

APPENDIX B - HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2022/2023				2023/2024			2024/2025	2025/2026	2026/2027
		Actuals 31/01/2023	Febuary Final Revised Budget	Q3 Revised Budget	Variance Final v Q3 Budget	Febuary Final Revised Budget	Q3 Revised Budget	Variance Final v Q3 Budget	Q3 Revised Budget	Q3 Revised Budget	Q3 Revised Budget
		£	£	£	£	£	£	£	£	£	£
	SUMMARY										
	Capital Programme Excl New Build (Housing Investment)	16,596,595	23,468,959	23,468,959		25,442,385	25,442,385		20,070,405	21,429,000	18,063,000
	Special Projects & Equipment		63,462	63,462		25,000	25,000		25,000	1,141,000	1,141,000
	New Build (Housing Development)	14,651,811	25,059,758	18,311,581	(6,748,177)	36,706,359	32,485,135	(4,221,224)	34,433,360	7,000,000	
	Digital & Transformation	188,448	494,153	494,153		246,364	246,364		51,330		
	TOTAL HRA CAPITAL PROGRAMME	31,436,854	49,086,333	42,338,155	(6,748,177)	62,420,108	58,198,884	(4,221,224)	54,580,095	29,570,000	19,204,000
	HRA USE OF RESOURCES										
BH930	MRR (Self Financing Depreciation)		17,983,385	17,983,385	0	20,755,150	20,755,149	(1)	24,088,146	14,808,088	10,215,530
BH902	New Build Land Receipts		5,713,163	4,771,716	(941,447)	1,420,000	2,361,447	941,447	1,766,545	2,100,000	4,373,000
BH901	(RTB) new Build provision		5,126,827	2,427,556	(2,699,271)	11,579,151	12,319,950	740,799	6,175,258	2,800,000	
BH903	Debt Provision Receipts		936,391	936,391		975,881	975,881		1,058,398	1,102,000	
BH906	Section 20 Contribution		500,000	500,000		1,129,846	1,129,846		567,636		
	Borrowing		8,755,659	5,648,199	(3,107,460)	24,964,256	19,060,787	(5,903,469)	9,185,681		
	S106		735,565	735,565							
BH906	Developer Contributions (Kenilworth)		4,728,545	4,728,545							
	Revenue Contribution to Capital		2,203,760	2,203,760		238,070	238,070		10,380,676	8,759,912	4,615,470
	S20 Leaseholder Conts.										
BH905	Grant		2,403,038	2,403,038		1,357,755	1,357,755		1,357,755		
	TOTAL HRA RESOURCES FOR CAPITAL		49,086,333	42,338,155	(6,748,177)	62,420,108	58,198,884	(4,221,224)	54,580,095	29,570,000	19,204,000
	Major Repair Reserve Bought Forward (BH930)		(22,810,085)	(22,810,085)		(16,727,120)	(16,727,120)	0	(9,780,059)	(0)	0
	Depreciation (increasing MRR)		(11,900,420)	(11,900,420)		(13,808,088)	(13,808,088)		(14,308,088)	(14,808,088)	(15,308,088)
	MRR Used (decreasing MRR)		17,983,385	17,983,385	0	20,755,150	20,755,149	(1)	24,088,146	14,808,088	10,215,530
	Major Repair Reserve Carried Forward		(16,727,120)	(16,727,120)	0	(9,780,058)	(9,780,059)	(1)	(0)	0	(5,092,558)
	Total RTB Receipts Bought Forward		(10,383,947)	(10,383,947)		(10,863,706)	(14,504,423)	(3,640,718)	(3,725,016)	(0)	496,949
	Total RTB Receipts Received		(12,256,139)	(12,256,139)		(4,877,871)	(4,877,871)		(5,275,185)	(5,505,050)	(5,743,244)
	Receipts used for GF Registered Providers										
	Repayment of One for One Receipts & Interest										
	Debt Provision Receipts Used for Provision of Interest on Repaid One for One Receipts										
	Total RTB Receipts Used HRA		11,776,381	8,135,663	(3,640,718)	13,975,032	15,657,278	1,682,246	9,000,201	6,002,000	4,373,000
	Total RTB Receipts Carried Forward		(10,863,706)	(14,504,423)	(3,640,718)	(1,766,545)	(3,725,017)	(1,958,471)	(0)	496,949	(873,295)

