

APPENDIX C - HOUSING REVENUE ACCOUNT CAPITAL STRATEGY

Cost Centre	Scheme	2016/2017				2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
		Draft Capital Revised Budget £	Actuals to 31 January 2017 £	Final Budget for Approval £	Variance (Working Budgets Draft Capital vs Working Budget Final Budget for Approval) £	Final Budget for Approval £	Final Budget for Approval £	Final Budget for Approval £	Final Budget for Approval £	Final Budget for Approval £
SUMMARY										
	Capital Programme Excluding New Build	17,808,720	10,015,267	17,808,720		9,499,160	16,111,380	16,067,800	20,501,090	16,886,150
	Capital Programme - New Build	8,435,490	4,857,570	8,435,490		5,630,810	11,376,660	9,554,030	11,498,700	11,498,700
	Capital Programme ICT & Equipment & Special Projects & High Level Voids L	612,820	101,438	612,820		1,204,570	5,442,130	5,093,330	933,580	964,860
	TOTAL HRA CAPITAL PROGRAMME	26,857,030	14,974,276	26,857,030		16,334,540	32,930,170	30,715,160	32,933,370	29,349,710
HRA USE OF RESOURCES*										
	MRR (Self Financing Depreciation)	12,004,948		12,004,948		9,682,690	17,178,367	12,059,822	12,479,657	12,882,481
	Revenue Contribution	5,068,090		5,068,090		110,230	9,663,329	13,093,017	14,104,768	9,400,161
	Unpooled Receipts BH902					319,640	219,598			
	New Build Receipts BH901	2,373,290		2,373,290		1,681,586	2,469,271	2,866,208	3,449,610	3,449,610
	Debt Provision Receipts BH903	6,609,689		6,609,689		1,040,394	1,770,254	1,665,404	1,566,268	1,933,380
	Buy Back Allowance	70,423		70,423						
	Section 20 Contribution	8,438		8,438			629,351	1,030,709	1,333,067	1,684,078
	LHC Rebate	447,152		447,152						
	Land Receipts						1,000,000			
	Borrowing					3,500,000		(0)	(0)	(0)
	Other Contribution - S106 Affordable Housing	275,000		275,000						
	TOTAL HRA RESOURCES FOR CAPITAL	26,857,030		26,857,030		16,334,540	32,930,170	30,715,160	32,933,370	29,349,710
	Major Repair Reserve Bought Forward	(4,652,266)		(4,652,266)		(3,795,508)	(5,469,788)	(4)	(4)	(4)
	Depreciation (increasing MRR)	(11,148,190)		(11,148,190)		(11,356,970)	(11,708,583)	(12,059,822)	(12,479,657)	(12,882,481)
	MRR Used (decreasing MRR)	12,004,948		12,004,948		9,682,690	17,178,367	12,059,822	12,479,657	12,882,481
	Major Repair Reserve Carried Forward	(3,795,508)	0	(3,795,508)	0	(5,469,788)	(4)	(4)	(4)	(4)
	Total RTB Receipts Bought Forward	(15,098,431)		(15,098,431)		(10,781,433)	(11,518,384)	(12,182,970)	(11,664,219)	(12,389,354)
	Total RTB Receipts Received	(5,416,853)		(5,416,853)		(5,454,897)	(5,845,111)	(6,259,964)	(6,718,323)	(7,213,954)
	Total RTB Receipts Used by General Fund (Registered Providers)	750,872		750,872		960,602	375,134	391,540	408,703	426,619
	Receipts used for Registered Providers					715,725	346,267	1,855,563	568,607	887,206
	Total RTB Receipts Used by HRA	8,982,979		8,982,979		3,041,620	4,459,123	4,531,612	5,015,878	5,382,990
	Total RTB Receipts Carried Forward	(10,781,433)		(10,781,433)		(11,518,383)	(12,182,971)	(11,664,219)	(12,389,354)	(12,906,493)

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BH902	Unpooled Receipts Bought Forward	(539,240)		(539,240)		(539,240)	(219,600)	(2)	(2)	(2)
	Unpooled Receipts Received	(350,019)		(350,019)		(360,602)	(375,134)	(391,540)	(408,703)	(426,619)
	Unpooled Receipts Used for GF Capital Reserve	350,019		350,019		360,602	375,134	391,540	408,703	426,619
	Unpooled Receipts Used to Finance GF Expenditure in Year									
	Unpooled Receipts Used					319,640	219,598			
	Unpooled Receipts Carried Forward	(539,240)		(539,240)		(219,600)	(2)	(2)	(2)	(2)
BH901	New Build Receipts Bought Forward	(8,538,692)		(8,538,692)		(9,342,579)	(10,170,414)	(11,489,171)	(11,225,659)	(12,028,113)
	New Build Receipts Received	(3,555,637)		(3,555,637)		(3,825,146)	(4,134,295)	(4,458,259)	(4,820,671)	(5,215,194)
	Repayment of One for One Receipts					715,725	346,267	1,855,563	568,607	887,206
	New Build Receipts Used to Fund GF	378,460.00		378,460		600,000				
	New Build Receipts Used	2,373,290.00		2,373,290		1,681,586	2,469,271	2,866,208	3,449,610	3,449,610
	New Build Receipts Carried Forward	(9,342,579)		(9,342,579)		(10,170,414)	(11,489,171)	(11,225,659)	(12,028,113)	(12,906,491)
BH903	Debt Provision Receipts Bought Forward	(6,020,499)		(6,020,499)		(899,614)	(1,128,369)	(693,797)	(438,558)	(361,239)
	Debt Provision Receipts Received	(1,511,197)		(1,511,197)		(1,269,149)	(1,335,682)	(1,410,165)	(1,488,949)	(1,572,141)
	Debt Provision Receipts Used HRA	6,609,689		6,609,689		1,040,394	1,770,254	1,665,404	1,566,268	1,933,380
	Debt Provision Receipts Used for GF Capital Reserve									
	Debt Provision Receipts Used for Provision of Interest on Repaid One for One Receipts									
	Debt Provision Receipts Used for GF Archer Road	22,393		22,393						
Debt Provision Receipts Carried Forward	(899,614)		(899,614)		(1,128,369)	(693,797)	(438,558)	(361,239)	(0)	

