	-352,100	-367,565	104.4%	-15,465	-4,685	GREEN	
Total Income	-25,411,500	-25,865,238	101.8%	-453,738	-107,658		

Expenditure	Target Budget (£)	Outturn (£)	% Spend	Variance (£)	Change in Variation to M11 (£)	RAG Status	Comments
Supervision & Management	4,854,460	4,898,177	100.9%	43,717	56,312	GREEN	A one-off additional week of rental income (there were 53 rent payments due on weekly rents in 2013/14) allowed an increase in budget of £456k to be allocated to Maintenance budgets which in addition to the existing budget was ultimately not needed.
Repairs & Maintenance - Planned	1,239,100	1,250,694	100.9%	11,594	39,958	GREEN	
Repairs & Maintenance - Responsive	3,103,550	2,704,824	87.2%	-398,726	-295,580	RED	
Voids	1,755,300	1,787,333	101.8%	32,033	-302,667	GREEN	
Supported, Sheltered & Extra Care	823,400	837,695	101.7%	14,295	10,816	GREEN	Additional consultancy work on non-traditional dwelling construction types, and the utilisation of underspends elsewhere to fund an earlier start than budgeted for some compliance works such as legionella testing and emergency lighting, have led to an overspend of £110k in Specialist Works.
Other Expenditure (Communal and Rechargeable Costs, Insurance Excess, Tenants Forum and Debt Management Costs)	869,600	928,983	106.8%	59,383	39,078	GREEN	
Total Expenditure	12,645,410	12,407,706	98.1%	-237,704	-452,084		

HRA Revenue	Target Budget (£)	Outturn (£)	% Spend	Variance (£)	Change in Variation to M11 (£)	RAG Status	Comments
Social Housing Development Fund	1,503,810	1,503,812	100.0%	2	2	GREEN	
Funding of Capital Programme (Depreciation and Revenue Contribution to Capital Outlay)	6,841,800	6,826,389	99.8%	-15,411	-15,411	GREEN	RCCO of £15.4k not needed as capital underspent.
Contribution to TDBC for Repayment of Transformation Project Loan (Funded through Procurement Savings)	419,400	418,730	99.8%	-670	-670	GREEN	
Net Interest (Interest payable on loans less interest received on HRA balance)	2,902,000	2,892,258	99.7%	-9,742	3,633	GREEN	Small variations in interest rates payable and receivable.
Provision for Repayment of Debt	1,851,430	1,851,430	100.0%	0	0	GREEN	
Other Movement in Reserves	-752,350	-895,751	119.1%	-143,401	-143,401	GREEN	Includes Accounting Adjustments within Supervision and Management.
Total Other Expenditure	12,766,090	12,596,868	98.7%	-169,222	-155,847		

HRA Revenue	Target Budget Q2 (£)	Outturn (£)	% Variation	Variance (£)	Change in Variation to M11 (£)	RAG Status	Comments
Total HRA	0	-860,664	3.3%	-860,664	-715,589		The HRA has an Outturn position of an £860k surplus, a variation of 3.3% of gross budget. The major elements of this underspend position are an additional week of rental income of £456k (there are 53 rent payments due on weekly rents in 2013/14) and a budget for an increase in Provision for Bad Debt of £503k which has not been needed as Welfare Reform has not yet been fully implemented (for which there was additional budget added for 2013/14 of £423k). It should be noted however that Welfare Reform is still expected to impact on the HRA with the implementation of Universal Credit currently due for Q4 of 2014/15. Without these two one-off variances, the HRA would be showing a minor overspend of £19k. The large change in variation of £620k from Q3 is largely due to a greater than expected return of over recovered costs from the DLO. This is due to the amount of work requested by the DLO being higher than budgeted and so the hourly rate was higher than needed as overheads were apportioned over a lower number of hours. At Q3 this figure was expected by the HRA to be £138k, but at outturn a total of £786k was returned, a change of £648k.

Right to Buy	Sales	Total Receipts	Retainable Receipts	Cumulative Total	Spend Needed Within 3 Years	
Total 2012/13	37	2,330,345	1,233,655	1,233,655	4,112,184	During 2013/14 there were 47 RTB sales completed (37 in 2012/13, 11 in 2011/12), with total capital receipts of £2,705k. Of this £1,292k is retained for 'one for one' replacement. This brings the total amount of additional receipts retained since April 2012 to £2,526k, of which £496k has already been allocated towards funding new affordable housing in the development capital programme and the remaining on track to be fully utilised within the timescales with a combination of buy backs and new build development schemes.
Q1 2013/14	16	898,908	428,903	1,662,558	5,541,861	
Q2 2013/14	10	573,910	265,365	1,927,923	6,426,410	
Q3 2013/14	13	797,365	431,836	2,359,759	7,865,863	
Q4 2013/14	8	434,675	166,353	2,526,112	8,420,374	
Total to date	84	5,035,203	2,526,112	2,526,112	8,420,374	

