

BACKGROUND DOCUMENT 2 - HOUSING REVENUE ACCOUNT CAPITAL STRATEGY

Cost Centre	Scheme	2016/2017				2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
		Final Capital Strategy £	Actuals to 31 January 2017 £	Q3 Revised Budget £	Variance (Revised Q3 v Final Capital Strategy) £	Q3 Revised Budget £	Q3 Revised Budget £	Q3 Revised Budget £	Q3 Revised Budget £	Q3 Revised Budget £
SUMMARY										
	Capital Programme Excluding New Build	17,808,720	10,122,901	12,855,790	(4,952,930)	14,452,090	16,111,380	16,067,800	20,501,090	16,886,150
	Capital Programme - New Build	8,435,490	4,939,196	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 Levy	612,820	101,438	551,070	(61,750)	1,251,320	5,442,130	5,093,330	933,580	964,860
	TOTAL HRA CAPITAL PROGRAMME	26,857,030	15,163,536	21,842,350	(5,014,680)	21,334,220	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					319,638	219,598			
	New Build Receipts BH901	2,373,290		2,373,290		1,728,336	2,469,271	2,866,208	3,449,610	3,449,610
	Debt Provision Receipts BH903	6,609,689		1,595,009	(5,014,680)	5,993,326	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)
	Other Contribution - S106 Affordable Housing	275,000		275,000						
	TOTAL HRA RESOURCES FOR CAPITAL	26,857,030		21,842,350	(5,014,680)	21,334,220	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)		(16,793,385)	(12,665,776)	(13,545,405)	(13,420,970)	(14,378,353)
	Total RTB Receipts Received	(5,416,853)		(6,414,125)	(997,272)	(5,660,536)	(6,060,153)	(6,485,419)	(6,963,139)	(7,470,707)
	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					786,243	346,267	1,686,702	581,175	899,727
	Total RTB Receipts Used by HRA	8,982,979		3,968,299	(5,014,680)	8,041,300	4,459,123	4,531,612	5,015,878	5,382,990
	Total RTB Receipts Carried Forward	(10,781,433)		(16,793,385)	(6,011,952)	(12,665,776)	(13,545,405)	(13,420,970)	(14,378,353)	(15,139,725)

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BH902	Unpooled Receipts Bought Forward	(539,240)		(539,240)		(539,240)	(219,602)	(4)	(4)	(4)
	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					319,638	219,598			
	Unpooled Receipts Carried Forward	(539,240)		(539,240)		(219,602)	(4)	(4)	(4)	(4)
BH901	New Build Receipts Bought Forward	(8,538,692)		(8,538,692)		(10,339,851)	(11,256,057)	(12,789,856)	(12,920,660)	(13,955,362)
	New Build Receipts Received	(3,555,637)		(4,552,909)	(997,272)	(4,030,785)	(4,349,337)	(4,683,714)	(5,065,487)	(5,471,947)
	Repayment of One for One Receipts					786,243	346,267	1,686,702	581,175	899,727
	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		1,728,336	2,469,271	2,866,208	3,449,610	3,449,610
	New Build Receipts Carried Forward	(9,342,579)		(10,339,851)	(997,272)	(11,256,057)	(12,789,856)	(12,920,660)	(13,955,362)	(15,077,973)
BH903	Debt Provision Receipts Bought Forward	(6,020,499)		(6,020,499)		(5,914,294)	(1,190,117)	(755,545)	(500,306)	(422,987)
	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		1,595,009	(5,014,680)	5,993,326	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)		(5,914,294)	(5,014,680)	(1,190,117)	(755,545)	(500,306)	(422,987)	(61,748)	

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	CAPITAL PROGRAMME EXCL. NEW BUILD									
	Planned Investment including Decent Homes									
KH157	Decent Homes - Redecs	20,000	(1,198)	20,000		20,000	20,000	20,000	20,000	20,000
Various	Decent Homes - Internal Works	1,496,700	678,245	871,770	(624,930)	2,399,700	1,148,900	1,731,290	1,705,670	1,802,910
Various	Decent Homes External Works	5,653,980	2,048,344	2,594,480	(3,059,500)	6,436,830				
Various	Decent Homes - Roofing	7,560,000	6,255,327	7,530,000	(30,000)					
Various	Decent Homes - Flat Blocks		13,800	30,000	30,000		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	21,790	(28,210)	351,530	307,230	307,620	303,070	265,390
KH202	Estate Improvements						871,920	868,270	855,420	857,720
	Health & Safety									
KH085	Fire Safety	78,640	17,395	40,290	(38,350)	122,670	81,740	81,400	80,190	80,410
KH112	Asbestos Management	387,930	216,975	387,930		427,210	381,470	379,870	374,250	375,250
KH114	Subsidence	157,270	139,544	157,270		107,770	102,410	102,540	101,020	101,290
KH144	Contingent Major Repairs	318,600	223,798	318,600		547,520	388,340	420,420	425,480	435,560
KH221	Scooter Storage	31,450		1,640	(29,810)	29,810				
	Estate & Communal Area									
KH223	Asset Review - Challenging Assets	711,340	47,826	162,160	(549,180)	1,195,820	614,460	615,240	606,140	607,770
KH224	Asset Review - Sheltered (non RED)	740,150	77,046	194,920	(545,230)	955,850	512,050	410,160	505,120	
	Other HRA Schemes									
KH174	Energy Efficiency Pilot Projects	26,000	5,877	26,000		33,720	25,600	15,200	15,150	15,190
KH094	Disabled Adaptations	576,660	390,388	498,940	(77,720)	643,530	547,890	563,970	569,520	585,320
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	17,808,720	10,122,901	12,855,790	(4,952,930)	14,452,090	16,111,380	16,067,800	20,501,090	16,886,150

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	CAPITAL PROGRAMME NEW BUILD									
KH233	New Build Programme	5,836,520	3,560,338	5,836,520		5,439,410	11,376,660	9,554,030	11,498,700	11,498,700
KH209	New Build - Archer Road	2,598,970	1,378,857	2,598,970		191,400				
KH255	Fresson Road (Moat Hsg Assoc)									
	TOTAL CAPITAL PROGRAMME NEW BUILD	8,435,490	4,939,196	8,435,490		5,630,810	11,376,660	9,554,030	11,498,700	11,498,700
	SPECIAL PROJECTS									
tbc	Special Projects						4,000,000	4,000,000		
	HIGH VALUE VOIDS LEVY									
tbc	High Value Voids Levy						731,910	756,360	781,690	807,880
	CAPITAL PROGRAMME ICT & EQUIPMENT									
	HRA Resurfacing									
New	Skipton Close - Resurfacing Parking Areas					42,500				
New	Kimbolton Crescent - Resurfacing Footpaths/Parking Areas					21,350				
	HRA Equipment									
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				
	Sub Total HRA Equipment	172,090	1,692	172,090		663,920	55,000	55,000		
	Information Technology									
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)	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						
	Sub Total HRA ICT	440,730	99,747	378,980	(61,750)	523,550	655,220	281,970	151,890	156,980
	TOTAL CAPITAL PROGRAMME ICT & EQUIPMENT & SPECIAL PROJECTS & HIGH VALUE VOIDS	612,820	101,438	551,070	(61,750)	1,251,320	5,442,130	5,093,330	933,580	964,860