

## APPENDIX B - HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2023/2024				2024/2025	2025/2026	2026/2027	2027/2028
		Q1 Working Budget	Actuals 23/24 Pd1 - Pd6	Q2 Revised Budget	Variance Q1 v Q2	Q2 Revised Budget	Q2 Revised Budget	Q2 Revised Budget	Q2 Revised Budget
		£	£	£	£	£	£	£	£
	<b>SUMMARY</b>								
	Capital Programme Excl New Build (Housing Investment)	24,641,337	7,400,194	24,641,340	3	20,070,410	21,429,000	18,063,000	3,060,000
	Special Projects & Equipment	25,548	74,860	47,450	21,902	25,000	1,141,000	1,141,000	
	New Build (Housing Development)	28,799,339	5,255,022	20,420,310	(8,379,029)	43,564,700	12,304,030		
	Digital & Transformation	446,838	13,722	446,830	(8)	51,330			
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>53,913,062</b>	<b>12,743,798</b>	<b>45,555,930</b>	<b>(8,357,132)</b>	<b>63,711,440</b>	<b>34,874,030</b>	<b>19,204,000</b>	<b>3,060,000</b>
	<b>HRA USE OF RESOURCES</b>								
BH930	MRR (Self Financing Depreciation)	15,733,512		13,048,316	(2,685,196)	29,023,470	20,112,133	10,215,530	1,820,522
BH902	New Build Land Receipts	3,336,000		3,335,999	(2)	-	2,100,000	3,225,938	
BH901	(RTB) new Build provision	9,227,857		3,533,708	(5,694,149)	12,137,824	4,403,068	-	-
BH903	Debt Provision Receipts	975,881		975,881		1,058,398	1,101,985	1,147,062	1,239,478
BH906	Section 20 Contribution	1,612,976		1,612,976		567,636			
	Borrowing	20,135,483		20,135,483		9,185,681			
	S106	-		-					
BH906	Developer Contributions (Kenilworth)	-		-					
	Revenue Contribution to Capital	238,070		260,285	22,215	10,380,676	7,156,844	4,615,470	
BH905	Grant	2,653,283		2,653,283		1,357,755			
	<b>TOTAL HRA RESOURCES FOR CAPITAL</b>	<b>53,913,062</b>		<b>45,555,930</b>	<b>(8,357,132)</b>	<b>63,711,440</b>	<b>34,874,030</b>	<b>19,204,000</b>	<b>3,060,000</b>
	Major Repair Reserve Bought Forward (BH930)	(11,434,080)		(11,434,080)		(12,193,852)	2,521,531	7,825,576	2,733,018
	Depreciation (increasing MRR)	(13,808,088)		(13,808,088)		(14,308,088)	(14,808,088)	(15,308,088)	(15,808,088)
	MRR Used (decreasing MRR)	15,733,512		13,048,316	(2,685,196)	29,023,470	20,112,133	10,215,530	1,820,522
	Major Repair Reserve Carried Forward	(9,508,655)		(12,193,852)	(2,685,196)	2,521,531	7,825,576	2,733,018	(11,254,547)
	Total RTB Receipts Bought Forward	(7,552,758)		(7,552,758)		(7,921,042)	(5)	2,099,998	729,753
	Total RTB Receipts Received	(8,213,871)		(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	13,539,738		7,845,588	(5,694,151)	13,196,222	7,605,053	4,373,000	1,239,478
	Total RTB Receipts Carried Forward	(2,226,892)		(7,921,042)	(5,694,151)	(5)	2,099,998	729,753	(4,223,768)

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		£	£	£	£	£	£	£	£
	<b>CAPITAL PROGRAMME EXCL. NEW BUILD</b>								
	<b>Planned Investment including Decent Homes</b>								
KH157	Decent Homes - Redecs		236						
Various	Decent Homes - Internal/External Works	3,055,000	944,046	3,567,500	512,500	6,750,000			
Various	Decent Homes External Works								
KH299	Insulation Measures								
Various	Decent Homes - Roofing								
Various	Decent Homes - Flat Blocks	9,200,000	3,389,373	10,000,000	800,000	2,000,000			
KH205	Communal Heating		18,910	80,000	80,000				
KH092	Lift Installation - Inspection & Remedial Works								
KH287	Temporary Lift Provision - Flat Blocks								
KH291	Sprinkler Systems - Flat Blocks								
KH294	High Rises - Preliminary Works	1,130		1,130	(0)				
KH321	High Rises - Improvement Works	1,860,763	36,325	835,000	(1,025,763)	1,750,000			
Future Year	New Schemes to be created					215,260			
	<b>Health &amp; Safety</b>								
KH085	Fire Safety	3,000,000	318,159	2,604,670	(395,330)	500,000			
