

## APPENDIX D - HOUSING CAPITAL STRATEGY



		2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Cost Centre	Scheme	Actuals 21/12/2022	Febuary Final Revised Budget	Febuary Final Revised Budget	Febuary Final Revised Budget	Febuary Final Revised Budget	Febuary Final Revised Budget
		£	£	£	£	£	£
	<b>SUMMARY</b>						
	Capital Programme Excl New Build (Housing Investment)	15,573,597	23,468,959	25,442,385	20,070,405	21,429,000	18,063,000
	Special Projects & Equipment		63,462	25,000		1,141,000	1,141,000
	New Build (Housing Development)	14,479,005	25,059,758	36,706,359	13,659,140	12,342,000	4,615,470
	Digital & Transformation	185,734	494,153	246,364	51,330		
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>30,238,335</b>	<b>49,086,333</b>	<b>62,420,108</b>	<b>33,805,875</b>	<b>34,912,000</b>	<b>23,819,470</b>
							<b>3,060,000</b>
	<b>HRA USE OF RESOURCES</b>						
BH930	MRR (Self Financing Depreciation)		17,983,385	20,755,150	19,705,320	17,870,000	12,634,812
BH902	New Build Land Receipts		5,713,163	1,420,000		2,100,000	4,373,000
BH902	Unpooled Receipts						
BH901	(RTB) new Build provision		5,126,827	11,579,151	4,216,786	4,403,066	2,196,188
BH903	Debt Provision Receipts		936,391	975,881	1,058,398	1,102,000	
BH906	Section 20 Contribution		500,000	1,129,846	567,636		
	Borrowing		8,755,659	24,964,256	174,752		
	S106		735,565				
BH906	Developer Contributions (Kenilworth)		4,728,545				
	Revenue Contribution to Capital		2,203,760	238,070	6,725,228	9,436,934	4,615,470
	S20 Leaseholder Conts.						
BH905	Grant		2,403,038	1,357,755	1,357,755		
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>		<b>49,086,333</b>	<b>62,420,108</b>	<b>33,805,875</b>	<b>34,912,000</b>	<b>23,819,470</b>
							<b>3,060,000</b>
	Major Repair Reserve Bought Forward (BH930)		(22,810,085)	(16,727,120)	(9,780,058)	(4,382,826)	(1,320,914)
	Depreciation (increasing MRR)		(11,900,420)	(13,808,088)	(14,308,088)	(14,808,088)	(15,308,088)
	MRR Used (decreasing MRR)		17,983,385	20,755,150	19,705,320	17,870,000	12,634,812
	Major Repair Reserve Carried Forward		(16,727,120)	(9,780,058)	(4,382,826)	(1,320,914)	(3,994,190)
							(16,742,277)
	Total RTB Receipts Bought Forward		(10,383,947)	(10,863,706)	(1,766,545)	(1,766,545)	333,471
	Total RTB Receipts Received		(12,256,139)	(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	13,975,032	5,275,184	7,605,066	6,569,188
	Total RTB Receipts Carried Forward		(10,863,706)	(1,766,545)	(1,766,545)	333,471	1,159,414
							(5,033,585)

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		£	£	£	£	£	£
	<b>CAPITAL PROGRAMME EXCL. NEW BUILD</b>						
	<b>Planned Investment including Decent Homes</b>						
KH157	Decent Homes - Redecs	(108)					
Various	Decent Homes - Internal/External Works	2,235,213	2,995,060	3,969,000	6,750,000		
Various	Decent Homes External Works						
Various	Decent Homes - Flat Blocks	6,016,283	10,150,000	9,200,000	2,000,000		
KH205	Communal Heating	1,901,722	1,700,000				
KH092	Lift Installation - Inspection & Remedial Works	395,653	750,000				
KH291	Sprinkler Systems - Flat Blocks	1,044,658	727,955				
KH294	High Rises - Preliminary Works	42,115	44,098				
KH321	High Rises - Improvement Works	39,428	150,000	1,750,000	1,750,000		
Future Year	New Schemes to be created				215,260		
	<b>Health &amp; Safety</b>						
KH085	Fire Safety	448,911	1,062,772		500,000		
KH317	Additional fire stopping works	21,329		1,002,420	959,620		
KH112	Asbestos Management	215,716	300,000	300,000	300,000		
KH114	Subsidence	143,106	135,903	100,000	100,000		
KH144	Contingent Major Repairs	434,392	467,306	365,440	500,000		
GROWTH	Building safety			2,715,000	980,000	980,000	350,000
	<b>Estate &amp; Communal Area</b>						
KH223	Asset Review - Challenging Assets	427,889	852,691	857,770	857,770		
KH224	Asset Review - Sheltered (non RED)	115,240					
	<b>Other HRA Schemes</b>						
KH318	Stock condition Surveys	3,454	110,000	60,000	80,000	60,000	60,000
KH174	Energy Efficiency Pilot Projects	1,432,768	587,853	20,000	420,000		
KH094	Disabled Adaptations	566,325	585,320	650,000	650,000		
GROWTH	Increased A&A budget			350,000	350,000	350,000	350,000
KH319	Decarbonisation	80,083	2,550,000	2,600,000	2,300,000	2,300,000	2,300,000
KH320	Decarbonisation	9,421	300,000				
GROWTH	Decarbonisation - Grant			1,310,940	1,310,940		
GROWTH	CCTV			145,000			
GROWTH	Digitalisation			46,815	46,815		
	New Business Plan expenditure				17,739,000	14,373,000	
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>15,573,597</b>	<b>23,468,959</b>	<b>25,442,385</b>	<b>20,070,405</b>	<b>21,429,000</b>	<b>18,063,000</b>
	<b>SPECIAL PROJECTS &amp; EQUIPMENT</b>						
	<b>HRA Equipment</b>						
KH015	Capital Equipment (including Supported Housing Equip)		44,160	25,000	25,000	1,141,000	1,141,000
KH278	Vans for RVS		19,302				
	<b>Sub Total Special Projects &amp; Equipment</b>		<b>63,462</b>	<b>25,000</b>	<b>25,000</b>	<b>1,141,000</b>	<b>1,141,000</b>

