

APPENDIX B - HOUSING CAPITAL STRATEGY

Cost Centre	Scheme	2017/2018			2018/2019			2019/2020	2020/2021	2021/2022	2022/2023	
		March Working Budget £	Actuals 2017-18 £	(Under) /Overspend £	Slippage from 2017-18 £	Q3 Working Budget £	Q4 Revised Budget £	Variance Q3 Working Budget v Q4 Revised Budget £	Q4 Projection £	Q4 Projection £	Q4 Projection £	Q4 Projection £
SUMMARY												
	Capital Programme Excluding New Build	12,132,350	12,178,736	46,386		14,419,530	14,419,530		18,615,880	18,847,610	18,458,690	15,846,080
	New Build	4,841,630	4,560,227	(281,403)	281,350	15,327,630	6,914,130	(8,413,500)	25,034,590	11,657,500	11,498,700	11,809,170
	High Voids Levy								756,360	781,690	807,880	824,840
	Special Projects & Equipment	173,740	47,853	(125,887)	129,570	655,000	784,570	129,570	55,000			
	IT Including Digital Agenda	377,530	235,456	(142,074)	157,100	952,470	1,109,570	157,100	281,970	151,890	156,980	156,980
	TOTAL HRA CAPITAL PROGRAMME	17,525,250	17,022,272	(502,978)	568,020	31,354,630	23,227,800	(8,126,830)	44,743,800	31,438,690	30,922,250	28,637,070
HRA USE OF RESOURCES												
	MRR (Self Financing Depreciation)	3,813,441	6,940,063	3,126,622		20,066,927	9,028,270	(11,038,657)	23,019,913	12,783,153	13,097,830	13,533,025
	Revenue Contribution to Capital	110,220	60,230	(49,990)		7,675,450	7,675,440	(10)	13,416,796	12,952,658	12,135,547	9,321,643
	Unpooled Receipts (BH902)	539,533	671,335	131,802								
	New Build Receipts (BH901)	1,424,650	1,318,173	(106,477)		2,454,562	1,866,400	(588,162)	5,110,377	3,497,250	3,449,610	3,542,749
	Debt Provision Receipts (BH903)	8,116,109	7,898,587	(217,522)		1,157,691	1,157,691		1,191,009	1,207,100	1,095,900	1,079,300
	Section 20 Contribution (BH905)		1,340	1,340					1,005,705	998,529	1,143,363	1,160,353
	Land Receipts								1,000,000			
	S106		81,445	81,445								
	London Housing Consortium Rebate		51,099	51,099								
	Buy Back Allowance	21,297		(21,297)								
	Borrowing	3,500,000		(3,500,000)			3,500,000	3,500,000				
	TOTAL HRA RESOURCES FOR CAPITAL	17,525,250	17,022,272	(502,978)		31,354,630	23,227,801	(8,126,830)	44,743,800	31,438,690	30,922,250	28,637,070
	Major Repair Reserve Bought Forward (BH930)	(4,507,777)	(4,507,777)	(0)		(12,051,306)	(9,264,380)	2,786,926	(12,028,306)	(1,076,496)	(965,336)	(965,336)
	Depreciation (increasing MRR)	(11,356,970)	(11,696,665)	(339,695)		(11,792,195)	(11,792,195)		(12,068,104)	(12,671,993)	(13,097,830)	(13,537,895)
	MRR Used (decreasing MRR)	3,813,441	6,940,063	3,126,622		20,066,927	9,028,270	(11,038,657)	23,019,913	12,783,153	13,097,830	13,537,895
	Major Repair Reserve Carried Forward	(12,051,306)	(9,264,380)	2,786,926		(3,776,574)	(12,028,306)	(8,251,731)	(1,076,496)	(965,336)	(965,336)	(965,336)
	Total RTB Receipts Bought Forward	(18,679,803)	(18,679,803)			(10,235,790)	(10,102,359)	133,432	(12,350,578)	(12,179,215)	(13,873,457)	(15,019,935)
	Total RTB Receipts Received	(4,136,009)	(4,628,377)	(492,368)		(5,973,640)	(5,973,640)		(7,224,382)	(6,473,946)	(6,732,415)	(8,016,856)
	Total RTB Receipts Used by General Fund (Registered Providers)	2,499,730	3,317,727	817,997		701,330	701,330					
	Receipts used for Registered Providers								94,359	75,354	1,040,428	1,480,216
	Total RTB Receipts Used by HRA	10,080,292	9,888,095	(192,197)		3,612,253	3,024,091	(588,162)	6,301,386	4,704,350	4,545,510	4,622,049
	Total RTB Receipts Carried Forward	(10,235,790)	(10,102,359)	133,432		(11,895,848)	(12,350,578)	(454,730)	(13,179,215)	(13,873,457)	(15,019,935)	(16,934,525)