KH317	Additional fire stopping works					959,620			
KH112	Asbestos Management	281,193	81,322	281,190	(3)	300,000			
KH114	Subsidence	100,000	40,489	100,000		100,000			
KH144	Contingent Major Repairs	350,000	142,457	350,000		500,000			
KH327	Building safety					980,000	980,000	980,000	350,000
	<b>Estate &amp; Communal Area</b>								
KH223	Asset Review - Challenging Assets	790,968	129,780	790,970	2	857,770			
KH224	Asset Review - Sheltered (non RED)		112,856						
	<b>Other HRA Schemes</b>								
KH318	Stock condition Surveys	96,405	58,380	125,000	28,595	80,000	60,000	60,000	60,000
KH174	Energy Efficiency Pilot Projects		1,849,459			420,000			
KH319	Decarbonisation	4,888,193		4,888,190	(3)	2,300,000	2,300,000	2,300,000	2,300,000
KH320	Decarbonisation								
KH329	Decarbonisation - Grant					1,310,940			
KH094	Disabled Adaptations	872,685	278,401	872,690	5	650,000			
KH328	Increased Aids & Adaptations budget					350,000	350,000	350,000	350,000
KH330	CCTV	145,000		145,000					
KH331	Digitalisation					46,820			
	New Business Plan expenditure						17,739,000	14,373,000	
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>24,641,337</b>	<b>7,400,194</b>	<b>24,641,340</b>	<b>3</b>	<b>20,070,410</b>	<b>21,429,000</b>	<b>18,063,000</b>	<b>3,060,000</b>
	<b>SPECIAL PROJECTS &amp; EQUIPMENT</b>								
	<b>HRA Equipment</b>								
KH015	Capital Equipment (including Supported Housing Equip)	25,548	51,960	25,550	2	25,000	1,141,000	1,141,000	
KH278	Vans for RVS		22,900	21,900	21,900				
	<b>Sub Total Special Projects &amp; Equipment</b>	<b>25,548</b>	<b>74,860</b>	<b>47,450</b>	<b>21,902</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	17,213,304	2,013,842	8,834,270	(8,379,034)	43,131,340	12,304,030		
	New Build Programme - ineligible	11,586,036	3,241,180	11,586,040	4	433,360			
KH233	Open Market Acquisitions (4 units in 20/21)	930,790	1,129,547	930,790					
KH233	Open Market Acquisitions (4 units in 20/21) (Ineligible 141)	4,150,000		4,150,000					
KH244	Twin Foxes		390						
KH245	March Hare in Burwell Road (15 Units)		60,900						
KH247	Kenilworth Close (105 units) (Ineligible 141)	7,436,036	3,219,703	7,436,040	4	433,360			
KH247	Kenilworth Close 1 for 1 Expenditure (61.8%)	469,186		469,190	4				
KH280	Symonds Green	200,000	(40,071)	200,000					
KH279	Shephall Way		(430)						
KH282	North Road (Ineligible 141)		9,621						
KH303	Dunn Close (27 units, 21 in main block, supported accommodation)	1,750,000	284,404	1,750,000		752,310			
	Schemes Under Development	13,863,328		5,484,290	(8,379,038)	42,379,030	12,304,030		
KH072	L.S.S.O. Buy Back		11,856						
	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>28,799,339</b>	<b>5,255,022</b>	<b>20,420,310</b>	<b>(8,379,029)</b>	<b>43,564,700</b>	<b>12,304,030</b>		
	<b>INFORMATION TECHNOLOGY</b>								
	<b>IT General (IT)</b>								
KH268	Infrastructure Investment	185,513		185,510	(3)	51,330			
KH315	Core ICT Equipment for Additional Staff	40,004		40,000	(4)				
KH316	2012 Migration Servers	12,870		12,870					
	<b>Total General IT</b>	<b>238,386</b>		<b>238,380</b>	<b>(6)</b>	<b>51,330</b>			
	<b>Connected To Our Customers (CTOC)</b>								
KH288	New CRM Technology (Digital Platform)	82,383	13,722	82,380	(3)				
	<b>Total CTOC</b>	<b>82,383</b>	<b>13,722</b>	<b>82,380</b>	<b>(3)</b>				
	<b>Housing All Under One Roof programme (HAUOR)</b>								
KH283	Housing Improvements - Northgate online	126,069		126,070	2				
	<b>Total HAUOR</b>	<b>126,069</b>		<b>126,070</b>	<b>2</b>				
	<b>TOTAL ICT INCLUDING DIGITAL AGENDA</b>	<b>446,838</b>	<b>13,722</b>	<b>446,830</b>	<b>(8)</b>	<b>51,330</b>			