

REPORT TITLE: HOUSING REVENUE ACCOUNT BUDGET UPDATE AND BUSINESS PLAN OPTIONS

CABINET (HOUSING) COMMITTEE

23 NOVEMBER 2016

PORTFOLIO HOLDER: Councillor Horrill – Housing Services

REPORT OF Assistant Director (Chief Housing Officer)

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WARD(S): GENERAL

PURPOSE

This report updates Members with a revised forecast for the Housing Revenue Account (HRA) for the 2016/17 year, together with an amended HRA capital programme including an update on the Chesil Street Extra Care project.

The report also advises Members of the expected impact of the 1% rent reduction in 2017/18 and seeks approval for increases to garage rents from April 2017.

RECOMMENDATIONS:

1. That the Housing Revenue Account revised forecast for 2016/17 detailed in paragraph 8.2 and Appendices 1 and 2 be approved.
2. That the proposed HRA capital programme and funding for 2016/17 to 2021/22 detailed in paragraph 8.4 and Appendices 3, 4 and 5 be noted.
3. That the rent reduction for Council dwellings of 1% in line with the Welfare Reform and Work Act 2016 be noted.
4. Members consider the options for setting garage rents as detailed in the

report and indicate their preference to enable this to be fed into final recommendations which will be brought back to Committee in February 2017.

5. That Members note the update on the Chesil Street Extra Care project.

IMPLICATIONS:1 COMMUNITY STRATEGY OUTCOME

- 1.1 The Council is committed to continuing to provide good quality affordable housing to meet community needs in support of the Active Community strand of the Community Strategy.

2 FINANCIAL IMPLICATIONS

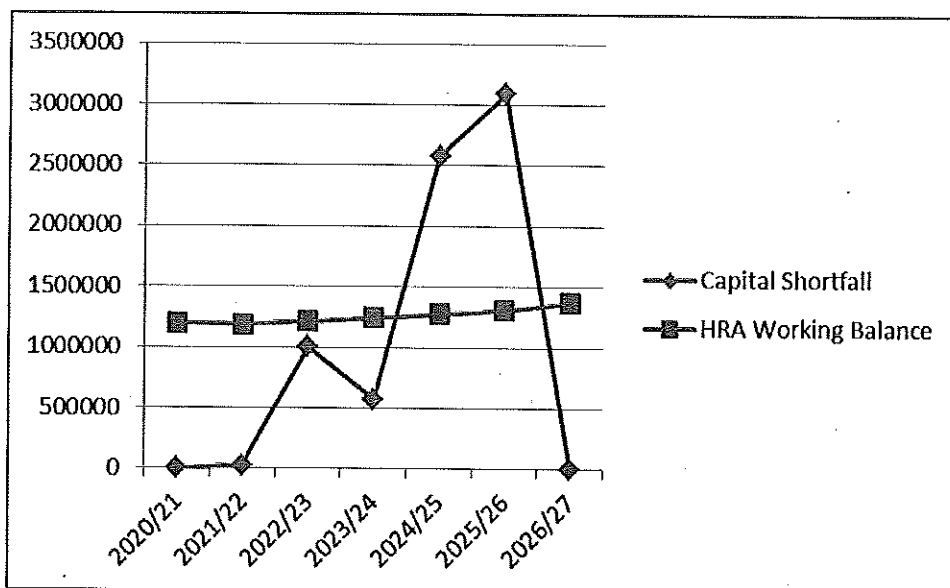
- 2.1 Cabinet (Housing) in February 2016 (report CAB2761(HSG)) and full Council approved a deficit HRA budget for the year of £3,568,619 in recognition of an expanded capital programme for both major works and new build housing of £31.3m in 2016/17.
- 2.2 The budget was amended following the outturn for 2015/16 and the forecast deficit for the year increased to £4,375,919.
- 2.3 The table below summarises the movements since the outturn report derived from monthly monitoring and re-forecasting the capital programme.

