

APPENDIX B - HOUSING REVENUE ACCOUNT 5 YEAR CAPITAL STRATEGY

Cost Centre	Scheme	2015/16					2016/2017			2017/2018	2018/2019	2019/2020
		Working Budget Approved Q3 £	Q3 Budget Adjusted (see paragraph 4.5.3) £	2015/16 Expenditure £	(Under)/ Overspend £	Slippage to 2016-17 £	Quarter 3 Budget for Approval £	Revised Budget for Approval Q4 Exec July 2016 £	Variance (Q3 Budget v Q4 Exec July 2016) £	Q4 Exec July 2016 £	Q4 Exec July 2016 £	Q4 Exec July 2016 £
<b>SUMMARY</b>												
	Capital Programme Excluding New Build	16,509,840	16,509,840	16,624,644	114,803	(114,800)	19,674,810	18,265,720	(1,409,090)	18,526,370	19,548,030	21,172,500
	Capital Programme - New Build	11,193,750	10,948,000	3,790,704	(7,157,296)	6,170,620	5,338,950	9,174,990	3,836,040	4,590,900	11,376,660	10,902,040
	Capital Programme ICT & Equipment	269,090	269,090	133,945	(135,145)	130,750	453,220	583,970	130,750	155,690	159,430	163,260
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>27,972,680</b>	<b>27,726,930</b>	<b>20,549,293</b>	<b>(7,177,637)</b>	<b>6,186,570</b>	<b>25,466,980</b>	<b>28,024,680</b>	<b>2,557,700</b>	<b>23,272,960</b>	<b>31,084,120</b>	<b>32,237,800</b>
<b>HRA USE OF RESOURCES*</b>												
	MRR (Self Financing Depreciation)	18,916,601	18,670,847	18,533,756			15,274,868	15,800,456	525,588	11,109,107	11,303,011	11,548,552
	Revenue Contribution	1,850	1,850				4,961,990	4,961,991	1	9,995,952	12,310,497	7,959,747
	Unpooled Receipts	538,702	538,702									539,240
	New Build Receipts	3,308,255	3,308,255	1,093,873			1,500,400	2,648,539	1,148,139	1,369,614	2,469,272	3,270,613
	Debt Provision Receipts	4,924,693	4,924,697	538,702			3,313,464	4,286,793	973,329	338,657	4,333,445	3,953,635
	Section 20 Contribution	57,579	57,579	58,585						459,630	667,895	814,423
	LHC Rebate	225,000	225,000				216,402	326,901	110,499			
	Borrowing											4,151,590
	Other Contribution - S106 Affordable Housing			324,376			199,856		(199,856)			
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>	<b>27,972,680</b>	<b>27,726,930</b>	<b>20,549,293</b>			<b>25,466,980</b>	<b>28,024,680</b>	<b>2,557,700</b>	<b>23,272,960</b>	<b>31,084,120</b>	<b>32,237,800</b>
	Major Repair Reserve Bought Forward	(12,365,800)	(12,365,800)	(12,365,800)			(4,126,678)	(4,652,266)	(525,588)	0	0	0
	Depreciation (increasing MRR)	(10,677,479)	(10,677,479)	(10,820,221)			(11,148,190)	(11,148,190)		(11,109,107)	(11,303,011)	(11,548,552)
	MRR Used (decreasing MRR)	18,916,601	18,916,601	18,533,755			15,274,868	15,800,456	525,588	11,109,107	11,303,011	11,548,552
	Major Repair Reserve Carried Forward	<b>(4,126,678)</b>	<b>(4,126,678)</b>	<b>(4,652,266)</b>			<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Total RTB Receipts Bought Forward	(12,051,701)	(12,051,701)	(12,051,701)			(11,621,913)	(15,098,431)	(3,476,519)	(16,332,179)	(20,782,683)	(19,001,896)
	Total RTB Receipts Received	(9,430,670)	(9,430,670)	(9,977,804)			(9,434,147)	(8,919,952)	514,195	(7,216,548)	(5,858,070)	(4,842,837)
	Total RTB Receipts Used by General Fund	1,088,808	1,088,808	1,334,563			371,519	372,412	893	360,602	373,313	386,472
	Debt Provision Receipts Used for Provision of Interest on Repaid One for One Receipts									97,171	462,827	333,382
	Repayment of One for One Receipts			3,839,963								
	Total RTB Receipts Used by HRA	8,771,650	8,771,650	1,756,547			4,813,491	6,935,332	2,121,841	1,708,271	6,802,717	7,763,488
	Total RTB Receipts Carried Forward	<b>(11,621,913)</b>	<b>(11,621,913)</b>	<b>(15,098,431)</b>			<b>(15,871,051)</b>	<b>(16,710,639)</b>	<b>(839,589)</b>	<b>(21,382,683)</b>	<b>(19,001,896)</b>	<b>(15,361,391)</b>