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		£	£	£	£	£	£	£	£	£	£
	CAPITAL PROGRAMME EXCL. NEW BUILD										
	<u>Planned Investment including Decent Homes</u>										
KH157	Decent Homes - Redecs	40									
Various	Decent Homes - Internal/External Works	2,447,959	2,995,060	2,995,060		3,969,000	3,969,000		6,750,000		
Various	Decent Homes External Works										
KH299	Insulation Measures										
Various	Decent Homes - Roofing										
Various	Decent Homes - Flat Blocks	6,494,598	10,150,000	10,150,000		9,200,000	9,200,000		2,000,000		
KH205	Communal Heating	1,919,088	1,700,000	1,700,000							
KH092	Lift Installation - Inspection & Remedial Works	397,803	750,000	750,000							
KH287	Temporary Lift Provision - Flat Blocks										
KH291	Sprinkler Systems - Flat Blocks	1,044,658	727,955	727,955							
KH294	High Rises - Preliminary Works	42,115	44,098	44,098							
KH321	High Rises - Improvement Works	39,428	150,000	150,000		1,750,000	1,750,000		1,750,000		
Future Year	New Schemes to be created								215,260		
	<u>Health & Safety</u>										
KH085	Fire Safety	570,341	1,062,772	1,062,772					500,000		
KH317	Additional fire stopping works	21,329				1,002,420	1,002,420		959,620		
KH112	Asbestos Management	227,253	300,000	300,000		300,000	300,000		300,000		
KH114	Subsidence	157,779	135,903	135,903		100,000	100,000		100,000		
KH144	Contingent Major Repairs	436,892	467,306	467,306		365,440	365,440		500,000		
GROWTH	Building safety					2,715,000	2,715,000		980,000	980,000	980,000
	<u>Estate & Communal Area</u>										
KH223	Asset Review - Challenging Assets	437,242	852,691	852,691		857,770	857,770		857,770		
KH224	Asset Review - Sheltered (non RED)	222,638									
	<u>Other HRA Schemes</u>										
KH318	Stock condition Surveys	3,454	110,000	110,000		60,000	60,000		80,000	60,000	60,000
KH174	Energy Efficiency Pilot Projects	1,432,768	587,853	587,853		20,000	20,000		420,000		
KH094	Disabled Adaptations	611,706	585,320	585,320		650,000	650,000		650,000		
GROWTH	Increased Aids & Adaptations budget					350,000	350,000		350,000	350,000	350,000
KH319	Decarbonisation	80,083	2,550,000	2,550,000		2,600,000	2,600,000		2,300,000	2,300,000	2,300,000
KH320	Decarbonisation	9,421	300,000	300,000							
GROWTH	Decarbonisation - Grant					1,310,940	1,310,940		1,310,940		
GROWTH	CCTV					145,000	145,000				
GROWTH	Digitalisation					46,815	46,815		46,815		
	New Business Plan expenditure									17,739,000	14,373,000
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	16,596,595	23,468,959	23,468,959		25,442,385	25,442,385		20,070,405	21,429,000	18,063,000

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KH015 KH278	SPECIAL PROJECTS & EQUIPMENT										
	HRA Equipment										
	Capital Equipment (including Supported Housing Equip)		44,160	44,160		25,000	25,000		25,000	1,141,000	1,141,000
	Vans for RVS		19,302	19,302							
	Sub Total Special Projects & Equipment		63,462	63,462		25,000	25,000		25,000	1,141,000	1,141,000
	CAPITAL PROGRAMME NEW BUILD										
KH233 KH233 KH241 KH247 KH247 KH280 KH279 KH282 KH303 KH072	New Build Programme - eligible for 1-4-1	4,880,243	12,817,068	6,068,891	(6,748,177)	35,021,099	30,799,875	(4,221,224)	34,000,000	7,000,000	
	New Build Programme - ineligible	9,771,568	12,242,690	12,242,690		1,685,260	1,685,260		433,360		
		14,651,811	25,059,758	18,311,581	(6,748,177)	36,706,359	32,485,135	(4,221,224)	34,433,360	7,000,000	
	Open Market Acquisitions (4 units in 20/21)	3,212,256	2,267,813	2,267,813							
	Open Market Acquisitions (4 units in 20/21) (Ineligible 141)		1,000,000	1,000,000		930,790	930,790				
	Ditchmore Lane 6 units (Ineligible 141)	(26,265)									
	Kenilworth Close (105 units) (Ineligible 141)	9,754,204	11,242,690	11,242,690		754,470	754,470		433,360		
	Kenilworth Close 1 for 1 Expenditure (61.8%)		7,848,177	1,100,000	(6,748,177)		6,748,177	6,748,177			
	Symonds Green	731,018	997,680	997,680							
	Shephall Way	(27,670)									
	North Road (Ineligible 141)	40,774									
	Dunn Close (27 units, 21 in main block, supported accommodati	414,888	1,103,398	1,103,398		2,051,698	2,051,698				
	Schemes Under Development			600,000	600,000		22,000,000	22,000,000	34,000,000	7,000,000	
	L.S.S.O. Buy Back	2,855									
	TOTAL CAPITAL PROGRAMME NEW BUILD	14,651,811	25,059,758	18,311,581	(6,748,177)	36,706,359	32,485,135	(4,221,224)	34,433,360	7,000,000	

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		£	£	£	£	£	£	£	£	£	£
	<u>INFORMATION TECHNOLOGY</u>										
	<u>IT General (IT)</u>										
KH268	Infrastructure Investment	27,591	120,000	120,000		154,544	154,544		51,330		
KH315	Core ICT Equipment for Additional Staff		30,000	30,000		30,000	30,000				
KH316	2012 Migration Servers		6,000	6,000		6,870	6,870				
	Total General IT	27,591	156,000	156,000		191,414	191,414		51,330		
	<u>Other HRA</u>										
KH218	ICT Programme (Business Plan)	95,200	66,123	66,123							
	Total Other HRA	95,200	66,123	66,123							
	<u>Connected To Our Customers (CTOC)</u>										
KH272	Electronic SMB Reports System	26,631									
KH288	New CRM Technology (Digital Platform)	18,223	70,000	70,000		54,950	54,950				
	Total CTOC	44,854	70,000	70,000		54,950	54,950				
	<u>Housing All Under One Roof programme (HAUOR)</u>										
KH283	Housing Improvements - Northgate online	20,803	71,130	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							
	Total HAUOR	20,803	202,030	202,030							
	TOTAL ICT INCLUDING DIGITAL AGENDA	188,448	494,153	494,153		246,364	246,364		51,330		