Spend Area	Net Saving to the HRA in 2016/17	Net Extra Cost to the HRA	Comments
Employees	£100,000		Vacancy management savings.
Premises	£27,440		Savings on utility costs & revenue disabled adaptations. Extra costs on sewage treatment works.
Transport		£1,906	Various minor costs, mainly on lease car recharges.
Supplies & Services	£44,100		Savings on IT services and equipment/furniture but extra costs on telephone costs.
External Income		£192,037	Reduction in dwelling rent income due to increased Right to Buy sales & Milford House, improved void

			performance on garages
Capital Expenditure Funded by HRA	£5,602,000		Timing – Victoria House, Hillier Way, Extra Care, Mitford Road, Mayles Lane, Greenhill Road (costs moved to later years) Actual savings – Westman Road, Milford House.
Right to Buy Admin.	£27,300		Forecast sales increase from 16 to 37

2.4 The latest revenue forecasts, combined with expected reduced spending on the capital programme as shown above have reversed the deficit into a forecast surplus of (£1,230,978) for 2016/17.

2.5 The graph below shows the current forecast shortfalls in capital funding from the HRA Business Plan that start at a very low level in 2021/22. The shortfall in 2021/22 can easily be met by either a small reduction in the HRA budget for that year or a slight relaxing of the Council’s policy on maintaining at least £1m (at 2012 values) as a working balance. More details on options to address future shortfalls will be brought to this Committee with the February budget report.



2.6 More details on budget movements and commentary on dwelling and garage rents are included in Section 8 and Appendices 1 & 2 attached to this report.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Council is required to maintain a separate Housing Revenue Account with a positive working balance and with a housing revenue borrowing cap (the debt cap). Effective management of the HRA is necessary to ensure that both of these statutory requirements are met.

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Despite the forecast reduction in spending to the major works capital programme in 2016/17, it is anticipated that all of the Council's stock will be brought up to full decent homes standard by March 2017. The future programme is being continually adapted to ensure that this position is maintained with preventative works brought forward where staff resources and funding allows.

6 CONSULTATION AND EQUALITY IMPACT ASSESSMENT

- 6.1 The Portfolio Holder has been consulted on the recommendations arising from this report.
- 6.2 The TACT Committee has had the opportunity to review the report and may make verbal comments on the recommendations at the meeting.
- 6.3 There are no equality issues arising from the report.

7 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property That Council owned dwellings fail to meet decent home standards.</i>	An effective programme of capital works to ensure decent homes standards are maintained.	To bring forward works where staff and financial resources allow to provide better homes for tenants.
<i>Community Support Lack of consultation causes objections to planning applications for new build developments.</i>	Consultation and regular communication with tenants and leaseholders on major repairs and estate improvements. Consultation with local residents and stakeholders on proposed new build schemes.	

<p><i>Timescales</i> Delays to new build project completions results in lost revenue.</p>	<p>New build contracts contain clauses to allow the Council to recover damages if the project completion date is delayed due to contractor actions.</p>	
<p><i>Project capacity</i> Limited funding restricts the ability of the Council to implement the proposed new build and major works programmes.</p>	<p>Proactive business planning, regular monitoring and use of available financial assessment tools enables the Council to manage resources effectively.</p>	<p>New business models e.g. local housing companies are being considered to improve the availability of funding for future capital programmes.</p>
<p><i>Financial / VfM</i> Future revenue funding to maintain existing levels of service will be affected by the rent reduction rules. Shortfall in funds available to meet future capital programmes.</p>	<p>Discretionary works programmes have already been reviewed and reduced or removed where possible. Revenue and capital budgets being continually assessed to identify areas of slack and for potential income growth.</p>	
<p><i>Legal</i> Failure to amend rents or meet payments due under High Value properties rules in line with legislation would result in likely financial penalties</p>	<p>Rent charges under constant monitoring. Asset management project is identifying properties & other assets suitable for disposal to provide funding for High Value sales rules.</p>	
<p><i>Innovation</i> The use of a housing company to support the new build programme is introduced without reference to existing rules.</p>	<p>Formal legal advice to be taken before any proposals brought forward for Member approval.</p>	
<p><i>Reputation</i> Inability to make payments due under High Value properties rules would harm Council's reputation and affect future budgets and programmes.</p>	<p>Updates on regulations are being regularly monitored to ensure prompt action can be taken as required. Asset management work to help identify potential high value properties for future sale is under way.</p>	
<p><i>Other</i> None.</p>		

