

APPENDIX B - HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2018/2019			2019/2020			2020/2021	2021/2022	2022/2023	2023/2024	
		Working Budget Q3 £	Actuals 2018-19 £	(Under) /Overspend £	Slippage £	Working Budget Q3 £	Q4 Revised Budget £	Variance Working v Q4 Revised Budget £	Q4 Revised Budget £	Q4 Revised Budget £	Q4 Revised Budget £	Q3 Revised Budget £
<b>SUMMARY</b>												
	Capital Programme Excluding New Build	14,589,680	13,784,198	(805,482)	805,480	20,248,610	21,133,030	(884,420)	19,071,510	18,908,690	15,785,058	14,116,760
	New Build (Housing Development)	6,914,130	7,383,136	469,006		27,188,698	11,713,690	15,475,008	32,697,030	19,017,573	16,055,686	16,537,343
	Special Projects & Equipment	784,570	732,365	(52,205)	53,940	180,000	155,000	25,000				
	IT Including Digital Agenda	328,380	466,249	137,869	(122,720)	1,210,310	741,270	469,040	64,530	26,100	156,980	306,980
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>22,616,760</b>	<b>22,365,948</b>	<b>(250,812)</b>	<b>736,700</b>	<b>48,827,618</b>	<b>33,742,990</b>	<b>15,084,628</b>	<b>51,833,070</b>	<b>37,952,363</b>	<b>31,997,724</b>	<b>30,961,083</b>
<b>HRA USE OF RESOURCES</b>												
	MRR (Self Financing Depreciation)	12,837,195	11,124,186	(1,713,009)		22,955,898	12,242,902	10,712,996	23,436,574	12,936,122	13,484,862	13,972,630
	Revenue Contribution to Capital	5,849,123	6,770,206	921,083		13,946,930	13,946,930		11,717,539	10,202,458	8,665,150	7,545,000
	Unpooled Receipts (BH902)											
	New Build Receipts (BH901)	1,709,966	1,964,183	254,217		4,825,017	2,977,885	1,847,132	6,885,151	4,139,313	3,095,324	4,074,693
	Debt Provision Receipts (BH903)	410,596	696,056	285,460		855,393	855,393		892,010	928,576	965,007	
	Section 20 Contribution (BH905)		41	41		797,752	719,797	77,955	1,681,862	2,039,624	1,798,942	1,152,414
	Land Receipts					400,000	400,000				919,473	1,183,821
	S106		719	719					417,264			
	London Housing Consortium Rebate											
	Buy Back Allowance											
	Borrowing	1,809,880	1,810,558	678		5,046,628	2,600,083	2,446,545	6,802,670	7,706,270	3,068,966	3,032,525
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>	<b>22,616,760</b>	<b>22,365,948</b>	<b>(250,812)</b>		<b>48,827,618</b>	<b>33,742,990</b>	<b>15,084,628</b>	<b>51,833,070</b>	<b>37,952,363</b>	<b>31,997,724</b>	<b>30,961,083</b>
											(0)	(0)
	Major Repair Reserve Bought Forward (BH930)	(9,264,380)	(9,264,380)			(12,028,306)	-10,919,793		(10,833,341)	0	(69,393)	(38,157)
	Depreciation (increasing MRR)	(11,792,195)	(12,779,598)			(12,156,450)	(12,156,450)		(12,603,233)	(13,005,515)	(13,453,626)	(13,934,473)
	MRR Used (decreasing MRR)	9,028,270	11,124,186			22,955,898	12,242,902		23,436,574	12,936,122	13,484,862	13,972,630
	Major Repair Reserve Carried Forward	(12,028,306)	(10,919,793)	(0)	(0)	(1,228,858)	(10,833,341)	0	0	(69,393)	(38,157)	0
	Total RTB Receipts Bought Forward	(10,102,359)	(10,102,359)			(9,378,927)	(10,132,532)		(10,423,619)	(7,122,110)	(6,747,489)	(7,598,252)
	Total RTB Receipts Received	(2,526,917)	(4,656,417)			(4,650,147)			(4,475,653)	(4,693,268)	(4,911,095)	(5,136,032)
	Total RTB Receipts Used by General Fund (RP)	728,172	714,932									
	Receipts used for Registered Providers											
	Repayment of One for One Receipts	346,232	346,232									
