

APPENDIX B - HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2022/2023			2023/2024			2024/2025	2025/2026	2026/2027	2027/2028
		Q3 Working Budget	Actuals 2022-2023	(Under) / Overspend	Slippage from 2022-23	Q3 Working Budget	Q4 Revised Budget	Q4 Revised Budget	Q4 Revised Budget	Q4 Revised Budget	Q4 Revised Budget
		£	£	£	£	£	£	£	£	£	£
	SUMMARY										
	Capital Programme Excl New Build (Housing Investment)	23,468,959	24,270,008	801,048	(801,048)	25,442,385	24,641,337	20,070,405	21,429,000	18,063,000	3,060,000
	Special Projects & Equipment	63,462	62,915	(548)	548	25,000	25,548	25,000	1,141,000	1,141,000	
	New Build (Housing Development)	18,311,581	19,339,658	1,028,077	(1,028,077)	32,485,135	31,457,058	34,433,360	7,000,000		
	Digital & Transformation	494,153	293,676	(200,476)	200,473	246,364	446,838	51,330			
	TOTAL HRA CAPITAL PROGRAMME	42,338,155	43,966,257	1,628,102	(1,628,104)	58,198,884	56,570,780	54,580,095	29,570,000	19,204,000	3,060,000
	HRA USE OF RESOURCES										
BH930	MRR (Self Financing Depreciation)	17,983,385	24,532,318	6,548,932		20,755,149	18,391,230	26,959,330	14,808,103	10,215,530	3,060,000
BH902	New Build Land Receipts	4,771,716	5,239,491	467,775		2,361,447	3,336,000		2,100,000	4,373,000	
BH901	(RTB) new Build provision	2,427,556	5,891,282	3,463,726		12,319,950	9,227,857	5,070,620	2,800,000		
BH903	Debt Provision Receipts	936,391	1,024,190	87,799		975,881	975,881	1,058,398	1,101,985		
BH906	Section 20 Contribution	500,000	628,395	128,395		1,129,846	1,612,976	567,636			
	Borrowing	5,648,199	4,573,503	(1,074,696)		19,060,787	20,135,483	9,185,681			
	S106	735,565		(735,565)							
BH906	Developer Contributions (Kenilworth)	4,728,545		(4,728,545)							
	Revenue Contribution to Capital	2,203,760	947,868	(1,255,893)		238,070	238,070	10,380,676	8,759,912	4,615,470	
BH905	Grant	2,403,038	1,129,211	(1,273,828)		1,357,755	2,653,283	1,357,755			
	TOTAL HRA RESOURCES FOR CAPITAL	42,338,155	43,966,257	1,628,102		58,198,884	56,570,780	54,580,095	29,570,000	19,204,000	3,060,000
	Major Repair Reserve Bought Forward (BH930)	(22,810,085)	(22,810,085)			(16,727,120)	(11,434,080)	(4,487,019)	8,164,223	8,164,238	3,071,680
	Depreciation (increasing MRR)	(11,900,420)	(13,156,312)	(1,255,893)		(13,808,088)	(13,808,088)	(14,308,088)	(14,808,088)	(15,308,088)	(15,808,088)
	MRR Used (decreasing MRR)	17,983,385	24,532,318	6,548,932		20,755,149	20,755,149	26,959,330	14,808,103	10,215,530	3,060,000
	Major Repair Reserve Carried Forward	(16,727,120)	(11,434,080)	5,293,040		(9,780,059)	(4,487,019)	8,164,223	8,164,238	3,071,680	(9,676,407)
	Total RTB Receipts Bought Forward	(10,383,947)	(10,383,947)			(14,504,423)	(7,552,758)	(2,226,892)	(1,373,059)	(876,124)	(2,246,368)
	Total RTB Receipts Received	(12,256,139)	(9,323,775)	2,932,364		(4,877,871)	(8,213,871)	(5,275,185)	(5,505,050)	(5,743,244)	(6,192,999)
	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	8,135,663	12,154,964	4,019,301		15,657,278	13,539,738	6,129,018	6,001,985	4,373,000	
	Total RTB Receipts Carried Forward	(14,504,423)	(7,552,758)	6,951,665		(3,725,017)	(2,226,892)	(1,373,059)	(876,124)	(2,246,368)	(8,439,367)