\* Note: HRA Finances will be updated with September Business Plan

APPENDIX B - HOUSING REVENUE ACCOUNT 5 YEAR CAPITAL STRATEGY

Cost Centre	Scheme	2015/16					2016/2017			2017/2018	2018/2019	2019/2020
		Working Budget Approved Q3 £	Q3 Budget Adjusted (see paragraph 4.5.3) £	2015/16 Expenditure £	(Under)/ Overspend £	Slippage to 2016-17 £	Quarter 3 Budget for Approval £	Revised Budget for Approval Q4 Exec July 2016 £	Variance (Q3 Budget v Q4 Exec July 2016) £	Q4 Exec July 2016 £	Q4 Exec July 2016 £	Q4 Exec July 2016 £
BH902	Unpooled Receipts Bought Forward	(538,702)	(538,702)	(538,702)			(539,240)	(539,240)	(539,240)	(539,240)	(539,240)	
	Unpooled Receipts Received	(346,542)	(346,542)	(347,081)		(350,019)	(350,019)		(360,602)	(373,313)	(386,472)	
	Unpooled Receipts Used for GF Capital Reserve	346,542	346,542	346,542		350,019	350,019		360,602	373,313	386,472	
	Unpooled Receipts Used to Finance GF Expenditure in Year	538,702										
	Unpooled Receipts Used	0	538,702								539,240	
	Unpooled Receipts Carried Forward		0	(539,240)			(539,240)	(539,240)	(539,240)	(539,240)	(539,240)	(0)
BH901	New Build Receipts Bought Forward	(7,190,018)	(7,190,018)	(7,190,018)		(10,169,853)	(8,538,692)	1,631,161	(11,443,854)	(14,219,969)	(15,547,280)	
	New Build Receipts Received	(6,288,091)	(6,288,091)	(6,652,236)		(6,288,091)	(5,932,161)	355,930	(4,745,729)	(3,796,583)	(3,084,724)	
	Repayment of One for One Receipts			3,839,963								
	New Build Receipts Used to Fund GF			245,754			378,460		600,000			
	New Build Receipts Used	3,308,255	3,308,255	1,217,845		1,500,399.60	2,648,539	1,148,139	1,369,614	2,469,272	3,270,613	
	New Build Receipts Carried Forward	(10,169,853)	(10,169,853)	(8,538,692)		(14,957,545)	(11,443,854)	3,135,231	(14,219,969)	(15,547,280)	(15,361,391)	
BH903	Debt Provision Receipts Bought Forward	(4,322,981)	(4,322,981)	(4,322,981)		(1,452,060)	(6,020,499)	(4,568,439)	(4,349,085)	(6,023,474)	(2,915,376)	
	Debt Provision Receipts Received	(2,796,038)	(2,796,038)	(2,978,487)		(2,796,038)	(2,637,772)	158,266	(2,110,217)	(1,688,174)	(1,371,641)	
	Debt Provision Receipts Used HRA	4,924,693	4,924,693	538,702		3,313,091	4,286,793	973,702	338,657	4,333,445	3,953,635	
	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	742,267		21,500	22,393	893				
	Debt Provision Receipts Carried Forward	(1,452,060)	(1,452,060)	(6,020,499)		(913,507)	(4,349,085)	(3,435,578)	(6,023,474)	(2,915,376)	0	

