

APPENDIX B - HOUSING REVENUE ACCOUNT 5 YEAR CAPITAL STRATEGY

Cost Centre	Scheme	2014/2015			2015/2016					2016/2017	2017/2018	2018/2019	2019/2020
		Working Budget £	Expenditure 2014-15 £	(Under)/Overspend £	Slippage to 2015/16 £	Working Budget £	Virements /Additions	Q4 Exec July 2015 £	Variance (Working Budget v Q4 Exec July 2015) £	Q4 Exec July 2015 £	Q4 Exec July 2015 £	Q4 Exec July 2015 £	Q4 Exec July 2015 £
	<b>SUMMARY</b>												
	Capital Programme Excluding New Build	11,932,020	13,230,188	1,298,168	(1,298,170)	21,607,160	(3,817,000)	16,491,990	(5,115,170)	22,493,090	20,193,490	18,948,050	20,086,070
	Capital Programme - New Build	2,373,490	2,678,603	305,113	(305,110)	8,449,850	2,958,642	11,103,380	2,653,530	4,401,670	6,628,520	7,947,880	10,965,940
	Capital Programme ICT & Equipment	380,750	325,007	(55,743)	54,510	466,260	67,000	587,770	121,510	152,040	155,690	159,430	163,260
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>14,686,260</b>	<b>16,233,798</b>	<b>1,547,538</b>	<b>(1,548,770)</b>	<b>30,523,270</b>	<b>(791,358)</b>	<b>28,183,140</b>	<b>(2,340,130)</b>	<b>27,046,800</b>	<b>26,977,700</b>	<b>27,055,360</b>	<b>31,215,270</b>
	<b>HRA USE OF RESOURCES</b>												
	MRR (Self Financing Depreciation)	1,227,540	3,049,452	1,821,912		20,068,200		19,048,450	(1,019,750)	14,847,576	10,739,541	10,951,350	11,527,000
	Revenue Contribution	4,691,160	4,398,313	(292,847)		1,493,066		0	(1,493,066)	7,705,609	12,307,697	12,898,110	15,966,740
	Unpooled Receipts	311,064	311,064	0		503,502		503,502	0	500,371	361,950	374,260	381,748
	New Build Receipts	250,160	346,625	96,465		2,387,650		3,286,274	898,624	1,244,406	1,956,186	2,384,364	3,289,782
	Debt Provision Receipts	513,336	695,137	181,801		5,790,852		4,871,344	(919,508)	2,598,838	1,562,326	397,276	0
	Section 20 Contribution	500,000	480,207	(19,793)		280,000		280,000	0	150,000	50,000	50,000	50,000
	LHC Rebate	240,000		(240,000)				193,569		0	0	0	0
	Other Contribution	6,953,000	6,953,000	0						0	0	0	0
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>	<b>14,686,260</b>	<b>16,233,798</b>	<b>1,547,538</b>	<b>0</b>	<b>30,523,270</b>	<b>0</b>	<b>28,183,140</b>	<b>(2,533,699)</b>	<b>27,046,800</b>	<b>26,977,700</b>	<b>27,055,360</b>	<b>31,215,270</b>
	Major Repair Reserve Bought Forward	(4,607,665)	(4,607,665)	0		(13,894,865)		(12,365,800)	1,529,065	(3,995,747)	(12,657)	(318,780)	(628,780)
	Depreciation (increasing MRR)	(10,514,740)	(10,807,587)	(292,847)		(10,677,480)		(10,678,398)	(918)	(10,864,486)	(11,045,663)	(11,261,350)	(11,527,000)
	MRR Used (decreasing MRR)	1,227,540	3,049,452	1,821,912		20,068,200		19,048,450	(1,019,750)	14,847,576	10,739,541	10,951,350	11,527,000
	Major Repair Reserve Carried Forward	<b>(13,894,865)</b>	<b>(12,365,800)</b>	<b>1,529,065</b>		<b>(4,504,145)</b>		<b>(3,995,747)</b>	<b>508,398</b>	<b>(12,657)</b>	<b>(318,780)</b>	<b>(628,780)</b>	<b>(628,780)</b>
	Total RTB Receipts Bought Forward	(5,915,101)	(5,115,101)	800,000		(11,983,793)		(12,051,701)	(67,907)	(9,769,644)	(12,691,239)	(14,464,081)	(15,613,032)
