

APPENDIX C - HOUSING REVENUE ACCOUNT 5 YEAR CAPITAL STRATEGY

Cost Centre	Scheme	2015/2016				2016/2017	2017/2018	2018/2019	2019/2020
		Draft Budget Exec 19th January 2016 £	Expenditure as at 28 January 2016 £	Final Budget for Approval £	Variance to Draft Budget 19 Jan 2016 £	Final Budget for Approval £	Final Budget for Approval £	Final Budget for Approval £	Final Budget for Approval £
	SUMMARY								
	Capital Programme Excluding New Build	16,516,990	10,737,694	16,516,990		19,674,810	19,032,080	19,548,030	21,172,500
	Capital Programme - New Build	11,193,750	2,648,675	11,193,750		5,338,950	5,863,000	7,885,740	10,902,040
	Capital Programme ICT & Equipment	412,770	163,467	412,770		302,040	155,690	159,430	163,260
	TOTAL HRA CAPITAL PROGRAMME	28,123,510	13,549,836	28,123,510		25,315,800	25,050,770	27,593,200	32,237,800
	HRA USE OF RESOURCES								
	MRR (Self Financing Depreciation)	19,054,281		19,054,281		15,137,188	11,109,107	11,303,011	11,548,552
	Revenue Contribution					4,961,990	9,995,952	12,310,497	7,959,747
	Unpooled Receipts	538,702		538,702					
	New Build Receipts	3,308,254		3,308,254		1,500,400	1,754,732	2,365,723	3,270,613
	Debt Provision Receipts	4,924,694		4,924,694		3,313,464	1,731,349	946,074	692,887
	Section 20 Contribution	57,579		57,579			459,630	667,895	814,423
	LHC Rebate	240,000		240,000		202,902			
	Borrowing								7,951,578
	Other Contribution - S106 Affordable Housing					199,856			
	TOTAL HRA RESOURCES FOR CAPITAL	28,123,510		28,123,510		25,315,800	25,050,770	27,593,200	32,237,800
	Major Repair Reserve Bought Forward	(12,365,800)		(12,365,800)		(3,988,998)	0	0	0
	Depreciation (increasing MRR)	(10,677,479)		(10,677,479)		(11,148,190)	(11,109,107)	(11,303,011)	(11,548,552)
	MRR Used (decreasing MRR)	19,054,281		19,054,281		15,137,188	11,109,107	11,303,011	11,548,552
	Major Repair Reserve Carried Forward	(3,988,998)		(3,988,998)		0	0	0	0
	Total RTB Receipts Bought Forward	(12,051,701)		(12,051,701)		(10,454,954)	(13,559,461)	(16,165,481)	(17,197,299)
	Total RTB Receipts Received	(8,263,711)		(8,263,711)		(8,289,889)	(6,550,767)	(5,179,755)	(3,931,669)
	Total RTB Receipts Used by General Fund	1,088,808		1,088,808		371,519	361,495	373,313	386,472
	Debt Provision Receipts Used for Provision of Interest on Repaid One for One Receipts						97,171	462,827	333,382
	Total RTB Receipts Used by HRA	8,771,650		8,771,650		4,813,864	3,486,081	3,311,797	3,963,500
	Total RTB Receipts Carried Forward	(10,454,953)		(10,454,953)		(13,559,461)	(16,165,481)	(17,197,299)	(16,445,614)
BH902	Unpooled Receipts Bought Forward	(538,702)		(538,702)					
	Unpooled Receipts Received	(346,542)		(346,542)		(350,019)	(360,602)	(373,313)	(386,472)
	Unpooled Receipts Used for GF Capital Reserve	346,542		346,542		350,019	360,602	373,313	386,472
	Unpooled Receipts Used	538,702		538,702					
	Unpooled Receipts Carried Forward	0		0					
BH901	New Build Receipts Bought Forward	(7,190,018)		(7,190,018)		(9,468,848)	(13,559,461)	(16,165,481)	(17,197,299)
	New Build Receipts Received	(5,587,085)		(5,587,085)		(5,591,012)	(4,360,752)	(3,397,541)	(2,518,928)
	New Build Receipts Used	3,308,254		3,308,254		1,500,400	1,754,732	2,365,723	3,270,613
	New Build Receipts Carried Forward	(9,468,848)		(9,468,848)		(13,559,461)	(16,165,481)	(17,197,299)	(16,445,614)
BH903	Debt Provision Receipts Bought Forward	(4,322,981)		(4,322,981)		(986,105)	0	0	0
	Debt Provision Receipts Received	(2,330,084)		(2,330,084)		(2,348,859)	(1,829,413)	(1,408,901)	(1,026,269)
	Debt Provision Receipts Used HRA	4,924,694		4,924,694		3,313,464	1,731,349	946,074	692,887
	Debt Provision Receipts Used for GF Capital Reserve								
	Debt Provision Receipts Used for Provision of Interest on Repaid One for One Receipts						97,171	462,827	333,382
	Debt Provision Receipts Used for GF Archer Road	742,267		742,267		21,500	893		
	Debt Provision Receipts Carried Forward	(986,105)		(986,105)		0	0	0	0