\* Note: HRA Finances will be updated with September Business Plan

**APPENDIX B - HOUSING REVENUE ACCOUNT 5 YEAR CAPITAL STRATEGY**

Cost Centre	Scheme	2015/16					2016/2017			2017/2018	2018/2019	2019/2020
		Working Budget Approved Q3 £	Q3 Budget Adjusted (see paragraph 4.5.3) £	2015/16 Expenditure £	(Under)/ Overspend £	Slippage to 2016-17 £	Quarter 3 Budget for Approval £	Revised Budget for Approval Q4 Exec July 2016 £	Variance (Q3 Budget v Q4 Exec July 2016) £	Q4 Exec July 2016 £	Q4 Exec July 2016 £	Q4 Exec July 2016 £
	<b>CAPITAL PROGRAMME EXCL. NEW BUILD</b>											
	<b>Planned Investment including Decent Homes</b>											
KH157	Decent Homes - Redecs	20,000	20,000	11,448	(8,552)		20,000	20,000		20,000	20,000	20,000
New Contra	Decent Homes - Internal Works	1,608,620	1,608,620	1,843,951	235,331	(114,800)	1,611,500	1,496,700	(114,800)	1,611,500	1,358,650	1,401,870
KH110/KH1	Decent Homes External Works	4,892,790	4,892,790	4,953,634	60,844		6,653,980	5,653,980	(1,000,000)	2,400,000		
New Contra	Decent Homes - Roofing	7,643,630	7,643,630	7,795,704	152,074		7,560,000	7,560,000				
New Contra	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	414,930	414,930	336,329	(78,601)		294,290		(294,290)	920,150	250,000	635,070
	<b>Health &amp; Safety</b>											
KH105	Fire Alarm											
KH085	Fire Safety	57,950	57,950	63,574	5,624		78,640	78,640		78,640	79,820	79,380
KH112	Asbestos Management	363,070	363,070	295,763	(67,307)		387,930	387,930		387,930	372,490	370,460
KH079	Asbestos Survey											
KH114	Subsidence	155,600	155,600	102,548	(53,052)		157,270	157,270		157,270	159,640	158,770
KH144	Contingent Major Repairs	239,010	239,010	267,229	28,219		425,600	425,600		425,600	425,600	370,460
KH221	Scooter Storage	6,180	6,180		(6,180)		31,450	31,450		31,450	31,930	31,750
	<b>Estate &amp; Communal Area</b>											
KH232	Hard to let Property Improvement											
KH223	Asset Review - Challenging Assets						1,111,340	1,111,340		2,000,000	2,000,000	2,000,000
KH224	Asset Review - Sheltered (non RED)	272,920	272,920	242,154	(30,766)		740,150	740,150		380,890	740,290	740,840
KH225	Asset Review Red Sheltered										4,817,000	4,952,000
	<b>Supported Housing</b>											
KH131	Refurbishment Communal Areas Sheltered Housing			45	45							
KH127	Upgrade Warden call Systems - Sheltered Housing	106,850	106,850	17,605	(89,245)							
KH216	Conversion of ex warden accommodation to sheltered flats	69,250	69,250	30,945	(38,305)							
	<b>Other HRA Schemes</b>											
KH174	Energy Efficiency Pilot Projects	8,490	8,490	683	(7,807)		26,000	26,000		31,000	31,000	34,550
KH094	Disabled Adaptations	650,550	650,550	663,030	12,480		576,660	576,660		576,660	576,660	576,660
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>16,509,840</b>	<b>16,509,840</b>	<b>16,624,644</b>	<b>114,803</b>	<b>(114,800)</b>	<b>19,674,810</b>	<b>18,265,720</b>	<b>(1,409,090)</b>	<b>18,526,370</b>	<b>19,548,030</b>	<b>21,172,500</b>