	Total RTB Receipts Received	(7,943,253)	(8,289,427)	(346,174)		(7,901,844)		(7,901,844)	0	(8,107,089)	(6,453,304)	(5,104,851)	(3,955,374)
	Total RTB Receipts Used by GF	800,000		(800,000)		1,522,780		1,522,780	0	841,880	800,000	800,000	703,749
	Total RTB Receipts Used by HRA	1,074,560	1,352,827	278,267		8,682,004		8,661,120	(20,884)	4,343,615	3,880,462	3,155,900	3,671,530
	Total RTB Receipts Carried Forward	<b>(11,983,793)</b>	<b>(12,051,701)</b>	<b>(67,907)</b>		<b>(9,680,853)</b>		<b>(9,769,644)</b>	<b>(88,791)</b>	<b>(12,691,238)</b>	<b>(14,464,081)</b>	<b>(15,613,032)</b>	<b>(15,193,127)</b>
BH902	Unpooled Receipts Bought Forward	(307,796)	(307,796)	0		(328,846)		(538,702)	(209,856)	(381,734)	(231,409)	(231,409)	(231,409)
	Unpooled Receipts Received	(332,114)	(541,970)	(209,856)		(346,534)		(346,534)	0	(350,046)	(361,950)	(374,260)	(386,980)
	Unpooled Receipts Used	311,064	311,064	0		503,502		503,502	0	500,371	361,950	374,260	381,748
	Unpooled Receipts Carried Forward	<b>(328,846)</b>	<b>(538,702)</b>	<b>(209,856)</b>		<b>(171,878)</b>		<b>(381,734)</b>	<b>(209,856)</b>	<b>(231,409)</b>	<b>(231,409)</b>	<b>(231,409)</b>	<b>(236,641)</b>
BH901	New Build Receipts Bought Forward	(2,502,017)	(2,502,017)	0		(7,121,218)		(7,190,018)	(68,800)	(8,451,683)	(11,889,022)	(13,596,890)	(14,049,793)
	New Build Receipts Received	(4,869,361)	(5,034,625)	(165,265)		(4,547,940)		(4,547,940)	0	(4,681,746)	(3,664,054)	(2,837,267)	(2,160,896)
	New Build Receipts Used	250,160	346,625	96,465		2,387,650		3,286,274	898,624	1,244,406	1,956,186	2,384,364	3,289,782
	New Build Receipts Carried Forward	<b>(7,121,218)</b>	<b>(7,190,018)</b>	<b>(68,800)</b>		<b>(9,281,508)</b>		<b>(8,451,683)</b>	<b>829,825</b>	<b>(11,889,022)</b>	<b>(13,596,890)</b>	<b>(14,049,793)</b>	<b>(12,920,907)</b>
BH903	Debt Provision Receipts Bought Forward	(3,105,288)	(2,305,288)	800,000		(4,533,730)		(4,322,981)	210,748	(936,227)	(570,807)	(635,781)	(1,331,829)
	Debt Provision Receipts Received	(2,741,778)	(2,712,831)	28,947		(3,007,370)		(3,007,370)	0	(3,075,298)	(2,427,300)	(1,893,324)	(1,407,498)
	Debt Provision Receipts Used HRA	513,336	695,137	181,801		5,790,852		4,871,344	(919,508)	2,598,838	1,562,326	397,276	0
	Debt Provision Receipts Used for GF Capital Reserve	800,000		(800,000)		800,000		800,000	0	800,000	800,000	800,000	703,749
	Debt Provision Receipts Used for GF Archer Road	0	0	0		722,780		722,780	0	41,880			
	Debt Provision Receipts Carried Forward	<b>(4,533,730)</b>	<b>(4,322,981)</b>	<b>210,748</b>		<b>(227,468)</b>		<b>(936,227)</b>	<b>(708,760)</b>	<b>(570,807)</b>	<b>(635,781)</b>	<b>(1,331,829)</b>	<b>(2,035,578)</b>

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		Working Budget £	Expenditure 2014-15 £	(Under)/Overspend £	Slippage to 2015/16	Working Budget £	Virements /Additions	Q4 Exec July 2015 £	Variance (Working Budget v Q4 Exec July 2015) £	Q4 Exec July 2015 £	Q4 Exec July 2015 £	Q4 Exec July 2015 £	Q4 Exec July 2015 £
	<b>CAPITAL PROGRAMME EXCL. NEW BUILD</b>												
