

**APPENDIX B - HOUSING CAPITAL STRATEGY**



Cost Centre	Scheme	2022/2023				2023/2024		
		Working Budget	Actuals 16 September	Q2 Revised Budget	Working v Q2 Revised Budget	Working Budget	Q2 Revised Budget	Working v Q2 Revised Budget
		£	£	£	£	£	£	£
	<b>SUMMARY</b>							
	Capital Programme Excl New Build (Housing Investment)	26,687,959	7,099,098	26,687,959		17,155,630	17,155,630	
	Special Projects & Equipment	63,462		63,462		25,000	25,000	
	New Build (Housing Development)	54,153,867	9,019,669	27,409,758	(26,744,109)	19,954,250	34,356,359	14,402,109
	Digital & Transformation	689,187	124,585	494,152	(195,034)	51,330	246,364	195,034
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>81,594,475</b>	<b>16,243,351</b>	<b>54,655,332</b>	<b>(26,939,143)</b>	<b>37,186,210</b>	<b>51,783,353</b>	<b>14,597,143</b>
	<b>HRA USE OF RESOURCES</b>							
BH930	MRR (Self Financing Depreciation)	23,784,921		22,138,775	(1,646,146)	19,373,244	16,200,536	(3,172,708)
BH902	Land Receipts	8,899,708		7,133,163	(1,766,545)			
BH901	New Build Receipts	12,803,988		4,655,808	(8,148,179)	3,901,991	9,662,835	5,760,844
BH903	Debt Provision Receipts	936,391			(936,391)	975,881	975,881	
BH905	Section 20 Contribution	500,000		500,000		1,129,846	1,129,846	
	Borrowing	20,190,458		10,156,678	(10,033,780)	11,805,248	23,814,256	12,009,008
	S106	735,565		735,565				
	Developer Contributions (Kenilworth)	4,728,545		4,728,545				
	Revenue Contribution to Capital	6,611,861		2,203,760	(4,408,101)			
BH905	Grant	2,403,038		2,403,038				
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>	<b>81,594,475</b>		<b>54,655,332</b>	<b>(26,939,143)</b>	<b>37,186,210</b>	<b>51,783,353</b>	<b>14,597,143</b>
	<b>CAPITAL PROGRAMME EXCL. NEW BUILD</b>							
	<b>Planned Investment including Decent Homes</b>							
KH157	Decent Homes - Redecs		(155)					
Various	Decent Homes - Internal/External Works	3,264,060	575,064	3,264,060		5,450,000	5,450,000	
KH308	Decent Homes Internal/External Works Contractor 1	2,304,060	383,137	2,304,060		2,600,000	2,600,000	
KH309	Decent Homes Internal/External Works Contractor 2					2,600,000	2,600,000	
KH310	Decent Homes Internal/External Works Voids	250,000	180,062	250,000		250,000	250,000	
KH143	Decent Homes Internal/One off Heating Works	110,000	1,610	110,000				
KH141	Decent Homes Electrical	600,000	10,255	600,000				
Various	Decent Homes - Flat Blocks	12,250,000	1,773,608	12,250,000		6,600,000	6,600,000	
KH311	MRC Flat Blocks - Wates	5,500,000	760,433	5,500,000		3,200,000	3,200,000	
KH312	MRC Flat Blocks - Mulalley	6,450,000	949,354	6,450,000		3,200,000	3,200,000	
KH313	MRC Flat Blocks - Misc	300,000	59,147	300,000		200,000	200,000	
KH231	Window Replacement		200					
KH111	Roofing		(640)					
KH300	MRC		5,115					
KH205	Communal Heating	1,700,000	1,197,685	1,700,000				
KH092	Lift Installation - Inspection & Remedial Works	750,000	276,455	750,000				
KH291	Sprinkler Systems - Flat Blocks	727,955	864,873	727,955				
KH294	High Rises - Preliminary Works	44,098	28,145	44,098				
KH321	High Rises - Improvement Works	1,000,000	14,643	1,000,000		1,750,000	1,750,000	
Future Year	New Schemes to be created							

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	<b>Health &amp; Safety</b>							
KH085	Fire Safety	1,062,772	182,468	1,062,772		85,000	85,000	
KH317	Additional fire stopping works		21,329			917,420	917,420	
KH112	Asbestos Management	300,000	119,908	300,000		300,000	300,000	
KH114	Subsidence	135,903	54,473	135,903		100,000	100,000	
KH144	Contingent Major Repairs	467,306	523,087	467,306		365,440	365,440	
GROWTH	Building safety							
	<b>Estate &amp; Communal Area</b>							
KH223	Asset Review - Challenging Assets	852,691	338,060	852,691		857,770	857,770	
KH224	Asset Review - Sheltered (non RED)		59,638					
	<b>Other HRA Schemes</b>							
KH318	Stock condition Surveys	110,000	1,610	110,000		60,000	60,000	
KH174	Energy Efficiency Pilot Projects	587,853	729,660	587,853		20,000	20,000	
KH094	Disabled Adaptations	585,320	296,812	585,320		650,000	650,000	
KH319	Decarbonisation	2,550,000	37,343	2,550,000				
KH320	Decarbonisation	300,000	4,393	300,000				
	New Business Plan expenditure							
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>26,687,959</b>	<b>7,099,098</b>	<b>26,687,959</b>		<b>17,155,630</b>	<b>17,155,630</b>	
	<b>SPECIAL PROJECTS &amp; EQUIPMENT</b>							
	<b>HRA Equipment</b>							
KH015	Capital Equipment (including Supported Housing Equip)	44,160		44,160		25,000	25,000	
KH278	Vans for RVS	19,302		19,302				
	<b>Sub Total Special Projects &amp; Equipment</b>	<b>63,462</b>		<b>63,462</b>		<b>25,000</b>	<b>25,000</b>	

