

APPENDIX B - HOUSING CAPITAL STRATEGY

		2017/2018			2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Cost Centre	Scheme	January Working Budget £	Actual 31st December 2017 £	February Revised Budget £	February Projection £	February Projection £	February Projection £	February Projection £	February Projection £
	SUMMARY								
	Capital Programme Excluding New Build	12,132,350	5,366,294	12,132,350	14,419,530	18,615,880	18,847,610	18,458,690	15,846,080
	Capital Programme - New Build	4,175,630	2,777,347	4,841,630	15,327,630	16,339,740	11,657,500	11,498,700	11,809,170
	Capital Programme - ICT & Equipment & Special Projects	1,151,270	93,786	551,270	1,607,470	336,970	151,890	156,980	156,980
	Capital Programme - High Voids Levy					756,360	781,690	807,880	824,840
	TOTAL HRA CAPITAL PROGRAMME	17,459,250	8,237,426	17,525,250	31,354,630	36,048,950	31,438,690	30,922,250	28,637,070
	HRA USE OF RESOURCES*								
	MRR (Self Financing Depreciation)	3,947,632		3,813,441	20,066,927	15,733,518	12,783,153	13,097,830	13,533,025
	Revenue Contribution & London Housing Consortium Grant	110,220		110,220	7,675,450	13,416,796	12,952,658	12,135,547	9,321,643
	Unpooled Receipts (BH902)	535,333		539,533					
	New Build Receipts (BH901)	1,228,659		1,424,650	2,454,562	3,701,922	3,497,250	3,449,610	3,542,749
	Debt Provision Receipts (BH903)	8,116,109		8,116,109	1,157,691	1,191,009	1,207,100	1,095,900	1,079,300
	Section 20 Contribution (BH905)					1,005,705	998,529	1,143,363	1,160,353
	Land Receipts					1,000,000			
	Buy Back Allowance	21,297		21,297					
	Borrowing	3,500,000		3,500,000					
	Other Contribution - S106 Affordable Housing								
	TOTAL HRA RESOURCES FOR CAPITAL	17,459,250		17,525,250	31,354,630	36,048,950	31,438,690	30,922,250	28,637,070
	Major Repair Reserve Bought Forward	(4,507,777)		(4,507,777)	(12,051,306)	(3,776,574)	(111,160)	0	0
	Depreciation (increasing MRR)	(11,356,970)		(11,356,970)	(11,792,195)	(12,068,104)	(12,671,993)	(13,097,830)	(13,537,895)
	MRR Used (decreasing MRR)	3,947,632		3,813,441	20,066,927	15,733,518	12,783,153	13,097,830	13,537,895
	Major Repair Reserve Carried Forward	(11,917,116)		(12,051,306)	(3,776,574)	(111,160)	0	0	0
	Total RTB Receipts Bought Forward	(18,679,803)		(18,679,803)	(10,235,790)	(11,895,848)	(13,132,939)	(14,827,182)	(15,973,659)
	Total RTB Receipts Received	(4,355,791)		(4,136,009)	(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		2,499,730	701,330				
	Receipts used for Registered Providers					94,359	75,354	1,040,428	1,480,216
	Total RTB Receipts Used by HRA	9,880,101		10,080,292	3,612,253	4,892,931	4,704,350	4,545,510	4,622,049
	Total RTB Receipts Carried Forward	(10,655,763)		(10,235,790)	(11,895,848)	(14,132,939)	(14,827,182)	(15,973,659)	(17,888,250)