	<b>Planned Investment including Decent Homes</b>												
KH140	Decent Homes - Heating/Insulation	1,662,560	2,753,817	1,091,257		259,280	70,000	329,280	70,000	266,460	333,810	270,460	359,870
KH141	Decent Homes - Electrical	1,625,440	1,403,602	(221,838)		311,140	70,000	381,140	70,000	314,540	438,120	319,280	465,720
KH142	Decent Homes - Kitchens	3,384,240	3,120,690	(263,550)		431,140	30,000	461,140	30,000	314,540	417,260	319,280	444,550
KH143	Decent Homes - Bathrooms	1,625,450	2,174,029	548,579		207,430	30,000	237,430	30,000	209,690	312,940	212,850	328,120
KH157	Decent Homes - Redecs	80,000	37,933	(42,067)		20,000		20,000	0	20,000	20,000	20,000	20,000
KH110	Insulation Measures	166,000	325,624	159,624	(848,170)	7,553,960	(2,913,000)	3,792,790	(3,761,170)	3,646,930	1,043,140	1,064,250	1,058,450
KH109	Door Replacement	685,800	557,082	(128,718)		311,140	(120,000)	191,140	(120,000)	224,850	1,669,020	106,430	105,840
KH231	Window Replacement	0	0	0		1,410,510	(544,000)	866,510	(544,000)	1,592,470	3,650,990	1,064,250	1,058,450
KH111	Roofing	100,000	320,070	220,070		7,882,240	(240,000)	7,642,240	(240,000)	10,200,480	5,473,130	4,331,290	5,022,750
KH205	Communal Heating	30,000	18,252	(11,748)				0	0	262,120	1,043,140	1,064,250	1,058,450
KH092	Lift Installation - Inspection & Remedial Works	5,000	23,754	18,754		414,850		414,850	0	524,240	625,880	638,550	635,070
KH152	Fencing	104,290	86,231	(18,059)		20,740		20,740	0	178,240	156,470	159,640	158,770
KH153	Paths	59,290	36,804	(22,486)		20,740		20,740	0	178,240	156,470	159,640	158,770
KH202	Estate Improvements	143,580	67,857	(75,723)				0	0	209,690	834,510	851,400	846,760
KH206	Safe & Secure	3,960	3,953	(7)				0	0				
KH122	Stock Condition Survey	50,000	45,830	(4,170)				0	0				
			0	0				0	0				
			0	0				0	0				
	<b>Health &amp; Safety</b>		0	0				0	0				
KH105	Fire Alarm	29,720	15,591	(14,129)				0	0				
KH085	Fire Safety	34,290	34,690	400		77,790		77,790	0	78,640	78,240	79,820	79,380
KH112	Asbestos Management	95,000	93,106	(1,894)		363,000		363,000	0	387,930	396,390	372,490	370,460
KH079	Asbestos Survey	225,000	205,544	(19,456)				0	0				
KH114	Subsidence	130,000	134,479	4,479		155,570		155,570	0	157,270	156,470	159,640	158,770
KH144	Contingent Major Repairs	421,580	583,861	162,281	(250,000)	697,960	(200,000)	247,960	(450,000)	366,970	365,100	372,490	370,460
KH221	Scooter Storage		0	0		31,110		31,110	0	31,450	31,290	31,930	31,750
			0	0				0	0				
			0	0				0	0				
	<b>Estate &amp; Communal Area</b>		0	0				0	0				
KH232	Hard to let Property Improvement	10,000	0	(10,000)				0	0				
KH223	Asset Review - Challenging Assets		0	0				0	0	2,000,000	2,000,000	2,000,000	2,000,000
KH224	Asset Review - Sheltered (non RED)		0	0	(100,000)	472,870	(100,000)	272,870	(200,000)	740,150	380,890	740,290	740,840
KH225	Asset Review Red Sheltered		0	0				0	0	0	0	4,000,000	4,000,000
			0	0				0	0				
			0	0				0	0				
	<b>Supported Housing</b>		0	0				0	0				
KH131	Refurbishment Communal Areas Sheltered Housing	245,740	263,683	17,943				0	0				
KH082	Sheltered Schemes Electrical Work	47,870	27,923	(19,947)				0	0				