8 SUPPORTING INFORMATION:

8.1 Housing Revenue Account 2016/17 Budget

8.2 Appendices 1 and 2 show the revised forecasts for the HRA service summary and subjective summary. In brief, the key changes for Members to note are:

- Vacancy management savings of £100,000 have been applied to the HRA General budget;
- A combination of increased service charge income and lower utility costs have benefitted the communal services budget;
- The February budget report allowed for income from the purchase of Milford House and Gordon Watson House to benefit the homelessness budget from June 2016. The delayed acquisition has resulted in a much reduced income forecast for the year;
- A transfer of £50,000 from the revenue cyclic repairs budget to the void repairs budget;
- A reduction in dwelling rents income caused jointly by the later than forecast handover for the Symonds Close new build development and a 100% increase in Right to Buy sales in the first half year. This is partly offset by increased garage rent income;
- A reduced capital expenditure contribution from the HRA for the year following revisions to the capital programme as detailed below.

8.3 HRA Capital Programme 2016/17 to 2021/22

8.4 Appendices 3, 4 and 5 show the revised HRA capital programme and funding proposals for 2016/17 together with amended forecasts for 2017/18 to 2021/22. The main changes compared to the programme approved earlier this year are as follows:

- Appendix 3 – Housing Services 2016/17 – An overall reduction of £874,000 on the working budget (original budget plus carry forwards from 2015/16) is now being projected. Whilst sufficient works are due to be completed to ensure compliance with decent homes, not all of the £3,000,000 budget for external envelope works is required this year. Conversely, increased costs are predicted on both the internal structures and mechanical & electrical budgets. Later than anticipated starts on some of the extensions and sheltered conversion works is likely to result in an under spend this year with some costs being rolled into 2017/18 to complete projects.

- The 2017/18 to 2021/22 budgets for major works have been updated to reflect the progress made on the backlog identified in the stock condition survey completed in 2013/14. Future projected major works costs have been smoothed into five year bands to avoid unnecessary sharp falls or increases in annual funding requirements and to assist with future resource planning. The programme has also been adjusted to take account of the removal of discretionary works from April 2017, as approved earlier in the year. This has primarily affected the external ground works and external windows & doors budgets.
- Funding for the loft conversions and extensions programme is included in 2017/18 to meet specific requirements to address an overcrowding issue (a 3 bedroom extension at an estimated cost of £85,000) and an extension to enable a family with a disabled child to remain in their existing home.
- Appendix 4 – New Build 2016/17 – Delays to the start of the Hillier Way project and revised cash flows for Victoria House and Chesil Street extra care have led to much reduced forecasts for spend in this year. Clarification of the Council's situation with regard to stamp duty on the Milford House purchase is also likely to result in a reduced budget requirement. Paragraph 8.13 gives an update on the latest situation with the extra care development.
- The new build budgets for 2017/18 to 2021/22 show the effect of the delayed works on next year's capital programme. They also reflect updated estimates at, for example, Mayles Lane, as well as revised costs following tendering exercises at Bailey Close and Mitford Road. Costs shown for The Valley represent roughly 2/3 of the current scheme costs, spread over 3 years from 2017/18. The proposed budgets for 2019/20 onwards have not been adjusted.
- Appendix 5 – Capital Programme Funding – There is a much reduced requirement for funding from revenue contributions to capital for this financial year as shown in this appendix. The amount of borrowing needed in 2016/17 will also fall as a result of the lower projected spend and the changed new build programme will mean a smaller utilisation of Right to Buy 1-4-1 receipts is possible this year.

