

SUMMARY HEADLINES

1. Overall Position and Movement

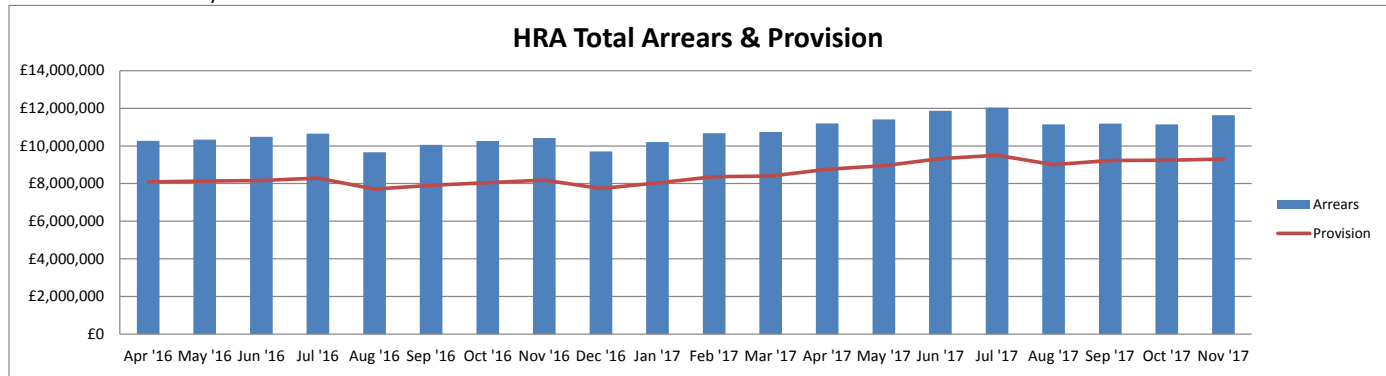
Forecast 2017 / 18 - Underspend -£8.9m											
Revised Budget £0m	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	-0.9	-1.2	-1.3	-1.3	-8.9	-8.4	-8.5	-8.9			
	▼	▼	▼	▲	▼	▲	▼	▼			

2. HRA Income & Expenditure Position

	2017/18 Budget £'m	Forecast Outturn P9 £'m	Variance £'m
Income	-121.3	-121.2	0.1
Repairs & Maintenance	31.7	30.4	-1.3
Supervision & Management	25.9	26.9	1.0
Special Services (Rechargeable)	8.4	8.8	0.4
Rents, Rates & Taxes	1.9	1.9	0
Interest, Depn & Capital Charges	53.9	46.3	-7.6
Funding from Reserves	-0.4	-1.9	-1.5
Total Surplus on the HRA	0.1	-8.8	-8.9

The Housing Revenue Account is showing a surplus for the year of £8.8m at period 9 an increase of £0.5m on period 7. The forecast financial position is mostly as a consequence of slippage in the capital programme funded from revenue (£7.6m), details below in the capital section, and a forecast underspend in Repairs & Maintenance (£1.3m). The underspend in Repairs and Maintenance is mostly due to the change of life cycle for the paint programme from 7 to 10 years, and saving in repairs work due to regular servicing of items such as lifts. There is an expected draw down from reserves of £1.9m to offset the forecast in year costs of implementing the replacement housing management system. The £0.4m change from last month is due to additional underspend on repairs and maintenance

3. Debt The HRA currently has rental arrears of £11.6m and a provision of £9.3m (80%). The arrears have increased throughout the year as a result of various factors relating to welfare reform. The rent arrears policy is being reviewed to support a clear RENT FIRST message to tenants and a further impact assessment is underway for Universal Credit roll out from March 2018.



Capital Budget Monitor Report for Period 201709 - Gross Expenditure per Service & Scheme

Division: Housing Services Capital - Housing Revenue Account

15/01/2018

Gross expenditure by *Programme & Scheme	Current Year (2017)						Scheme Total for Current Timeframe (FY2016 : FY2021)								
	Budget	Expenditure to Date	Forecast	Variance	Performance to budget	Budget	Total Expenditure to Date	Commitments	Variance Total scheme budget vs actual + commitments	Forecast (including prior years actuals)	Variance Total scheme budget vs total scheme forecast	Performance to budget			
	£000s				%	£000s				%					
* Programmes may cross division. The data below relates to the named division only															
13612 Capital - Professional Charges - Planned	1,541	0	1,541	0	0%	100%	2,294	752	0	(1,541)	2,294	0	33%	33%	100%
13613 Capital - Professional Charges - SP&G	1,025	0	1,025	(0)	0%	100%	1,374	349	0	(1,025)	1,374	(0)	25%	25%	100%
13614 Capital - Capitalised Works	4,248	1,542	3,985	(263)	36%	94%	4,833	2,127	1	(2,705)	4,570	(263)	44%	44%	95%
13615 Capital - Disabled Adaptations	1,854	1,727	2,530	676	93%	136%	4,610	4,483	19	(108)	5,286	676	97%	98%	115%
13616 Capital - Investment In Blocks - Planned	10,075	2,748	5,195	(4,880)	27%	52%	30,043	22,717	33	(7,293)	25,163	(4,880)	76%	76%	84%
13617 Capital - Investment In Blocks - SP&G	0	0	0	0	0%	100%	22	22	0	0	22	0	100%	100%	100%
13618 Capital - Miscellaneous Schemes	306	32	306	0	10%	100%	475	201	1	(273)	475	0	42%	43%	100%
13619 Capital - Neighbourhood Investment Projects	600	68	600	0	11%	100%	1,231	699	0	(532)	1,231	0	57%	57%	100%
13620 Capital - New Build / Land Enabling Works	8,275	4,512	7,225	(1,050)	55%	87%	17,347	13,585	4,453	690	16,297	(1,050)	78%	104%	94%
13621 Capital - Planned Programme	14,151	7,187	11,831	(2,320)	51%	84%	208,270	21,606	707	(185,957)	205,950	(2,320)	10%	11%	99%
13622 Capital - Priority Stock	0	0	0	0	0%	100%	44	44	0	0	44	0	100%	100%	100%
HRA1 Housing Revenue Account (HRA)	42,076	17,817	34,238	(7,837)	42%	81%	270,544	66,585	5,214	(198,745)	262,707	(7,837)	25%	27%	97%
Total Housing Services Capital - Housing Revenue Account division	42,076	17,817	34,238	(7,837)	42%	81%	270,544	66,585	5,214	(198,745)	262,707	(7,837)	25%	27%	97%

The HRA Capital Programme is forecasting a £7.8m underspend. This forecast underspend has increased by £0.3m since P7 due to: a £85k slippage in this year on blocks due to contractual issues, and reduction of £0.3m in New Build programme due to delays in procurement. The overall variance is made up of the following: investment in Blocks a forecast underspend of £4.9m, where planned investment on some blocks is on hold pending the outcome of following Grenfell and further investment appraisals; investment in New Build a forecast underspend of £1m, where there are 2 sites with issues regarding planning and getting the site cleared prior to being able to start the work; investment in Planned Programmes a forecast (£2.3m) underspend of £2.3m, this is due to a £0.4m slippage in the roofing programme following issues regarding the tendering process, and £1.6m slippage relating to delays in the major repairs programme which is also awaiting outcomes from Grenfell and a further decisions in investment; there has been in £0.6m forecast overspend on disabled adaptations work; and a reduction of £0.2m on the kitchen programme due to lower cost.