

Housing Revenue Account Business Plan Monitoring Scorecard

Month: December - Q3

Income	Target Budget (£)	Actuals to Date (£)	% Spend	Forecast (£)	Variance (£)	Comments
General Dwelling Rents	-19,592,000	-15,474,982	79.0%	-20,010,837	-418,837	£403k relating to additional bad debt provision included for Welfare Reform which is unlikely to fully hit the HRA in this financial year, along with some savings against budget for voids (set at 2%)
Non Dwelling Rents	-587,900	-451,698	76.8%	-576,340	11,560	Slight pressure on garages.
Supported, Sheltered & Extra Care	-4,423,700	-3,290,476	74.4%	-4,391,407	32,293	Small pressure in Extra Care Housing.
Other Income (Rechargeable Repairs, Leaseholder Charges and General Fund Contribution)	-352,100	-158,779	45.1%	-346,833	5,267	Largely on target.
Total Income	-24,955,700	-19,375,934	77.6%	-25,325,417	-369,717	

Expenditure	Target Budget (£)	Actuals to Date (£)	% Spend	Forecast (£)	Variance (£)	Comments
Supervision & Management	4,826,290	1,905,640	39.5%	4,863,278	36,988	Additional cover required in Property Services, partially offset by vacancies in the Development Team.
Repairs & Maintenance - Planned	1,239,100	591,992	47.8%	1,282,704	43,604	Additional works now planned from Specialist Works such as consultant work on cornish units, compliance works and carbon monoxide detectors.
Repairs & Maintenance - Responsive	3,131,700	2,878,936	91.9%	2,852,992	-278,708	Capitalisation of a large number of heating installations has reduced the spend expected in Responsive Heating.
Voids	1,755,300	1,648,265	93.9%	2,000,000	244,700	Void costs much higher than in previous years. Spend is reducing and further work is underway.
Supported, Sheltered & Extra Care	823,400	668,288	81.2%	826,879	3,479	On target.
Other Expenditure (Communal and Rechargeable Costs, Insurance Excess, Tenants Forum and Debt Management Costs)	869,600	668,372	76.9%	962,604	93,004	Self insurance fund forecasting an underspend of £82k against budget (an increase of £20k), however Grounds Maintenance works have been much higher than budgeted and is currently forecasting an overspend of £150k. This increase in spend is being investigated.
Total Expenditure	12,645,390	8,361,493	66.1%	12,788,458	143,068	

Other	Target Budget (£)	Actuals to Date (£)	% Spend	Forecast (£)	Variance (£)	Comments
Social Housing Development Fund	800,000	N/A	N/A	800,000	0	Will be used towards spend on development with any underspends being transferred to the SHDF Reserve to be used in future years.
Funding of Capital Programme (Depreciation and Revenue Contribution to Capital Outlay)	6,841,800	N/A	N/A	6,841,800	0	
Contribution to TDBC for Repayment of Transformation Project Loan (Funded through Procurement Savings)	419,400	N/A	N/A	419,400	0	
Net Interest (Interest payable on loans less interest received on HRA balance)	2,902,000	N/A	N/A	2,888,625	-13,375	Investment income is currently expected to be higher than budgeted.
Contribution to Repayment of Loans	1,850,430	N/A	N/A	1,850,430	0	
Other Movement in Reserves	-47,520	N/A	N/A	-47,520	0	£36k towards Customer Access Project and £11k towards CEO costs of Joint Management.
Total Other Expenditure	12,766,110	N/A	N/A	12,752,735	-13,375	

HRA	Target Budget (£)	Actuals to Date (£)	% Spend	Forecast (£)	Variance (£)	Comments
Total HRA (excl 53rd week rent income)	455,800	-11,014,441		215,776	-240,024	
53rd Week Rent	-455,800	0		-455,800	0	Additional rent income due to 53 rent debits in 2013/14.
Total HRA	0	-11,014,441		-240,024	-240,024	

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	
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	
Total to date	76	4,600,528	2,359,759	2,359,759	7,865,863	