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	CAPITAL PROGRAMME EXCL. NEW BUILD										
	Planned Investment including Decent Homes										
KH157	Decent Homes - Redecs	20,000	250	(19,750)		20,000	20,000		20,000	20,000	20,000
Various1	Decent Homes - Internal Works	1,099,700	1,220,954	121,254		2,098,900	2,098,900		1,731,290	1,705,670	1,802,910
Various2	Decent Homes External Works	4,886,830	5,376,714	489,884							
Various3	Decent Homes - Roofing	2,921,920	3,356,570	434,650							
Various4	Decent Homes - Flat Blocks					5,748,870	5,748,870		12,635,140	12,828,700	12,852,780
KH205	Communal Heating	120,000	195,266	75,266		1,331,320	1,331,320		1,333,030	1,313,300	1,316,820
KH092	Lift Installation - Inspection & Remedial Works	70,000	51,117	(18,883)		307,230	307,230		307,620	303,070	265,390
	External Works (MRC Programme)										
KH284	Door Replacement					750,000	750,000				
KH285	Window Replacement					900,000	900,000				
	Health & Safety										
KH085	Fire Safety	122,670	74,198	(48,472)		81,740	81,740		81,400	80,190	80,410
KH112	Asbestos Management	427,210	445,976	18,766		381,470	381,470		379,870	374,250	375,250
KH114	Subsidence	107,770	54,642	(53,128)		150,000	150,000		102,540	101,020	101,290
KH144	Contingent Major Repairs	297,520	285,508	(12,012)		450,000	450,000		420,420	425,480	435,560
KH221	Scooter Storage	29,810		(29,810)							
	Estate & Communal Area										
KH223	Asset Review - Challenging Assets	595,820	583,978	(11,842)		814,460	814,460		615,240	606,140	607,770
KH224	Asset Review - Sheltered (non RED)	755,850	112,771	(643,079)		812,050	812,050		410,160	505,120	
	Other HRA Schemes										
KH174	Energy Efficiency Pilot Projects	33,720		(33,720)		25,600	25,600		15,200	15,150	15,190
KH094	Disabled Adaptations	643,530	420,790	(222,740)		547,890	547,890		563,970	569,520	585,320
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	12,132,350	12,178,736	46,386		14,419,530	14,419,530		18,615,880	18,847,610	18,458,690
											15,846,080

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	CAPITAL PROGRAMME NEW BUILD											
KH233	New Build Programme	4,250,650	3,949,389	(301,261)	281,350	15,327,630	6,914,130	(8,413,500)	25,034,590	11,657,500	11,498,700	11,809,170
KH209	New Build - Archer Road	590,980	610,838	19,858								
	TOTAL CAPITAL PROGRAMME NEW BUILD	4,841,630	4,560,227	(281,403)	281,350	15,327,630	6,914,130	(8,413,500)	25,034,590	11,657,500	11,498,700	11,809,170

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TBA	HIGH VALUE VOIDS LEVY High Value Voids Levy								756,360	781,690	807,880	824,840
	SPECIAL PROJECTS & EQUIPMENT											
	HRA Resurfacing											
KH276	Skipton Close - Resurfacing Parking Areas	42,500	19,196	(23,304)	23,300		23,300	23,300				
KH277	Kimbolton Crescent - Resurfacing Footpaths/Parking Areas	21,350	9,430	(11,920)	11,920		11,920	11,920				
	HRA Equipment											
KH015	Supported Housing Equipment	55,000	15,540	(39,460)	39,460	55,000	94,460	39,460	55,000			
KH267	Racking for Cavendish RVS		3,687	3,687								
KH278	Vans for RVS	54,890		(54,890)	54,890	600,000	654,890	54,890				
	Sub Total Special Projects & Equipment	173,740	47,853	(125,887)	129,570	655,000	784,570	129,570	55,000			

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	INFORMATION TECHNOLOGY											
KH217	Northgate Additional Modules	110,000	109,800	(200)								
KH234	Changing Channels - Payment Portal	13,700	20,490	6,790								
KH218	ICT Programme (Business Plan)	13,590		(13,590)	13,590	77,220	90,810	13,590	81,970	151,890	156,980	156,980
KH235	ICT Equipment	16,080	2,433	(13,647)	13,650	10,000	23,650	13,650	10,000			
KH251	Harmonising Infrastructure Technology (for shared service)	76,420	52,497	(23,923)	23,920		23,920	23,920				
KH256	Automated Tenancy Contracts TA	6,000		(6,000)	6,000		6,000	6,000				
KH259	Replacement HR & Payroll System	20,940	9,156	(11,784)	11,780		11,780	11,780				
KH260	On-Line Housing Application Form					46,750	46,750					
KH261	Mobile Working - Housing Management	9,180		(9,180)	9,180		9,180	9,180				
KH265	Planned Maintenance Software	4,120		(4,120)	4,120		4,120	4,120				
	Total ICT (excluding Digital Agenda)	270,030	194,375	(75,655)	82,240	133,970	216,210	82,240	91,970	151,890	156,980	156,980
	Council Digital Agenda											
KH283	Housing Improvements					568,000	568,000		190,000			
KH268	Infrastructure Investment	87,500	24,762	(62,738)	62,740	62,500	125,240	62,740				
KH269	New Intranet	15,000	2,880	(12,120)	12,120	25,000	37,120	12,120				
KH270	Online Customer Account (formerly Capita Advantage Digital)					100,000	100,000					
KH271	Corporate Website - Redesign					51,000	51,000					
KH272	Electronic SMB Reports System	5,000	13,440	8,440								
KH273	Call Recording					12,000	12,000					
	Total Digital Agenda	107,500	41,081	(66,419)	74,860	818,500	893,360	74,860	190,000			
	TOTAL ICT INCLUDING DIGITAL AGENDA	377,530	235,456	(142,074)	157,100	952,470	1,109,570	157,100	281,970	151,890	156,980	156,980