

## Appendices

### Appendix A – Net Revenue Position Full Analysis

| Month: September 2012              | Year to date |        |                 |          | Full Year       |                  |                   |                                    |  |  |
|------------------------------------|--------------|--------|-----------------|----------|-----------------|------------------|-------------------|------------------------------------|--|--|
| HRA                                | Budget       | Actual | Use of Reserves | Variance | Approved Budget | Forecast Outturn | Forecast Variance | Proposed use of Earmarked reserves | Forecast Variance after use of earmarked reserves. |  |
|                                    | £000         | £000   | £000            | £000     | £000            | £000             | £000              | £000                               | £000   |  |
| Assistant Director Housing Service | -3,750       | -3,899 | 0               | -149     | -7,500          | -7,371           | 129               | 0                                  | 129  |  |
| Housing Management (HRA)           | 765          | 750    | 0               | -15      | 1,531           | 1,580            | 50                | 0                                  | 50   |  |
| Asset Management (HRA)             | 2,783        | 2,825  | 0               | 42       | 5,565           | 5,386            | -179              | 0                                  | -179   |  |
| Prevention, Options & Inclusion    | 202          | 215    | 0               | 12       | 404             | 404              | 0                 | 0                                  | 0  |  |
| Total                              | 0            | -110   | 0               | -110     | 0               | 0                | 0                 | 0                                  | 0  |  |

## Appendix B – HRA Debtors

| <b>Debt Analysis - Tenant Arrears</b> |           |           |            |             |           |              |
|---------------------------------------|-----------|-----------|------------|-------------|-----------|--------------|
| Description of debt                   | 0-4 weeks | 4-8 weeks | 8-13 weeks | 13-52 weeks | Over 1 yr | TOTAL        |
|                                       | £M        | £M        | £M         | £M          | £M        | £M           |
| Current Tenant                        | 0.163     | 0.150     | 0.112      | 0.154       | 0         | 0.579        |
| Former Tenant                         |           |           |            |             |           | 0.413        |
|                                       |           |           |            |             |           | <b>0.992</b> |

  

| <b>Debt Analysis - Other Arrears</b> |                    |                    |                    |                     |                              |              |              |
|--------------------------------------|--------------------|--------------------|--------------------|---------------------|------------------------------|--------------|--------------|
| Description of debt                  | From 15 to 30 days | From 31 to 60 days | From 61 to 90 days | From 91 to 365 days | Over 1 yr but not over 2 yrs | Over 2 yrs   | TOTAL        |
|                                      | £M                 | £M                 | £M                 | £M                  | £M                           | £M           | £M           |
| Shops                                | 0.004              | 0.000              | 0.000              | 0.004               | 0.006                        | 0.018        | 0.032        |
| Leaseholders                         | 0.000              | 0.003              | 0.004              | 0.026               | 0.009                        | 0.010        | 0.052        |
| Void recoveries                      | 0.028              | 0.000              | 0.000              | 0.016               | 0.017                        | 0.000        | 0.061        |
| Misc recoveries                      | 0.000              | 0.000              | 0.000              | 0.002               | 0.000                        | 0.000        | 0.002        |
|                                      | <b>0.032</b>       | <b>0.003</b>       | <b>0.004</b>       | <b>0.048</b>        | <b>0.032</b>                 | <b>0.028</b> | <b>0.147</b> |

## Appendix C – HRA Capital Programme

| Scheme Title                                   | Revised 2012/13<br>Capital Budget | Full Year Forecast<br>as at Month 6 | Variance   | Slippage to<br>2013/14 | Monthly Budget Monitoring September 2012 |                 |                 |
|--|-----------------------------------|-------------------------------------|------------|------------------------|--|-----------------|-----------------|
|  |                                   |                                     |            |                        | Profilled Budget YTD                     | Actual YTD      | Variance        |
|  |                                   |                                     |            |                        | Net Expenditure                          | Net Expenditure | Net Expenditure |
|  |                                   |                                     |            |                        | £'000                                    | £'000           | £'000           |
| Garage Refurbishment                           | 50                                | 50                                  | 0          | 0                      | 15                                       | 44              | 29              |
| Asbestos management                            | 58                                | 128                                 | 70         | 0                      | 17                                       | 62              | 45              |
| Paths & Fences siteworks                       | 60                                | 60                                  | 0          | 0                      | 18                                       | 12              | -6              |
| Structural repairs                             | 150                               | 150                                 | 0          | 0                      | 45                                       | 46              | 1               |
| Drainage & Water Supply                        | 175                               | 10                                  | -165       | 0                      | 53                                       | 0               | -53             |
| Central Heating communal                       | 176                               | 176                                 | 0          | 0                      | 53                                       | 11              | -42             |
| Roof Replacement                               | 240                               | 325                                 | 85         | 0                      | 72                                       | 167             | 95              |
| General Enhancements<br>(formerly Minor Works) | 250                               | 250                                 | 0          | 0                      | 75                                       | 244             | 169             |
| Estate Improvements                            | 250                               | 250                                 | 0          | 0                      | 75                                       | 59              | -16             |
| Energy Conservation                            | 250                               | 250                                 | 0          | 0                      | 75                                       | 33              | -42             |
| Rewiring                                       | 340                               | 340                                 | 0          | 0                      | 102                                      | 132             | 30              |
| Capitalised Salaries                           | 343                               | 343                                 | 0          | 0                      | 103                                      | 171             | 68              |
| Secure door entry                              | 350                               | 350                                 | 0          | 0                      | 105                                      | 137             | 32              |
| Plasticisation                                 | 400                               | 400                                 | 0          | 0                      | 120                                      | 307             | 187             |
| Aids and adaptations                           | 450                               | 870                                 | 420        | 0                      | 135                                      | 278             | 143             |
| Stock Remodelling                              | 450                               | 450                                 | 0          | 0                      | 135                                      | 0               | -135            |
| Central Heating Installation                   | 1,050                             | 1,050                               | 0          | 0                      | 315                                      | 376             | 61              |
| Kitchens and Bathrooms                         | 1,100                             | 1,100                               | 0          | 0                      | 330                                      | 299             | -31             |
| <b>TOTAL</b>                                   | <b>6,142</b>                      | <b>6,552</b>                        | <b>410</b> | <b>0</b>               | <b>1,843</b>                             | <b>2,378</b>    | <b>535</b>      |

## Appendix D – Reserves

| Description                     | Opening Balance<br>2012/13 | Spend<br>against<br>reserves | Release of<br>reserves | Proposed<br>transfer to<br>Reserves | Proposed Closing<br>Balance 2012/13 |
|---------------------------------|----------------------------|------------------------------|------------------------|-------------------------------------|-------------------------------------|
|                                 | £000                       | £000                         | £000                   | £000                                | £000                                |
| General Reserve                 | 3,905                      | -                            |                        |                                     | 3,905                               |
| Business Process Re-engineering | -                          |                              |                        |                                     | -                                   |
| Sheltered Housing Reprovision   | -                          |                              |                        | 3,550                               | 3,550                               |
| Major Repairs (HRA)             | 200                        |                              |                        |                                     | 200                                 |
| <b>TOTAL</b>                    | <b>4,105</b>               | <b>-</b>                     | <b>-</b>               | <b>3,550</b>                        | <b>7,655</b>                        |