Capital Programmes	Target Budget	Actuals to Date	% Spend	Forecast	Slippage	Variance	Comments
Major Works							
HRA Kitchens	442,000	193,488	43.8%	500,793	0	58,793	Late start on new 5 yr Bathroom and Kitchen contract plus removal of incumbent contractor
HRA Bathrooms	1,092,600	202,352	18.5%	1,072,000	0	-20,600	leading to a period of no new installations for the first part of the year. Works now programmed.
HRA Roofing	1,400,000	723,627	51.7%	1,392,000	0	-8,000	On target.
HRA Windows	295,700	147,962	50.0%	295,700	0	0	On target but dependant on winter weather
HRA Heating Improvements	1,050,000	231,843	22.1%	1,102,254	0	52,254	Late start on new 5yr Heating Improvement contract with new installs being performed by Gas Servicing and Maintenance incumbent contractor.
HRA Doors	413,600	122,669	29.7%	412,000	0	-1,600	Assurances received that works will be done on time
HRA Fire Safety Works in Communal Areas	250,000	21,909	8.8%	253,173	0	3,173	Small overspend expected so will need to vire budget from elsewhere.
HRA Cladding	0	0		0	0	0	
HRA Fascias and Soffits	812,500	405,552	49.9%	812,500	0	0	
HRA Air Source Heat Pumps	640,000	370,987	58.0%	640,000	0	0	First year of a 4 year contract. Plan to complete 100 installations this year as part of a rolling programme.
HRA Door Entry Systems	212,100	145,845	68.8%	218,660	0	6,560	Could increase spend if funding is available from elsewhere.
HRA Soundproofing	0	2,900		2,900	0	2,900	
HRA Meeting Halls	50,000	15,859	31.7%	35,000	0	-15,000	DDA works complete along with a number of heating installations. Could instruct additional heating works if needed.
HRA Tenants Improvements	5,000	5,620	112.4%	5,620	0	620	
Other External Insulations	5,100	0	0.0%	0	0	-5,100	
Garages	0	0		0	0	0	Funding to be returned to revenue.
Sewerage Treatment Plants	0	0		0	0	0	Survey and assessment of plants to be undertaken by consultant with works like to happen next year.
Revise Bathroom Location	36,200	0	0.0%	13,000	0	-23,200	
HRA Asbestos Works	258,800	114,646	44.3%	208,000	0	-50,800	Underspend to be utilised in other areas.
Total Major Works	6,963,600	2,705,259	38.8%	6,963,600	0	0	
Development Team							
Sustainable Energy Fund	227,700	0	0.0%	0	227,700	0	Contribution towards ECO Funding of retrofitting non trades. Now likely to slip into 2014/15
Environmental Improvements	155,300	376	0.2%	155,300	0	0	Planned works such as mobility scooter stores under investigation
Extensions	0	0		0	0	0	Programme to start 2014/15 with funding moving to other areas in 2013/14
Total Development Team	383,000	376	0.1%	155,300	227,700	0	
IT Development							
HRA IT Development	100,000	41,538	41.5%	100,000	0	0	
Total IT Development	100,000	41,538	41.5%	100,000	0	0	
Somerset West Private Sector Housing Partnership							
HRA Aids and Adaptations	135,000	69,099	51.2%	113,600	0	-21,400	
HRA DFGs	339,100	99,402	29.3%	317,180	0	-21,920	
Total SWPSHP	474,100	168,501	35.5%	430,780	0	-43,320	
Deane Helpline							
HRA Community Alarms	100,000	17,372	17.4%	100,000	0	0	
Total Deane Helpline	100,000	17,372	0.0%	100,000	0	0	
Management Action Needed						0	
Total 2013/14 Capital Programme	8,020,700	2,933,046	36.6%	7,749,680	227,700	-43,320	
Development - New Build							
HRA Creechbarrow Road	8,143,000	719,184	8.8%	1,500,000	6,643,000	0	Start on site expected in spring.
Phase 1 Sites	3,904,000	358,371	9.2%	425,000	3,479,000	0	Starts on sites expected early in new year.
Buy Backs	296,000	99,977	33.8%	296,000	0	0	
Total New Build	12,343,000	1,177,531	9.5%	2,221,000	10,122,000	0	
Total Capital Programmes	20,363,700	4,110,577	20.2%	9,970,680	10,349,700	-43,320	