	Debt Provision Receipts Used for Provision of Interest on Repaid One fo	55,383										
	Total RTB Receipts Used by HRA & General Fund (for RP)	2,120,562	3,565,079			6,080,410			7,777,161	5,067,889	4,060,331	5,077,310
	Total RTB Receipts Carried Forward	(9,378,927)	(10,132,532)			(7,948,665)	(10,132,532)		(7,122,110)	(6,747,489)	(7,598,252)	(7,656,974)

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	<b>CAPITAL PROGRAMME EXCL. NEW BUILD</b>										
	<b>Planned Investment including Decent Homes</b>										
KH157	Decent Homes - Redecs	3,340	640	(2,700)	2,700	20,000	20,000		20,000	20,000	20,000
Various1	Decent Homes - Internal Works	2,489,440	3,402,336	912,906	(912,890)	1,731,290	1,618,710	(112,580)	1,705,670	1,802,910	14,096,760
Various2	Decent Homes External Works				443,410		205,000	205,000			
Various3	Decent Homes - Roofing										
Various4	Decent Homes - Flat Blocks	8,086,320	6,884,890	(1,201,440)	1,201,410	12,087,750	12,280,160	192,410	12,602,600	12,852,780	11,780,398
NEW	MRC Miscellaneous						260,000	260,000			
KH205	Communal Heating	712,930	504,562	(208,368)	208,370	1,333,030	1,200,000	(133,030)	1,313,300	1,316,820	
KH092	Lift Installation - Inspection & Remedial Works	302,660	266,233	(36,427)	36,430	307,620	437,800	130,180	303,070	265,390	
KH287	Temporary Lift Provision - Flat Blocks								450,000	450,000	
KH291	Sprinkler Systems - Flat Blocks	9,880	10,558	678	(680)	1,990,120	1,989,440	(680)			
KH294	High Rises - Preliminary Works					190,000	190,000				
	<b>External Works (MRC Programme)</b>										
	<b>Health &amp; Safety</b>										
KH085	Fire Safety	84,670	68,074	(16,596)	16,600	81,400	81,400		80,190	80,410	79,380
KH112	Asbestos Management	365,560	475,329	109,769	(109,770)	379,870	379,870		374,250	375,250	370,460
KH114	Subsidence	155,750	143,842	(11,908)	11,910	102,540	102,540		101,020	101,290	100,000
KH144	Contingent Major Repairs	260,920	254,892	(6,028)	6,030	420,420	378,940	(41,480)	425,480	435,560	440,000
	<b>Estate &amp; Communal Area</b>										
KH223	Asset Review - Challenging Assets	577,840	615,332	37,492	(37,490)	615,240	110,000	(505,240)	606,140	607,770	600,000
KH224	Asset Review - Sheltered (non RED)	92,110	80,569	(11,541)	11,540	410,160	1,300,000	889,840	505,120		
	<b>Other HRA Schemes</b>										
KH174	Energy Efficiency Pilot Projects	7,840	8,126	286	(290)	15,200	15,200		15,150	15,190	15,000
KH094	Disabled Adaptations	696,320	768,123	71,803	(71,800)	563,970	563,970		569,520	585,320	599,950
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>14,589,680</b>	<b>13,784,198</b>	<b>(805,482)</b>	<b>805,480</b>	<b>20,248,610</b>	<b>21,133,030</b>	<b>884,420</b>	<b>19,071,510</b>	<b>18,908,690</b>	<b>15,785,058</b>
								<b>78,940</b>			
	<b>CAPITAL PROGRAMME NEW BUILD</b>										
KH233	New Build Programme	6,914,130	7,365,171	451,041.48		27,188,698	11,713,690	(15,475,008)	32,697,030	16,407,642	13,186,720
	Build for sale									701,888	930,790
	Ineligible part of Oval									1,908,043	1,965,286
KH209	New Build - Archer Road		17,965	17,965							2,024,243
KH233	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>6,914,130</b>	<b>7,383,136</b>	<b>469,006</b>		<b>27,188,698</b>	<b>11,713,690</b>	<b>(15,475,008)</b>	<b>32,697,030</b>	<b>19,017,573</b>	<b>16,055,686</b>