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	CAPITAL PROGRAMME EXCL. NEW BUILD								
	Planned Investment including Decent Homes								
KH157	Decent Homes - Redecs	20,000	10,264	20,000		20,000	20,000	20,000	20,000
New Contract	Decent Homes - Internal Works	1,617,790	1,048,651	1,617,790		1,611,500	1,611,500	1,358,650	1,401,870
KH110/KH109/	Decent Homes External Works	4,891,920	2,862,047	4,891,920		6,653,980	3,200,000		
New Contract	Decent Homes - Roofing	7,642,240	5,322,625	7,642,240		7,560,000			
New Contract	Decent Home - Flat Blocks						8,462,140	8,054,950	8,742,240
KH205	Communal Heating						1,043,140	630,000	1,058,450
KH092	Lift Installation - Inspection & Remedial Works	414,850	327,032	414,850		294,290	625,860	250,000	635,070
KH206	Safe & Secure								
KH122	Stock Condition Survey								
	Health & Safety								
KH105	Fire Alarm								
KH085	Fire Safety	57,000	46,883	57,000		78,640	78,640	79,820	79,380
KH112	Asbestos Management	363,000	210,169	363,000		387,930	387,930	372,490	370,460
KH079	Asbestos Survey								
KH114	Subsidence	155,570	68,380	155,570		157,270	157,270	159,640	158,770
KH144	Contingent Major Repairs	247,960	156,303	247,960		425,600	425,600	425,600	370,460
KH221	Scooter Storage	5,000	1,360	5,000		31,450	31,450	31,930	31,750
	Estate & Communal Area								
KH232	Hard to let Property Improvement								
KH223	Asset Review - Challenging Assets					1,111,340	2,000,000	2,000,000	2,000,000
KH224	Asset Review - Sheltered (non RED)	272,870	151,463	272,870		740,150	380,890	740,290	740,840
KH225	Asset Review Red Sheltered							4,817,000	4,952,000
	Supported Housing								
KH131	Refurbishment Communal Areas Sheltered Housing		45						
KH082	Sheltered Schemes Electrical Work								
KH041	Piper Lifeline Replacement Programme								
KH127	Upgrade Warden call Systems - Sheltered Housing	105,930	6,199	105,930					
KH216	Conversion of ex warden accommodation to sheltered flats	67,430	22,471	67,430					
	Other HRA Schemes								
KH174	Energy Efficiency Pilot Projects	5,000	118	5,000		26,000	31,000	31,000	34,550
KH094	Disabled Adaptations	650,430	503,682	650,430		576,660	576,660	576,660	576,660
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	16,516,990	10,737,694	16,516,990		19,674,810	19,032,080	19,548,030	21,172,500

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	<u>CAPITAL PROGRAMME NEW BUILD</u>								
KH233	New Build - Unidentified (Open Market Acquisitions)	9,984,890	2,113,011	9,984,890		2,816,040	5,758,822	7,885,740	10,902,040
KH209	New Build - Archer Road	1,203,030	529,836	1,203,030		2,522,910	104,178		
KH255	Fresson Road (Moat Hsg Assoc)	5,830	5,827	5,830					
	TOTAL CAPITAL PROGRAMME NEW BUILD	11,193,750	2,648,675	11,193,750		5,338,950	5,863,000	7,885,740	10,902,040
	<u>CAPITAL PROGRAMME ICT & EQUIPMENT</u>								
	<u>HRA Equipment</u>								
KH015	Supported Housing Equipment	30,000	38,269	30,000		55,000	55,000	55,000	55,000
KH072	L.S.S.O	87,000	80,220	87,000		20,000	20,000	20,000	20,000
	<u>Information Technology</u>								
KH234	Changing Channels - Payment Portal	31,490	6,389	31,490					
KH218	ICT Programme (Business Plan)	23,510	1,500	23,510		202,040	70,690	74,430	78,260
KH235	ICT Equipment	15,000	7,654	15,000		10,000	10,000	10,000	10,000
KH236	New Data Centre	22,590	310	22,590					
KH249	ThinApp Deployment	3,010		3,010					
KH250	WIFI Project	25,670	20,092	25,670					
KH251	Harmonising Infrastructure Technology (for shared service)					15,000			
KH252	Networking & Telephony	15,000	3,789	15,000					
KH253	Mobile Working Proof of Concept Pilot	15,000		15,000					
KH256	Automated Tenancy Contracts TA	6,000		6,000					
KH258	New Desktop Software	2,500		2,500					
KH259	Replacement HR & Payroll System	35,000		35,000					
KH260	On-Line Housing Application Form	50,000		50,000					
KH261	Mobile Working - Housing Management	30,000		30,000					
KH262	Rental Exchange Project	6,000		6,000					
KH263	Phone Procurement	5,000	5,243	5,000					
KH264	Opti-time and First Touch Development	10,000		10,000					
	TOTAL CAPITAL PROGRAMME ICT & EQUIPMENT	412,770	163,467	412,770		302,040	155,690	159,430	163,260