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		Q3 Working Budget	Actuals 2022-2023	(Under) / Overspend	Slippage from 2022-23	Q3 Working Budget	Q4 Revised Budget	Q4 Revised Budget	Q4 Revised Budget	Q4 Revised Budget	
		£	£	£	£	£	£	£	£	£	
	CAPITAL PROGRAMME EXCL. NEW BUILD										
	Planned Investment including Decent Homes										
KH157	Decent Homes - Redecs		330	330	(330)						
Various	Decent Homes - Internal/External Works	2,995,060	3,580,996	585,936	(585,936)	3,969,000	3,055,000	6,750,000			
Various	Decent Homes - Flat Blocks	10,150,000	10,746,413	596,413	(596,413)	9,200,000	9,200,000	2,000,000			
KH205	Communal Heating	1,700,000	1,961,490	261,490	(261,490)						
KH092	Lift Installation - Inspection & Remedial Works	750,000	446,328	(303,672)	303,672						
KH287	Temporary Lift Provision - Flat Blocks										
KH291	Sprinkler Systems - Flat Blocks	727,955	1,085,975	358,020	(358,020)						
KH294	High Rises - Preliminary Works	44,098	42,968	(1,130)	1,130		1,130				
KH321	High Rises - Improvement Works	150,000	39,237	(110,763)	110,763		1,860,763	1,750,000			
Future Year	New Schemes to be created					1,750,000		215,260			
	Health & Safety										
KH085	Fire Safety	1,062,772	923,606	(139,166)	139,166		3,000,000	500,000			
KH317	Additional fire stopping works		23,697	23,697	(23,697)	1,002,420		959,620			
KH112	Asbestos Management	300,000	318,807	18,807	(18,807)	300,000	281,193	300,000			
KH114	Subsidence	135,903	222,021	86,118	(86,118)	100,000	100,000	100,000			
KH144	Contingent Major Repairs	467,306	669,855	202,548	(202,548)	365,440	350,000	500,000			
KH327	Building safety					2,715,000		980,000	980,000	350,000	
	Estate & Communal Area										
KH223	Asset Review - Challenging Assets	852,691	554,258	286,802	(286,802)	857,770	790,968	857,770			
KH224	Asset Review - Sheltered (non RED)		585,235								
	Other HRA Schemes										
KH318	Stock condition Surveys	110,000	73,595	(36,405)	36,405	60,000	96,405	80,000	60,000	60,000	
KH174	Energy Efficiency Pilot Projects	587,853	2,128,167	1,540,314	1,155,291	20,000		420,000			
KH319	Decarbonisation	2,550,000	135,935	(2,414,065)		2,600,000	4,888,193	2,300,000	2,300,000	2,300,000	
KH320	Decarbonisation	300,000	18,460	(281,540)							
KH329	Decarbonisation - Grant					1,310,940		1,310,940			
KH094	Disabled Adaptations	585,320	712,635	127,315	(127,315)	650,000	872,685	650,000			
KH328	Increased Aids & Adaptations budget					350,000		350,000	350,000	350,000	
KH330	CCTV					145,000	145,000				
KH331	Digitalisation					46,815		46,815			
	New Business Plan expenditure							17,739,000	14,373,000		
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	23,468,959	24,270,008	801,048	(801,048)	25,442,385	24,641,337	20,070,405	21,429,000	18,063,000	3,060,000
	SPECIAL PROJECTS & EQUIPMENT										
	HRA Equipment										
KH015	Capital Equipment (including Supported Housing Equip)	44,160	62,915	(548)	548	25,000	25,548	25,000	1,141,000	1,141,000	
KH278	Vans for RVS	19,302									
	Sub Total Special Projects & Equipment	63,462	62,915	(548)	548	25,000	25,548	25,000	1,141,000	1,141,000	

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		£	£	£	£	£	£	£	£	£	£
	CAPITAL PROGRAMME NEW BUILD										
	New Build Programme - eligible for 1-4-1	6,068,891	14,728,206	8,659,315	(8,659,315)	30,799,875	22,140,560	34,000,000	7,000,000		
	New Build Programme - ineligible	12,242,690	4,611,452	(7,631,238)	7,631,238	1,685,260	9,316,498	433,360			
		18,311,581		(18,311,581)	(1,028,077)	32,485,135	31,457,058	34,433,360	7,000,000		
KH233	Open Market Acquisitions (4 units in 20/21)	2,267,813	4,581,955	2,314,142		930,790	930,790				
KH233	Open Market Acquisitions (4 units in 20/21) (Ineligible 141)	1,000,000		(1,000,000)	949,672		949,672				
KH241	Ditchmore Lane 6 units (Ineligible 141)		136	136							
KH245	March Hare in Burwell Road (15 Units)		135,113	135,113							
KH247	Kenilworth Close (105 units) (Ineligible 141)	11,242,690	4,561,124	(6,681,566)	6,681,566	754,470	7,436,036	433,360			
KH247	Kenilworth Close 1 for 1 Expenditure (61.8%)	1,100,000	7,378,991	6,278,991	(6,278,991)	6,748,177	469,186				
KH280	Symonds Green	997,680	995,972	(1,708)	1,708		1,708				
KH279	Shephall Way										
KH282	North Road (Ineligible 141)		47,337	47,337							
KH303	Dunn Close (27 units, 21 in main block, supported accommodation Schemes Under Development)	1,103,398	652,782	(450,616)	450,616	2,051,698	2,502,314				
KH072	L.S.S.O. Buy Back	600,000		383,393	(2,832,647)	22,000,000	19,167,353	34,000,000	7,000,000		
	TOTAL CAPITAL PROGRAMME NEW BUILD	18,311,581	19,339,658	1,028,077	(1,028,077)	32,485,135	31,457,058	34,433,360	7,000,000		
	INFORMATION TECHNOLOGY										
	IT General (IT)										
KH268	Infrastructure Investment	120,000	89,031	(30,969)	30,969	154,544	185,513	51,330			
KH315	Core ICT Equipment for Additional Staff	30,000	19,996	(10,004)	10,004	30,000	40,004				
KH316	2012 Migration Servers	6,000		(6,000)	6,000	6,870	12,870				
	Total General IT	156,000	109,027	(46,972)	46,972	191,414	238,386	51,330			
	Connected To Our Customers (CTOC)										
KH288	New CRM Technology (Digital Platform)	70,000	42,568	(27,432)	27,432	54,950	82,383				
	Total CTOC	70,000	42,568	(27,432)	27,432	54,950	82,383				
	Housing All Under One Roof programme (HAUOR)										
KH283	Housing Improvements - Northgate online	202,030	28,523	(173,507)	126,069		126,069				
KH260	On-Line Housing Application Form - RAPID KZ107										
KH286	Housing Document Mgt System (Repairs end to end)										
	Total HAUOR	202,030	28,523	(173,507)	126,069		126,069				
	Other HRA										
KH218	ICT Programme (Business Plan)	66,120	113,559	47,439							
	Total Other HRA	66,120	113,559	47,439							
	TOTAL ICT INCLUDING DIGITAL AGENDA	494,153	293,676	(200,476)	200,473	246,364	446,838	51,330			