\* Note: HRA Finances will be updated with September Business Plan

**APPENDIX B - HOUSING REVENUE ACCOUNT 5 YEAR CAPITAL STRATEGY**

Cost Centre	Scheme	2015/16					2016/2017			2017/2018	2018/2019	2019/2020
		Working Budget Approved Q3 £	Q3 Budget Adjusted (see paragraph 4.5.3) £	2015/16 Expenditure £	(Under)/Overspend £	Slippage to 2016-17 £	Quarter 3 Budget for Approval £	Revised Budget for Approval Q4 Exec July 2016 £	Variance (Q3 Budget v Q4 Exec July 2016) £	Q4 Exec July 2016 £	Q4 Exec July 2016 £	Q4 Exec July 2016 £
	<b>CAPITAL PROGRAMME NEW BUILD</b>											
KH233 KH072	New Build Programme L.S.S.O. Buy Back	9,984,890	9,739,140	2,745,126 81,040	(6,994,014) 81,040	6,007,341	2,816,040	6,576,020	3,759,980	4,399,500	11,376,660	10,902,040
KH209	New Build - Archer Road	1,203,030	1,203,030	1,039,751	(163,279)	163,279	2,522,910	2,598,970	76,060	191,400		
KH255	Fresson Road (Moat Hsg Assoc)	5,830	5,830	5,827	(3)							
	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>11,193,750</b>	<b>10,948,000</b>	<b>3,790,704</b>	<b>(7,157,296)</b>	<b>6,170,620</b>	<b>5,338,950</b>	<b>9,174,990</b>	<b>3,836,040</b>	<b>4,590,900</b>	<b>11,376,660</b>	<b>10,902,040</b>
	<b>CAPITAL PROGRAMME ICT &amp; EQUIPMENT</b>											
	<b>HRA Equipment</b>											
KH015 KH072	Supported Housing Equipment L.S.S.O	39,000 87,000	39,000 87,000	28,008	(10,992)	10,990	55,000 20,000	65,990 107,000	10,990 87,000	55,000 20,000	55,000 20,000	55,000 20,000
	<b>Information Technology</b>											
KH234	Changing Channels - Payment Portal	14,810	14,810	14,529	(281)	281	16,680	16,961	281			
KH218	ICT Programme (Business Plan)	22,070	22,070		(22,070)	5,390	202,040	32,780	(169,260)	70,690	74,430	78,260
KH235	ICT Equipment	15,000	15,000	8,987	(6,013)	6,013	10,000	16,013	6,013	10,000	10,000	10,000
KH236	New Data Centre			13,458	13,458							
KH249	ThinApp Deployment	3,010	3,010	2,887	(123)							
KH250	WIFI Project	25,670	25,670	29,769	4,099							
KH251	Harmonising Infrastructure Technology (for shared service)	30,030	30,030	16,670	(13,361)	9,874	15,000	94,524	79,524			
KH252	Networking & Telephony	15,000	15,000	14,096	(904)							
KH253	Mobile Working Proof of Concept Pilot						15,000		(15,000)			
KH256	Automated Tenancy Contracts TA	1,500	1,500		(1,500)	1,500	4,500	6,000	1,500			
KH258	New Desktop Software	1,000	1,000		(1,000)							
KH259	Replacement HR & Payroll System			298	298	(298)	35,000	34,702	(298)			
KH260	On-Line Housing Application Form						50,000	50,000				
KH261	Mobile Working - Housing Management						30,000	30,000				
KH262	Rental Exchange Project											
KH263	Phone Procurement	5,000	5,000	5,243	243							
KH264 tba	Opti-time and First Touch Development - rename "Mobile Repair Planned Maintenance Software	10,000	10,000		(10,000)	10,000		80,000 50,000	80,000 50,000			
	<b>TOTAL CAPITAL PROGRAMME ICT &amp; EQUIPMENT</b>	<b>269,090</b>	<b>269,090</b>	<b>133,945</b>	<b>(135,145)</b>	<b>130,750</b>	<b>453,220</b>	<b>583,970</b>	<b>130,750</b>	<b>155,690</b>	<b>159,430</b>	<b>163,260</b>

\* Note: HRA Finances will be updated with September Business Plan