KH041	Piper Lifeline Replacement Programme	29,570	29,273	(297)				0	0				
KH127	Upgrade Warden call Systems - Sheltered Housing	39,430	22,820	(16,610)		25,930	100,000	125,930	100,000				
KH216	Conversion of ex warden accommodation to sheltered flats	120,000	102,770	(17,230)	(100,000)	207,430		107,430	(100,000)				
			0	0				0	0				
			0	0				0	0				
	<b>Other HRA Schemes</b>		0	0				0	0				
KH174	Energy Efficiency Pilot Projects	8,860	7,901	(959)		81,900		81,900	0	11,530	31,290	13,840	14,820
KH094	Disabled Adaptations	769,350	733,019	(36,331)		650,430		650,430	0	576,660	578,940	595,980	598,020
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>11,932,020</b>	<b>13,230,188</b>	<b>1,298,168</b>	<b>(1,298,170)</b>	<b>21,607,160</b>	<b>(3,817,000)</b>	<b>16,491,990</b>	<b>(5,115,170)</b>	<b>22,493,090</b>	<b>20,193,490</b>	<b>18,948,050</b>	<b>20,086,070</b>

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<b>CAPITAL PROGRAMME NEW BUILD</b>													
KH233	New Build - Unidentified (Open Market Acquisitions)	2,093,490	852,160	(1,241,330)	(235,200)	4,767,230	5,452,860	9,984,890	5,217,660	2,499,300	5,819,270	7,947,880	10,965,940
KH209	New Build - Archer Road	280,000	349,912	69,912	(69,910)	3,682,620	(2,494,218)	1,118,490	(2,564,130)	1,902,370	809,250	0	0
KH255	Fresson Road (Moat Hsg Assoc)		1,476,531	1,476,531									
<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>		<b>2,373,490</b>	<b>2,678,603</b>	<b>305,113</b>	<b>(305,110)</b>	<b>8,449,850</b>	<b>2,958,642</b>	<b>11,103,380</b>	<b>2,653,530</b>	<b>4,401,670</b>	<b>6,628,520</b>	<b>7,947,880</b>	<b>10,965,940</b>
<b>CAPITAL PROGRAMME ICT &amp; EQUIPMENT</b>													
<b>HRA Equipment</b>													
KH015	Supported Housing Equipment	43,000	40,663	(2,337)		55,000		55,000	0	55,000	55,000	55,000	55,000
KH072	L.S.S.O	9,750	9,750	0		20,000	67,000	87,000	67,000	20,000	20,000	20,000	20,000
KH204	Document Management System	22,000	22,884	884									
KH220	ATM Replacement	7,000	12,466	5,466									
KH226	Purchase of vehicles	172,000	169,200	(2,800)									
<b>Information Technology</b>			0	0									
KH234	Online Customer Account (HRA)	11,375	9,886	(1,489)	1,490	30,000		31,490	1,490				
KH218	ICT Programme (Business Plan)	42,135	11,679	(30,456)	30,460	286,260		316,720	30,460	52,040	70,690	74,430	78,260
KH254	Business Object Licence	12,000	12,000	0									
KH235	ICT Equipment	2,450	0	(2,450)		10,000		10,000	0	10,000	10,000	10,000	10,000
KH236	New Data Centre	31,540	31,652	112	(110)	30,000		29,890	(110)				
KH249	ThinApp Deployment	7,500	4,490	(3,010)	3,010			3,010	3,010				
KH250	Public Wireless Facility	7,500	0	(7,500)	7,500			7,500	7,500				
KH251	Harmonising Infrastructure Technology (for shared service)	12,500	338	(12,162)	12,160	35,000		47,160	12,160	15,000			
<b>TOTAL CAPITAL PROGRAMME ICT &amp; EQUIPMENT</b>		<b>380,750</b>	<b>325,007</b>	<b>(55,743)</b>	<b>54,510</b>	<b>466,260</b>	<b>67,000</b>	<b>587,770</b>	<b>121,510</b>	<b>152,040</b>	<b>155,690</b>	<b>159,430</b>	<b>163,260</b>