

## Housing Revenue Account Finance Scorecard

2012/13 - Quarter 3

Income	Budget for the Financial Year 2012/13	Actual Spend Apr-Dec	% of Budget Spent Apr-Dec	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
General Dwelling Rents	-19,352,790	-14,517,646	75.0%	-19,401,912	-49,122	GREEN	Voids remain slightly lower than budgeted
Non Dwelling Rents (Garages, Shops and Land)	-576,970	-460,542	79.8%	-527,983	48,987	GREEN	Pressure in garages due to low vacancy take up in some areas.
Supported, Sheltered & Extra Care	-3,980,230	-3,129,472	78.6%	-4,022,973	-42,743	GREEN	Voids in Supported and Extra Care marginally higher than budgeted. However the Supporting People contribution is higher than budgeted
Other Income (Rechargeable Repairs, Leaseholder Charges and Contribution from TDBC)	-266,040	-247,405	93.0%	-392,667	-126,627	GREEN	Leaseholder income of £132k which is offset by unbudgeted expenditure.
<b>Total Income</b>	<b>-24,176,030</b>	<b>-18,355,065</b>	<b>75.9%</b>	<b>-24,345,534</b>	<b>-169,504</b>		

Expenditure	Budget for the Financial Year 2012/13	Actual Spend Apr-Dec	% of Budget Spent Apr-Dec	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
Supervision & Management	3,396,350	1,512,774	44.5%	3,365,379	-30,971	GREEN	Savings from Community Development manager post and pension scheme offset by additional temporary staff in Property Services.
Repairs & Maintenance - Planned	1,369,000	624,472	45.6%	1,064,319	-304,681	RED	Some Planned Maintenance not going ahead this year and Planned Electrical lower than budgeted.
Repairs & Maintenance - Responsive	3,231,620	1,988,406	61.5%	3,548,854	317,234	RED	Pressures in general maintenance and responsive electrical
Voids	1,099,930	1,185,409	107.8%	1,345,667	245,737	RED	Additional voids expected due to benefit changes and void properties in Halcon.
Supported, Sheltered & Extra Care	720,070	631,354	87.7%	681,603	-38,467	GREEN	Actuals to date are high due to the Deane Helpline contract having been fully paid for the whole year
Other Expenditure (Communal and Rechargeable Costs, Tenants Forum and Debt Management Costs)	886,330	571,552	64.5%	832,032	-54,298	GREEN	Insurance costs have been lower than budgeted.
<b>Total Expenditure</b>	<b>10,703,300</b>	<b>6,513,967</b>	<b>60.9%</b>	<b>10,837,853</b>	<b>134,553</b>		

HRA Revenue	Budget for the Financial Year 2012/13	Actual Spend Apr-Dec	% of Budget Spent Apr-Dec	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
Contribution to Major Repairs Reserve (Incl. Capital Programme)	6,269,770	N/A	N/A	6,269,770	0	GREEN	
Contribution to TDBC for Repayment of Transformation Project Loan (Funded through Procurement Savings)	445,500	N/A	N/A	437,950	-7,550	GREEN	Small variance in expected procurement savings
Net Interest (Interest payable on loans less interest received on HRA balance)	3,745,870	N/A	N/A	2,928,870	-817,000	GREEN	Current forecasts show interest rate savings of £817k for 2012/13
Contribution to Repayment of Loans and Social Housing Development Fund	2,523,660	N/A	N/A	3,340,660	817,000	GREEN	
<b>Total Other Expenditure</b>	<b>12,984,800</b>	<b>N/A</b>		<b>12,977,250</b>	<b>-7,550</b>		

HRA Revenue	Budget for the Financial Year 2012/13	Actual Spend Apr-Dec	% of Budget Spent Apr-Dec	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
<b>Total Housing Revenue Account</b>	<b>-487,930</b>	<b>-11,841,099</b>		<b>-530,431</b>	<b>-42,501</b>	<b>GREEN</b>	

**Housing Revenue Account Finance Scorecard**  
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Capital Programmes	Budget for the Financial Year 2012/13 - Requested for approval	Actual Spend Apr-Dec	% of Budget Spent Apr-Dec	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
Bathrooms	960,000	472,898	49.3%	960,000	0	GREEN	Aiming to provide 360 bathrooms rather than 200 using the current provider.
Roofing	960,000	514,016	53.5%	960,000	0	GREEN	Rate of work to be increasing during the year
Windows	665,000	459,606	69.1%	665,000	0	GREEN	207 windows completed from target of 266
Heating	230,000	1,673	0.7%	230,000	0	GREEN	Contract not yet started
Doors	240,000	118,485	49.4%	240,000	0	GREEN	435 replaced, amended target of 500
Fire Safety Works in Communal Areas	175,000	94,678	54.1%	175,000	0	GREEN	Phase 1 and 2 nearly complete. Phase 3 uncertain in this financial year
Cladding	332,000	0	0.0%	0	-332,000	RED	Structural surveys underway. Unlikely for work to start this financial year.
Fascias and Soffits	220,000	103	0.0%	220,000	0	GREEN	Work to start in February
Air Source Heat Pumps	600,000	265,533	44.3%	600,000	0	GREEN	Additional properties identified.
Door Entry Systems	150,000	1,416	0.9%	150,000	0	GREEN	7 schemes now completed
Aids and Adaptations	200,000	89,412	44.7%	110,588	-89,412	RED	
Disabled Facilities Grant	300,000	109,315	36.4%	196,754	-103,246	RED	
IT Development	15,000	11,533	76.9%	11,533	-3,467	GREEN	Additional costs may be incurred for ICT costs associated with Academy upgrade.
Soundproofing	20,000	0	0.0%	2,500	-17,500	RED	Dependent on properties becoming void.
Meeting Rooms	40,000	2,239	5.6%	40,000	0	GREEN	Programme doubled and work underway
Asbestos Works	185,000	32,096	17.3%	185,000	0	GREEN	Responsive at voids or other works. Unexpectedly high volume found prior to heating and roofing refurbishments.
Tenants Improvements	3,000	650	21.7%	3,000	0	GREEN	
Kitchens	180,000	50,513	28.1%	180,000	0	GREEN	Kitchens are being fitted where possible to bring in line with decent homes.
Deane Helpline	25,000	0	0.0%	25,000	0	GREEN	
<b>Total Capital Programmes</b>	<b>5,500,000</b>	<b>2,224,164</b>	<b>40.4%</b>	<b>4,954,375</b>	<b>-545,625</b>		

Right to Buy	Sales	Total Receipts	Retainable Receipts	Spend Needed Within 3 Years	RAG Status	Comments
Cumulative to Quarter 3 2012/13	23	1,573,693	831,587	2,771,957	GREEN	