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	CAPITAL PROGRAMME EXCL. NEW BUILD								
	Planned Investment including Decent Homes								
KH157	Decent Homes - Redecs	20,000	250	20,000	20,000	20,000	20,000	20,000	20,000
Various1	Decent Homes - Internal Works	1,099,700	667,654	1,099,700	2,098,900	1,731,290	1,705,670	1,802,910	1,779,870
Various2	Decent Homes External Works	4,886,830	2,164,770	4,886,830	1,650,000				
Various3	Decent Homes - Roofing	2,921,920	1,174,600	2,921,920					
Various4	Decent Homes - Flat Blocks				5,748,870	12,635,140	12,828,700	12,852,780	11,841,420
KH205	Communal Heating	120,000	181,967	120,000	1,331,320	1,333,030	1,313,300	1,316,820	
KH092	Lift Installation - Inspection & Remedial Works	70,000	51,117	70,000	307,230	307,620	303,070	265,390	
	Health & Safety								
KH085	Fire Safety	122,670	51,446	122,670	81,740	81,400	80,190	80,410	79,380
KH112	Asbestos Management	427,210	331,203	427,210	381,470	379,870	374,250	375,250	370,460
KH079	Asbestos Survey								
KH114	Subsidence	107,770	29,552	107,770	150,000	102,540	101,020	101,290	100,000
KH144	Contingent Major Repairs	297,520	179,137	297,520	450,000	420,420	425,480	435,560	440,000
KH221	Scooter Storage	29,810		29,810					
	Estate & Communal Area								
KH232	Hard to let Property Improvement								
KH223	Asset Review - Challenging Assets	595,820	227,691	595,820	814,460	615,240	606,140	607,770	600,000
KH224	Asset Review - Sheltered (non RED)	755,850	83,643	755,850	812,050	410,160	505,120		
KH225	Asset Review Red Sheltered								
	Supported Housing								
KH131	Refurbishment Communal Areas Sheltered Housing								
KH127	Upgrade Warden call Systems - Sheltered Housing								
KH216	Conversion of ex warden accommodation to sheltered flats								
	Other HRA Schemes								
KH174	Energy Efficiency Pilot Projects	33,720		33,720	25,600	15,200	15,150	15,190	15,000
KH094	Disabled Adaptations	643,530	223,264	643,530	547,890	563,970	569,520	585,320	599,950
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	12,132,350	5,366,294	12,132,350	14,419,530	18,615,880	18,847,610	18,458,690	15,846,080

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KH233	<u>CAPITAL PROGRAMME NEW BUILD</u>								
	New Build Programme	3,574,890	2,241,987	4,250,650	15,327,630	16,339,740	11,657,500	11,498,700	11,809,170
	KH209 New Build - Archer Road	600,740	535,360	590,980					
	KH255 Fresson Road (Moat Hsg Assoc)								
	TOTAL CAPITAL PROGRAMME NEW BUILD	4,175,630	2,777,347	4,841,630	15,327,630	16,339,740	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
	CAPITAL PROGRAMME ICT & EQUIPMENT								
	HRA Resurfacing								
KH276	Skipton Close - Resurfacing Parking Areas	42,500		42,500					
KH277	Kimbolton Crescent - Resurfacing Footpaths/Parking Areas	21,350		21,350					
	HRA Equipment								
KH015	Supported Housing Equipment	55,000	9,539	55,000	55,000	55,000			
KH267	Racking for Cavendish RVS		(93,800)						
KH278	Vans for RVS	654,890		54,890	600,000				
	Sub Total HRA Equipment	773,740	(84,261)	173,740	655,000	55,000			
	Information Technology								
KH217	Northgate Additional Modules	110,000	107,200	110,000					
KH234	Changing Channels - Payment Portal	13,700	2,485	13,700					
KH218	ICT Programme (Business Plan)	13,590		13,590	77,220	81,970	151,890	156,980	156,980
KH235	ICT Equipment	16,080	3,429	16,080	10,000	10,000			
KH251	Harmonising Infrastructure Technology (for shared service)	76,420	31,678	76,420					
KH256	Automated Tenancy Contracts TA	6,000		6,000					
KH259	Replacement HR & Payroll System	20,940	4,902	20,940					
KH260	On-Line Housing Application Form				46,750				
KH261	Mobile Working - Housing Management	9,180		9,180					
KH265	Planned Maintenance Software	4,120		4,120					
	Total	270,030	149,694	270,030	133,970	91,970	151,890	156,980	156,980
	Council Digital Agenda								
TBA	Housing Improvements				568,000	190,000			
KH268	Infrastructure Investment	87,500	24,006	87,500	62,500				
KH269	New Intranet	15,000		15,000	25,000				
KH270	Online Customer Account (formerly Capita Advantage Digital)				100,000				
KH271	Corporate Website - Redesign				51,000				
KH272	Electronic SMB Reports System	5,000	4,347	5,000					
KH273	Call Recording				12,000				
	Sub Total HRA ICT	107,500	28,353	107,500	818,500	190,000			
	TOTAL CAPITAL PROGRAMME ICT & EQUIPMENT & SPECIAL PROJECTS & HIGH VALUE VOIDS	1,151,270	93,786	551,270	1,607,470	336,970	151,890	156,980	156,980