Capital Programmes	Target Budget (£)	Outturn (£)	% Spend	Slippage (£)	Variance (£)	Change in Variation to M11 (£)	RAG Status	Comments
Major Works								
HRA Kitchens	460,000	411,802	89.5%	48,100	-98	-42,287	GREEN	Capital works on existing dwellings have increased significantly since the introduction of self-financing with spend of £6,561k in 2013/14, an increase of £1,866k (41%) from 2012/13. There is also £869k to fund works which have been re-profiled into 2014/15. This has been due to a number of reasons such as change of contractor and works being delayed due to extreme winter weather, with these works now planned in 2014/15 on top of the existing budgeted works.
HRA Bathrooms	1,035,400	826,897	79.9%	208,500	-3	-3,530	GREEN	
HRA Roofing	1,400,000	1,333,850	95.3%	66,100	-50	58,960	GREEN	
HRA Windows	305,700	254,796	83.3%	50,900	-4	14,706	GREEN	
HRA Heating Improvements	1,180,000	904,538	76.7%	275,400	-62	-28,361	GREEN	
HRA Doors	350,000	296,475	84.7%	53,500	-25	10,147	GREEN	
HRA Fire Safety Works in Communal Areas	250,000	156,160	62.5%	93,800	-40	-4,838	GREEN	
HRA Cladding	0	0		0	0	0	GREEN	
HRA Fascias and Soffits	855,000	817,258	95.6%	37,700	-42	-1,466	GREEN	
HRA Air Source Heat Pumps	615,000	601,651	97.8%	13,300	-49	2,721	GREEN	
HRA Door Entry Systems	245,000	223,501	91.2%	21,400	-99	-7,373	GREEN	
HRA Soundproofing	5,000	4,211	84.2%	0	-789	-4,109	GREEN	
HRA Meeting Halls	25,000	23,916	95.7%	0	-1,084	13,916	GREEN	
HRA Tenants Improvements	6,000	5,670	94.5%	0	-330	-1,000	GREEN	
Other External Insulations	1,500	600	40.0%	0	-900	4,200	GREEN	
Garages	0	0		0	0	0	GREEN	
Sewerage Treatment Plants	0	0		0	0	0	GREEN	
Revise Bathroom Location	11,200	10,909	97.4%	0	-291	22,909	GREEN	
HRA Asbestos Works	218,800	218,477	99.9%	0	-323	83,477	GREEN	
HRA Capital Works on Sold Flats	0	0		0	0	-70,200	GREEN	
Total Major Works	6,963,600	6,090,711	87.5%	868,700	-4,189	47,872		
Development Team								
Sustainable Energy Fund	227,700	0	0.0%	227,700	0	0	GREEN	Budget slipped into 2014/15 to allow works to be completed
Environmental Improvements	155,300	9,261	6.0%	146,000	-39	-39	GREEN	Works under investigation but start on sites now planned for 2014/15
Extensions	0	0		0	0	0	GREEN	Programme to start 2014/15 with funding moving to other areas in 2013/14
Total Development Team	383,000	9,261	2.4%	373,700	-39	-39		
IT Development								
HRA IT Development	100,000	58,056	58.1%	41,900	-44	-44	GREEN	Programme ongoing
Total IT Development	100,000	58,056	58.1%	41,900	-44	-44		
Somerset West Private Sector Housing Partnership								
HRA Aids and Adaptations	135,000	103,256	76.5%	0	-31,744	-9,944	RED	£31k slippage for Stock Modelling Project
HRA DFGs	339,100	282,092	83.2%	31,000	-26,008	5,182	RED	
Total SWPSHP	474,100	385,348	81.3%	31,000	-57,752	-4,762		
Deane Helpline								
HRA Community Alarms	100,000	17,372	17.4%	82,600	-28	-28	GREEN	Works ongoing
Total Deane Helpline	100,000	17,372	17.4%	82,600	0	0		
Total 2013/14 Capital Programme	8,020,700	6,560,748	81.8%	1,397,900	-62,024	43,027		
Development - New Build								
HRA Creechbarrow Road	8,143,000	1,226,838	15.1%	6,916,100	-62	-62	GREEN	Works started on site and due to complete Q2 2015/16
Phase 1 Sites	3,482,800	147,407	4.2%	3,335,300	-93	-93	GREEN	Works due to complete 2014/15
Buy Backs	717,200	712,009	99.3%	5,100	-91	-91	GREEN	7 dwellings purchased. Slippage relates to remaining works on buybacks
Total New Build	12,343,000	2,086,254	16.9%	10,256,500	-246	-246		
Total Capital Programmes	20,363,700	8,647,002	42.5%	11,654,400	-62,270	42,781		