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	<u>CAPITAL PROGRAMME EXCL. NEW BUILD</u>									
	<u>Planned Investment including Decent Homes</u>									
KH157	Decent Homes - Redecs	20,000		20,000		20,000	20,000	20,000	20,000	20,000
Various	Decent Homes - Internal Works	1,496,700	602,451	1,496,700	1,774,770	1,148,900	1,731,290	1,705,670	1,802,910	
Various	Decent Homes External Works	5,653,980	2,047,089	5,653,980	3,377,330					
Various	Decent Homes - Roofing	7,560,000	6,252,522	7,560,000						
Various	Decent Homes - Flat Blocks		13,800			9,778,050	9,218,790	13,626,760	10,422,520	
KH205	Communal Heating				1,180,130	1,331,320	1,333,030	1,313,300	1,316,820	
KH092	Lift Installation - Inspection & Remedial Works	50,000	9,535	50,000	323,320	307,230	307,620	303,070	265,390	
KH202	Estate Improvements					871,920	868,270	855,420	857,720	
	<u>Health & Safety</u>									
KH085	Fire Safety	78,640	17,395	78,640	84,320	81,740	81,400	80,190	80,410	
KH112	Asbestos Management	387,930	201,712	387,930	427,210	381,470	379,870	374,250	375,250	
KH079	Asbestos Survey				107,770	102,410	102,540	101,020	101,290	
KH114	Subsidence	157,270	139,249	157,270						
KH144	Contingent Major Repairs	318,600	219,198	318,600	547,520	388,340	420,420	425,480	435,560	
KH221	Scooter Storage	31,450		31,450						
	<u>Estate & Communal Area</u>									
KH232	Hard to let Property Improvement									
KH223	Asset Review - Challenging Assets	711,340	47,562	711,340	646,640	614,460	615,240	606,140	607,770	
KH224	Asset Review - Sheltered (non RED)	740,150	77,046	740,150	410,620	512,050	410,160	505,120		
KH225	Asset Review Red Sheltered									
	<u>Supported Housing</u>									
KH131	Refurbishment Communal Areas Sheltered Housing									
KH127	Upgrade Warden call Systems - Sheltered Housing									
KH216	Conversion of ex warden accommodation to sheltered flats									
	<u>Other HRA Schemes</u>									
KH174	Energy Efficiency Pilot Projects	26,000	5,324	26,000	33,720	25,600	15,200	15,150	15,190	
KH094	Disabled Adaptations	576,660	382,384	576,660	565,810	547,890	563,970	569,520	585,320	
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	17,808,720	10,015,267	17,808,720		9,499,160	16,111,380	16,067,800	20,501,090	16,886,150

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	<u>CAPITAL PROGRAMME NEW BUILD</u>									
KH233	New Build Programme	5,836,520	3,478,713	5,836,520						
KH209	New Build - Archer Road	2,598,970	1,378,857	2,598,970		5,439,410	11,376,660	9,554,030	11,498,700	11,498,700
KH255	Fresson Road (Moat Hsg Assoc)									
	TOTAL CAPITAL PROGRAMME NEW BUILD	8,435,490	4,857,570	8,435,490		5,630,810	11,376,660	9,554,030	11,498,700	11,498,700
	<u>SPECIAL PROJECTS</u>									
tbc	Special Projects						4,000,000	4,000,000		
	<u>HIGH VALUE VOIDS LEVY</u>									
tbc	High Value Voids Levy						731,910	756,360	781,690	807,880
	<u>CAPITAL PROGRAMME ICT & EQUIPMENT</u>									
	<u>HRA Resurfacing</u>									
New	Skipton Close - Resurfacing Parking Areas					42,500				
New	Kimbolton Crescent - Resurfacing Footpaths/Parking Areas					21,350				
	<u>HRA Equipment</u>									
KH015	Supported Housing Equipment	65,990	1,692	65,990		55,000	55,000	55,000		
KH267	Racking for Cavendish RVS	106,100		106,100						
tbc	Vans for RVS					608,920				
	<u>Information Technology</u>									
KH234	Changing Channels - Payment Portal	34,960		34,960						
KH218	ICT Programme (Business Plan)	14,790		14,790		108,800	77,220	81,970	151,890	156,980
KH235	ICT Equipment	16,010	1,501	16,010		10,000	10,000	10,000		
KH251	Harmonising Infrastructure Technology (for shared service)	94,520	2,905	94,520						
KH256	Automated Tenancy Contracts TA	6,000		6,000						
KH259	Replacement HR & Payroll System	34,700	2,560	34,700						
KH260	On-Line Housing Application Form	46,750		46,750						
KH261	Mobile Working - Housing Management	30,000		30,000						
KH264	Optic-time and First Touch Development - rename "Mobile Repairs"	80,000	52,514	80,000						
TBA	Pay to Stay	15,000		15,000						
New	Council Digital Agenda					358,000	568,000	190,000		
KH265	Planned Maintenance Software	68,000	40,267	68,000						
	TOTAL CAPITAL PROGRAMME ICT & EQUIPMENT SPECIAL PROJECTS	612,820	101,438	612,820		1,204,570	5,442,130	5,093,330	933,580	964,860