8.5 Dwelling and Garage Rents

- 8.6 As Members will be aware, a 1% dwelling rent reduction is being applied for four years between April 2016 and March 2020 as part of the Welfare Reform and Work Act 2016. The expected loss of revenue to the HRA for 2017/18 is £266,000 (compared to 2016/17 dwelling rent income). The average social rent will drop to £101.42 per week with the lowest and highest reductions being £0.66 and £1.49 per week respectively. For affordable rents in new build dwellings, the average rent is forecast as £152.94 with individual reductions ranging from £1.09 to £2.21 per week.

- 8.7 For garages, our current weekly rents are £9.72 for tenants and leaseholders and £11.67 + VAT for non-tenants (£13.74 + VAT in the city centre). If the Council chose to increase garage rents from next April in line with RPI as at September 2016 (2%) this would give an additional income of £19,000 in 2017/18. Individual rents would become £9.91 for tenants, £11.90 for non-tenants and £14.01 for city centre garages. An alternative approach would be to move rents to £10.50 for tenants & leaseholders, £13.00 for non-tenants and £15.00 for non-tenant City Centre garages. This would provide extra income to the HRA estimated at £76,300 based on current usage levels and applicable charges.
- 8.8 Members may wish to note that annual revenue would increase by approximately £5,500 for every additional 1% applied to non-tenant garage rents. This could result in the risk of reduced demand although waiting lists remain high in most areas and the annual cost of a parking space is significantly more than the current cost of renting a garage.
- 8.9 Final recommendations on garage rents (and service charges) will be included in the HRA budget report that will be brought to the February meeting.
- 8.10 The table below shows current garage rents for other local providers with Winchester as a comparison:

Local Authority	Tenant/Leaseholder Rents	Non-Tenant Rents (exclusive of VAT)
Winchester	£9.72	£11.67 (Central garages £13.74)
A	£10.83	£13.00
B	£10.56 to £11.93	£12.67 to £14.32
C	£9.77	£12.92
D	£10.00 to £13.00	Up to £17.00 (City centre lock-up £23.00)
E	£10.00	£10.00

- 8.11 HRA Business Plan, Priorities and Future Changes
- 8.12 Members will recall that both the 2015/16 Revised Budget Report (CAB2738(HSG)) and 2016/17 Budget Report (CAB2761(HSG)) predicted capital shortfalls following the introduction of the rent reduction policy. Decisions made in respect of discretionary works programmes and continuing low inflation/interest rates have gone some way to assist with these issues but

- a shortfall is still anticipated in the early 2020's. As a result this remains a priority and officers will continue to bring forward solutions to resolve the funding shortfall by seeking opportunities for increasing revenue growth and grant funding for new build developments with as little impact on frontline services as possible. Appendix 6 shows the latest position with regard to the shortfalls within the HRA.
- 8.13 Whilst the amount of borrowing required in 2016/17 is expected to be lower than first projected (Appendix 5 and Paragraph 8.4 refers), the HRA is still getting nearer to the debt cap with less than £1.8m headroom predicted at March 2017 if the remaining spend in the year goes to budget. There is also no indication that HRA borrowing restrictions will be lifted in the foreseeable future.
- 8.14 The Housing and Planning Act 2016 introduced the requirement for local authorities that hold a Housing Revenue Account to make payment to HM Treasury to support the costs of discounts provided by Registered Providers to tenants purchasing their homes under a voluntary Right to Buy scheme. Details of the amount due and when payments will start is still unknown but it is now expected payments will be due from 2017/18. Minimal provision has been made in the HRA Business Plan until the amount due is confirmed but it is fully expected that the Council will be required to sell some dwellings to meet the liabilities under this Act.
- 8.15 Update on Chesil Street Extra Care Development
- 8.16 The Chesil St Extra Care Development is progressing well and is currently scheduled for completion in the autumn of 2017. The capital programme in appendix 4 makes provision for reduced spend in the current year and increased spend in 2017/18. Whilst the project has progressed well, unforeseeable issues have come to light resulting in additional project costs of up to £821,000, which include:
- a) The relocation of a telecoms cable. The Council had not been made aware of the cable and is currently pursuing the provider for costs in relation to this matter.
 - b) The need to relocate highway soakaways where locations differed from original plans
 - c) Cost of site delays resulting from the above.
 - d) Additional works required due to specific ground conditions revealed through excavations.
 - e) Increased costs due to planning conditions re windows and finishes
- 8.17 Every effort is being made to challenge the additional cost estimates and to reduce costs of delays by ensuring the project remains on track. This has included agreeing to additional road closures to assist with bringing works

