

# BD 2 - HOUSING REVENUE ACCOUNT CAPITAL STRATEGY

Cost Centre	Scheme	2016/2017				2017/2018	2018/2019	2019/2020
		Working Budget Q4 (approved Exec 12th July)	Actuals	Revised Budget Q1 (to submit to Exec 13th September)	Variance (Working Budget Q4 v Revised Budget Q1)	Q1	Q1	Q1
		£	£	£	£	£	£	£
<b>SUMMARY</b>								
	Capital Programme Excluding New Build	18,265,720	5,090,523	18,255,720	(10,000)	11,526,370	23,048,030	24,672,500
	Capital Programme - New Build	9,174,988	1,361,794	9,174,990	2	4,590,900	11,376,656	10,902,038
	Capital Programme ICT & Equipment	583,970	52,026	498,720	(85,250)	135,690	138,220	139,680
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>28,024,678</b>	<b>6,504,342</b>	<b>27,929,430</b>	<b>(95,248)</b>	<b>16,252,960</b>	<b>34,562,906</b>	<b>35,714,218</b>
<b>HRA USE OF RESOURCES*</b>								
	MRR (Self Financing Depreciation)	15,800,456		15,800,456		4,109,107	14,803,011	15,048,552
	Revenue Contribution	4,961,990		4,961,990	0	9,995,952	12,310,497	7,959,747
	Unpooled Receipts							539,240
	New Build Receipts	2,648,537		2,648,537		1,369,614	2,469,268	3,270,613
	Debt Provision Receipts	4,286,793		4,191,545	(95,248)	318,657	4,312,235	2,570,986
	Section 20 Contribution					459,630	667,895	814,423
	LHC Rebate	326,901		326,901				
	Borrowing							5,510,657
	Other Contribution - S106 Affordable Housing							
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>	<b>28,024,678</b>		<b>27,929,430</b>	<b>(95,248)</b>	<b>16,252,960</b>	<b>34,562,906</b>	<b>35,714,218</b>
	Major Repair Reserve Bought Forward	(4,652,266)		(4,652,266)	4,652,266	0	(7,000,000)	(3,500,000)
	Depreciation (increasing MRR)	(11,148,190)		(11,148,190)	11,148,190	(11,109,107)	(11,303,011)	(11,548,552)
	MRR Used (decreasing MRR)	15,800,456		15,800,456	(15,800,456)	4,109,107	14,803,011	15,048,552
	Major Repair Reserve Carried Forward	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(7,000,000)</b>	<b>(3,500,000)</b>	<b>0</b>
	Total RTB Receipts Bought Forward	(15,098,431)		(15,098,431)	15,098,431	(12,166,327)	(16,636,831)	(14,877,258)
	Total RTB Receipts Received	(8,919,952)		(4,658,850)	8,919,952	(7,216,548)	(5,858,070)	(4,842,837)
	Total RTB Receipts Used by General Fund	750,872		750,872	(750,872)	960,602	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							
	Total RTB Receipts Used by HRA	6,935,330		6,840,082	(6,935,330)	1,688,271	6,781,503	6,380,839
	Total RTB Receipts Carried Forward	<b>(16,332,181)</b>		<b>(12,166,327)</b>	<b>16,332,181</b>	<b>(16,636,831)</b>	<b>(14,877,258)</b>	<b>(12,619,402)</b>

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

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		£	£	£	£	£	£	£
BH902	Unpooled Receipts Bought Forward	(539,240)		(539,240)	539,240	(539,240)	(539,240)	(539,240)
	Unpooled Receipts Received	(350,019)		(350,019)	350,019	(360,602)	(373,313)	(386,472)
	Unpooled Receipts Used for GF Capital Reserve	350,019		350,019	(350,019)	360,602	373,313	386,472
	Unpooled Receipts Used to Finance GF Expenditure in Year							
	Unpooled Receipts Used							539,240
	Unpooled Receipts Carried Forward	<b>(539,240)</b>		<b>(539,240)</b>	<b>539,240</b>	<b>(539,240)</b>	<b>(539,240)</b>	<b>0</b>
BH901	New Build Receipts Bought Forward	(8,538,692)		(8,538,692)	8,538,692	(8,701,861)	(11,477,976)	(12,805,291)
	New Build Receipts Received	(5,932,161)		(3,190,166)	5,932,161	(4,745,729)	(3,796,583)	(3,084,724)
	Repayment of One for One Receipts							
	New Build Receipts Used to Fund GF	378,460.00		378,460		600,000		
	New Build Receipts Used	2,648,537.00		2,648,537	(2,648,537)	1,369,614	2,469,268	3,270,613
	New Build Receipts Carried Forward	<b>(11,443,856)</b>		<b>(8,701,861)</b>	<b>11,822,316</b>	<b>(11,477,976)</b>	<b>(12,805,291)</b>	<b>(12,619,402)</b>
BH903	Debt Provision Receipts Bought Forward	(6,020,499)		(6,020,499)	6,020,499	(2,925,226)	(4,619,615)	(1,532,727)
	Debt Provision Receipts Received	(2,637,772)		(1,118,665)	2,637,772	(2,110,217)	(1,688,174)	(1,371,641)
	Debt Provision Receipts Used HRA	4,286,793		4,191,545	(4,286,793)	318,657	4,312,235	2,570,986
	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	22,393		22,393	(22,393)			
	Debt Provision Receipts Carried Forward	<b>(4,349,085)</b>		<b>(2,925,226)</b>	<b>4,349,085</b>	<b>(4,619,615)</b>	<b>(1,532,727)</b>	<b>0</b>