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	<b>SPECIAL PROJECTS &amp; EQUIPMENT</b>										
	<b>HRA Resurfacing</b>										
KH276	Skipton Close - Resurfacing Parking Areas	23,300	22,237	(1,063)							
KH277	Kimbolton Crescent - Resurfacing Footpaths/Parking Areas	11,920	14,528	2,608							
	<b>HRA Equipment</b>										
KH015	Capital Equipment (including Supported Housing Equipments)	94,460	40,522	(53,938)	53,940	55,000	30,000	(25,000)			
KH278	Vans for RVS	654,890	655,077	187		125,000	125,000				
	<b>Sub Total Special Projects &amp; Equipment</b>	<b>784,570</b>	<b>732,365</b>	<b>(52,205.07)</b>	<b>53,940.00</b>	<b>180,000.00</b>	<b>155,000.00</b>	<b>(25,000.00)</b>			
	<b>INFORMATION TECHNOLOGY</b>										
	<b>IT General (IT)</b>										
KH217	Northgate Additional Modules		375								
KH218	ICT Programme (Business Plan)					215,730	239,580		42,900	24,750	156,980
KH235	ICT Equipment					10,000					
KH251	Harmonising Infrastructure Technology (for shared service)	9,050	9,350	300		14,870		(14,870)			
KH268	Infrastructure Investment	76,600	96,422	19,822		48,460					
<b>KH268</b>	<b>Infrastructure Investment</b>					<b>110,000</b>					<b>150,000</b>
<b>KH296</b>	<b>Keystone Module (to support fire safety)</b>					<b>32,000</b>					
<b>KH297</b>	<b>Tablets (x144)</b>					<b>5,330</b>					
	<b>Total General IT</b>	<b>85,650</b>	<b>106,147</b>	<b>20,122</b>		<b>436,390</b>	<b>239,580</b>	<b>(14,870)</b>	<b>42,900</b>	<b>24,750</b>	<b>156,980</b>
	<b>Employer Of Choice (EOC)</b>										
KH259	Replacement HR & Payroll System	7,250	9,283	2,033	(2,030)	4,530	2,500				
KH269	New Intranet	24,570	29,542	4,972	(4,970)	12,550	7,580				
	<b>Total EOC</b>	<b>31,820</b>	<b>38,825</b>	<b>7,005</b>	<b>(7,000)</b>	<b>17,080</b>	<b>10,080</b>				
	<b>Connected To Our Customers (CTOC)</b>										
KH270	Online Customer Account (formerly Capita Advantage Digital)	4,000	5,077	1,077		96,000		(96,000)			
KH271	Corporate Website - Redesign	10,630	2,183	(8,447)		40,370	<b>54,870</b>	14,500	<b>4,130</b>	<b>350</b>	
KH272	Electronic SMB Reports System		2,805	2,805							
KH273	Call Recording	470		(470)		11,530		(11,530)			
KH288	New CRM Technology	1,090		(1,090)		97,910	<b>169,770</b>	71,860	<b>17,500</b>	<b>1,000</b>	
KH289	Future Online Development of Civica Icon Payments	3,560	4,333	773		16,440		(16,440)			
	<b>Total CTOC</b>	<b>19,750</b>	<b>14,398</b>	<b>(5,352)</b>		<b>262,250</b>	<b>224,640</b>	<b>(37,610)</b>	<b>21,630</b>	<b>1,350</b>	
	<b>Housing All Under One Roof programme (HAUOR)</b>										
KH283	Housing Improvements	12,190	6,140.04	(6,050)	6,050	261,810	155,960	(105,850)			
KH260	On-Line Housing Application Form	6,020	5,000.00	(1,020)	1,020	40,730	41,750	1,020			
KH286	Housing Document Management System	172,950	187,339.58	14,390	(14,390)	67,050	52,660	(14,390)			
KH293	Online Tenants Self-Service		108,400.00	108,400	(108,400)	125,000	16,600	(108,400)			
	<b>Total HAUOR</b>	<b>191,160</b>	<b>306,879.62</b>	<b>115,720</b>	<b>(115,720)</b>	<b>494,590</b>	<b>266,970</b>	<b>(227,620)</b>			
	<b>TOTAL ICT INCLUDING DIGITAL AGENDA</b>	<b>328,380</b>	<b>466,249</b>	<b>137,494</b>	<b>-122,720</b>	<b>1,210,310</b>	<b>741,270</b>	<b>-280,100</b>	<b>64,530</b>	<b>26,100</b>	<b>156,980</b>