

**Housing Revenue Account Finance Scorecard**  
**2012/13 - Up to Quarter 2 - April 2012 to September 2012**

Please note Minus sign - means underspend

<b>Income</b>	Budget for the Financial Year 2012/13	Actual Spend Apr-Sept	% of Budget Spent Apr-Sept	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
General Dwelling Rents	-19,352,790	-9,734,991	50.3%	-19,395,670	-42,880	GREEN	Voids slightly lower than budgeted.
Non Dwelling Rents (Garages, Shops and Land)	-576,970	-334,864	58.0%	-570,744	6,226	GREEN	Pressure in garages due to low vacancy take up in some areas, offset by one off easement in Land.
Supported, Sheltered & Extra Care	-3,980,230	-2,159,434	54.3%	-3,969,990	10,240	GREEN	Voids in Supported and Extra Care marginally higher than budgeted.
Other Income (Service Charges, Rechargeable Repairs, Leaseholder Charges and Contribution from TDBC)	-266,040	-231,709	87.1%	-461,390	-195,350	GREEN	Leaseholder income of £117k which is offset by expenditure in other expenditure.
<b>Total Income</b>	<b>-24,176,030</b>	<b>-12,460,999</b>	<b>51.5%</b>	<b>-24,397,794</b>	<b>-221,764</b>		

<b>Expenditure</b>	Budget for the Financial Year 2012/13	Actual Spend Apr-Sept	% of Budget Spent Apr-Sept	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
Supervision & Management	3,396,350	1,002,271	29.5%	3,390,374	-5,976	GREEN	Procurement Savings removed from Policy and Management
Repairs & Maintenance - Planned	1,369,000	217,784	15.9%	1,112,329	-256,671	RED	Some PPM not going ahead this year.
Repairs & Maintenance - Responsive	3,231,620	1,228,736	38.0%	3,506,028	274,408	RED	Pressure in general maintenance.
Voids	1,099,930	576,561	52.4%	1,330,000	230,070	RED	Additional voids expected due to welfare reform and void properties in Halcon
Supported, Sheltered & Extra Care	720,070	252,114	35.0%	711,661	-8,409	GREEN	
Other Expenditure (Communal and Rechargeable Costs, Tenants Forum and Debt Management Costs)	886,330	288,256	32.5%	872,182	-14,148	GREEN	Pressure on leasehold flats offset by underspend on insurance costs.
<b>Total Expenditure</b>	<b>10,703,300</b>	<b>3,565,723</b>	<b>33.3%</b>	<b>10,922,574</b>	<b>219,274</b>		

<b>HRA Revenue</b>	Budget for the Financial Year 2012/13	Actual Spend Apr-Sept	% of Budget Spent Apr-Sept	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	437,910	-7,590	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>12,977,210</b>	<b>-7,590</b>		

<b>HRA Revenue</b>	Budget for the Financial Year 2012/13	Actual Spend Apr-Sept	% of Budget Spent Apr-Sept	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>-8,895,276</b>		<b>-498,010</b>	<b>-10,080</b>	GREEN	

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Capital Programmes	Budget for the Financial Year 2012/13	Actual Spend Apr-Sept	% of Budget Spent Apr-Sept	Forecasted Spend for Financial Year 2012/13	Forecasted Over/(Under) spend	RAG Status	Comments
Bathrooms	740,000	148,904	20.1%	740,000	0	GREEN	Aiming to provide 300 bathrooms (rather than 200) within current budget.
Roofing	960,000	333,051	34.7%	960,000	0	GREEN	Rate of work to be increasing during the year.
Windows	415,000	209,450	50.5%	665,000	250,000	RED	100 Additional windows to be installed during year.
Heating	1,200,000	1,673	0.1%	800,000	-400,000	RED	Contract not yet started
Doors	120,000	0	0.0%	200,000	80,000	RED	Contract not yet started. Programme increased to 500 doors.
Fire Safety Works in Communal Areas	150,000	121,706	81.1%	250,000	100,000	RED	Phase 1 and 2 nearly complete. Phase 3 to go ahead
Cladding	500,000	0	0.0%	0	-500,000	RED	Structural surveys underway. Unlikely for work to start this financial year.
Fascias and Soffits	505,000	0	0.0%	150,000	-355,000	RED	Contract in preparation for tender process. Unlikely for full programme to complete in remainder of year.
Air Source Heat Pumps	225,000	225,533	100.2%	571,000	346,000	RED	Scheduled work due to complete early in the year. Additional 60 properties identified.
Door Entry Systems	75,000	1,416	1.9%	125,000	50,000	RED	Programme started and due to increase to 25 schemes.
Aids and Adaptations	200,000	60,597	30.3%	200,000	0	GREEN	
Disabled Facilities Grant	300,000	67,584	22.5%	300,000	0	GREEN	
IT Development	15,000	11,533	76.9%	15,000	-3,467	GREEN	Additional costs may be incurred for ICT costs associated with Academy upgrade. SWOne to confirm Oct 12.
Soundproofing	20,000	0	0.0%	10,000	-10,000	RED	Dependent on properties becoming void.
Meeting Rooms	20,000	0	0.0%	40,000	20,000	RED	Programme doubled as no work completed last year.
Asbestos Works	50,000	2,940	5.9%	50,000	0	GREEN	Responsive at voids or other works.
Tenants Improvements	5,000	650	13.0%	5,000	0	GREEN	
Kitchens	0	-18,128		115,000	115,000	GREEN	Subject to QS valuation.
<b>Total Capital Programmes</b>	<b>5,500,000</b>	<b>1,166,909</b>	<b>21.2%</b>	<b>5,196,000</b>	<b>-307,467</b>		

Right to Buy	Sales	Total Receipts	Retainable Receipts	Spend Needed Within 3 Years	RAG Status	Comments
To Quarter 2 2012/13	3	230,275	59,645	198,817	GREEN	