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	<b>CAPITAL PROGRAMME NEW BUILD</b>							
	New Build Programme - eligible for 1-4-1	42,630,864	3,820,787	15,167,068	(27,463,796)	18,268,990	32,671,099	14,402,109
	New Build Programme - ineligible	11,523,003	5,198,882	12,242,690	719,687	1,685,260	1,685,260	
KH233	Open Market Acquisitions (4 units in 20/21)		2,873,052	2,267,813	2,267,813			
KH233	Open Market Acquisitions (4 units in 20/21) (Ineligible 141)	280,313		1,000,000	719,687	930,790	930,790	
KH241	Ditchmore Lane 6 units (Ineligible 141)		(26,401)					
KH247	Kenilworth Close (105 units) (Ineligible 141)	11,242,690	5,211,540	11,242,690		754,470	754,470	
KH247	Kenilworth Close 1 for 1 Expenditure (61.8%)	7,848,177		7,848,177				
KH280	Symonds Green	997,680	507,613	997,680				
KH279	Shephall Way		(27,670)					
KH307	The Oval (70 Units)	12,718,207	192,293	1,000,000	(11,718,207)	12,342,000	8,730,707	(3,611,293)
KH282	North Road (Ineligible 141)		10,888					
KH301	Redcar Drive aka Cartref	8,193,630	11,292	750,000	(7,443,630)		7,443,630	7,443,630
KH314	Ellis Avenue	1,922,878	2,838	200,000	(1,722,878)		1,722,878	1,722,878
KH303	Dunn Close (27 units, 21 in main block, supported accommodati	3,155,096	240,190	2,103,398	(1,051,698)		1,051,698	1,051,698
KH304	Shephall Social	5,542,166	21,178		(5,542,166)	1,587,960	7,130,126	5,542,166
KH305	Mary Mead Social	2,253,030			(2,253,030)	3,444,120	5,697,150	2,253,030
KH306	Ely Dell Social					894,910	894,910	
KH072	L.S.S.O. Buy Back		2,855					
	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>54,153,867</b>	<b>9,019,669</b>	<b>27,409,758</b>	<b>(26,744,109)</b>	<b>19,954,250</b>	<b>34,356,359</b>	<b>14,402,109</b>
	<b>INFORMATION TECHNOLOGY</b>							
	<b>IT General (IT)</b>							
KH268	Infrastructure Investment	223,214	5,544	120,000	(103,214)	51,330	154,544	103,214
KH315	Core ICT Equipment for Additional Staff	60,000		30,000	(30,000)		30,000	30,000
KH316	2012 Migration Servers	12,870		6,000	(6,870)		6,870	6,870
	<b>Total General IT</b>	<b>296,084</b>	<b>5,544</b>	<b>156,000</b>	<b>(140,084)</b>	<b>51,330</b>	<b>191,414</b>	<b>140,084</b>
	<b>HRA</b>							
KH218	ICT Programme (Business Plan)	66,123	95,200	66,123				
	<b>Total Other HRA</b>	<b>66,123</b>	<b>95,200</b>	<b>66,123</b>				
	<b>Connected To Our Customers (CTOC)</b>							
KH271	Corporate Website - Redesign	3,542			(3,542)			
KH272	Electronic SMB Reports System		13,200					
KH288	New CRM Technology (Digital Platform)	121,408	4,641	70,000	(51,408)		54,950	54,950
KH289	Future Online Development of Civica Icon Payments							
	<b>Total CTOC</b>	<b>124,950</b>	<b>17,841</b>	<b>70,000</b>	<b>(54,950)</b>		<b>54,950</b>	<b>54,950</b>
	<b>Housing All Under One Roof programme (HAUOR)</b>							
KH283	Housing Improvements - Northgate online	71,130	6,000	71,130				
KH260	On-Line Housing Application Form - RAPID KZ107	52,000		52,000				
KH286	Housing Document Mgt System (Repairs end to end)	78,900		78,900				
	<b>Total HAUOR</b>	<b>202,030</b>	<b>6,000</b>	<b>202,030</b>				
	<b>TOTAL ICT INCLUDING DIGITAL AGENDA</b>	<b>689,187</b>	<b>124,585</b>	<b>494,152</b>	<b>(195,034)</b>	<b>51,330</b>	<b>246,364</b>	<b>195,034</b>