**BD 2 - HOUSING REVENUE ACCOUNT CAPITAL STRATEGY**

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		£	£	£	£	£	£	£
	<b><u>CAPITAL PROGRAMME EXCL. NEW BUILD</u></b>							
	<b><u>Planned Investment including Decent Homes</u></b>							
KH157	Decent Homes - Redecs	20,000		20,000		20,000	20,000	20,000
New Contract	Decent Homes - Internal Works	1,496,700	158,754	1,496,700		1,611,500	1,358,650	1,401,870
KH110/KH109/K	Decent Homes External Works	5,653,980	1,829,074	5,653,980		2,400,000		
New Contract	Decent Homes - Roofing	7,560,000	2,741,365	7,560,000				
New Contract	Decent Homes - Flat Blocks					1,462,140	11,554,950	12,242,240
KH205	Communal Heating					1,043,140	630,000	1,058,450
KH092	Lift Installation - Inspection & Remedial Works					920,150	250,000	635,070
	<b><u>Health &amp; Safety</u></b>							
KH085	Fire Safety	78,640	2,365	78,640		78,640	79,820	79,380
KH112	Asbestos Management	387,930	58,903	387,930		387,930	372,490	370,460
KH114	Subsidence	157,270	70,254	157,270		157,270	159,640	158,770
KH144	Contingent Major Repairs	425,600	66,517	415,600	(10,000)	425,600	425,600	370,460
KH221	Scooter Storage	31,450		31,450		31,450	31,930	31,750
	<b><u>Estate &amp; Communal Area</u></b>							
KH232	Hard to let Property Improvement							
KH223	Asset Review - Challenging Assets	1,111,340	13,020	1,111,340		2,000,000	2,000,000	2,000,000
KH224	Asset Review - Sheltered (non RED)	740,150	51,330	740,150		380,890	740,290	740,840
KH225	Asset Review Red Sheltered						4,817,000	4,952,000
	<b><u>Other HRA Schemes</u></b>							
KH174	Energy Efficiency Pilot Projects	26,000		26,000		31,000	31,000	34,550
KH094	Disabled Adaptations	576,660	98,941	576,660		576,660	576,660	576,660
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>18,265,720</b>	<b>5,090,523</b>	<b>18,255,720</b>	<b>(10,000)</b>	<b>11,526,370</b>	<b>23,048,030</b>	<b>24,672,500</b>

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	<b><u>CAPITAL PROGRAMME NEW BUILD</u></b>							
KH233	New Build Programme	6,576,018		6,575,020	(998)	4,399,500	11,376,656	10,902,038
KH209	New Build - Archer Road	2,598,970	220,246	2,599,970	1,000	191,400		
	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>9,174,988</b>	<b>1,361,794</b>	<b>9,174,990</b>	<b>2</b>	<b>4,590,900</b>	<b>11,376,656</b>	<b>10,902,038</b>
	<b><u>CAPITAL PROGRAMME ICT &amp; EQUIPMENT</u></b>							
	<b><u>HRA Equipment</u></b>							
KH015	Supported Housing Equipment	65,990	517	65,990		55,000	55,000	55,000
KH072	L.S.S.O	107,000	40		(107,000)			
	<b><u>Information Technology</u></b>							
KH234	Changing Channels - Payment Portal	16,961		16,961				
KH218	ICT Programme (Business Plan)	32,780		32,780		70,690	73,220	74,680
KH235	ICT Equipment	16,013	1,501	16,013		10,000	10,000	10,000
KH251	Harmonising Infrastructure Technology (for shared service)	94,524	2,905	94,524				
KH256	Automated Tenancy Contracts TA	6,000		6,000				
KH259	Replacement HR & Payroll System	34,702		34,702				
KH260	On-Line Housing Application Form	50,000		46,750	(3,250)			
KH261	Mobile Working - Housing Management	30,000		30,000				
KH264	Optic-time and First Touch Development - rename "Mobile Repairs"	80,000	22,150	80,000				
TBA	Pay to Stay			15,000	15,000			
KH265	Planned Maintenance Software	50,000	24,913	60,000	10,000			
	<b>TOTAL CAPITAL PROGRAMME ICT &amp; EQUIPMENT</b>	<b>583,970</b>	<b>52,026</b>	<b>498,720</b>	<b>(85,250)</b>	<b>135,690</b>	<b>138,220</b>	<b>139,680</b>

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