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	<b>CAPITAL PROGRAMME NEW BUILD</b>						
	New Build Programme - eligible for 1-4-1	4,753,936	12,817,068	35,021,099	13,225,780	12,342,000	4,615,470
	New Build Programme - ineligible	9,725,069	12,242,690	1,685,260	433,360		
KH233	Open Market Acquisitions (4 units in 20/21)	3,112,662	2,267,813				
KH233	Open Market Acquisitions (4 units in 20/21) (Ineligible 141)		1,000,000	930,790			
KH241	Ditchmore Lane 6 units (Ineligible 141)	(26,244)					
KH247	Kenilworth Close (105 units) (Ineligible 141)	9,726,124	11,242,690	754,470	433,360		
KH247	Kenilworth Close 1 for 1 Expenditure (61.8%)		7,848,177				
KH280	Symonds Green	731,018	997,680				
KH279	Shephall Way	(27,670)					
KH307	The Oval (70 Units)	309,626	500,000	9,230,707	12,342,000	12,342,000	4,615,470
KH282	North Road (Ineligible 141)	22,334					
KH301	Redcar Drive aka Cartref	17,373	50,000	8,143,630			
KH302	Drakes Drive						
KH314	Ellis Avenue	4,325	50,000	1,872,878			
KH303	Dunn Close (27 units, 21 in main block, supported accomodation)	412,155	1,103,398	2,051,698			
KH304	Shephall Social	194,447		7,130,126			
KH305	Mary Mead Social			5,697,150	883,780		
KH306	Ely Dell Social			894,910			
KH072	L.S.S.O. Buy Back	2,855					
	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>14,479,005</b>	<b>25,059,758</b>	<b>36,706,359</b>	<b>13,659,140</b>	<b>12,342,000</b>	<b>4,615,470</b>
	<b>INFORMATION TECHNOLOGY</b>						
	<b>IT General (IT)</b>						
KH268	Infrastructure Investment	27,591	120,000	154,544	51,330		
KH315	Core ICT Equipment for Additional Staff		30,000	30,000			
KH316	2012 Migration Servers		6,000	6,870			
	<b>Total General IT</b>	<b>27,591</b>	<b>156,000</b>	<b>191,414</b>	<b>51,330</b>		
	<b>Other HRA</b>						
KH218	ICT Programme (Business Plan)	95,200	66,123				
	<b>Total Other HRA</b>	<b>95,200</b>	<b>66,123</b>				
	<b>Connected To Our Customers (CTOC)</b>						
KH272	Electronic SMB Reports System	26,631					
KH288	New CRM Technology (Digital Platform)	15,508	70,000	54,950			
	<b>Total CTOC</b>	<b>42,139</b>	<b>70,000</b>	<b>54,950</b>			
	<b>Housing All Under One Roof programme (HAUOR)</b>						
KH283	Housing Improvements - Northgate online	20,803	71,130				
KH260	On-Line Housing Application Form - RAPID KZ107		52,000				
KH286	Housing Document Mgt System (Repairs end to end)		78,900				
	<b>Total HAUOR</b>	<b>20,803</b>	<b>202,030</b>				
	<b>TOTAL ICT INCLUDING DIGITAL AGENDA</b>	<b>185,734</b>	<b>494,153</b>	<b>246,364</b>	<b>51,330</b>		