forward. The additional provision represents 6% of total project costs and remains within the limits of the Council's Financial and Contract Procedure rules. The variance can be met from within the New Homes "unallocated" capital programme. Any final additional costs will be offset by an additional contribution from Hampshire County Council (£170,000), any costs recovered in relation to 8.13 a) above and also from a projected increase in sales income from the flats for shared ownership and sale. The properties will be revalued in the New Year prior to marketing.

9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The Council has little option in relation to proposed rent increases. With the HRA Business Plan and budget spend dominated by the Repairs and New Build programme, no significant changes have been considered as part of this report.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2761(HSG) – Housing Revenue Account Budget 2016/17 and Business Plan – 3 February 2016

CAB2808(HSG) – Housing Revenue Account 2015/16 Financial and Performance Outturn – 29 June 2016

Other Background Documents:-

None

APPENDICES:

- Appendix 1 – HRA Service Summary 2016/17 Budget
- Appendix 2 – HRA Subjective Summary 2016/17 Budget
- Appendix 3 – Housing Services Capital Programme 2016/17 to 2021/22
- Appendix 4 – New Build Capital Programme 2016/17 to 2021/22
- Appendix 5 – Funding for Capital Programme 2016/17 to 2021/22

Housing Revenue Account - Service Summary 2016-17 Budget

CAB2860(HSG)
Appendix 1

Housing Revenue Account	Original Budget 1617	Working Budget 1617	Forecast Adjustments 1617	Forecast Budget 1617
	£	£	£	£
Housing Management General				
Estate Management	1,117,899	1,100,066	(4,085)	1,095,981
HRA General	1,811,021	2,083,175	(103,512)	1,979,663
Removal Incentive Scheme	50,000	50,000	(3,000)	47,000
Rent Accounting	233,851	224,218	(3,000)	221,218
Tenants Information	122,879	127,179	950	128,129
Vacant Dwellings	22,700	22,700	(8,500)	14,200
New Build Programme Support	557,216	557,216	(20,000)	537,216
	<u>3,915,566</u>	<u>4,164,554</u>	<u>(141,147)</u>	<u>4,023,407</u>
Housing Management Special				
Communal Services	(24,101)	(24,101)	(51,548)	(75,649)
Disabled Adaptations	109,458	109,458	(15,051)	94,407
Estate Maintenance	549,087	549,087	0	549,087
Homelessness	(94,603)	(116,624)	137,912	21,288
Sewage Works	181,575	181,575	14,100	195,675
Sheltered Housing	607,671	627,671	(6,506)	621,165
	<u>1,329,087</u>	<u>1,327,066</u>	<u>78,907</u>	<u>1,405,973</u>
Repairs				
Responsive Maintenance	2,309,207	2,309,207	0	2,309,207
Voids	500,000	500,000	50,000	550,000
Cyclic	1,176,000	1,176,000	(50,000)	1,126,000
Sub - total Repairs Works	3,985,207	3,985,207	0	3,985,207
Repairs Administration	1,345,450	1,282,783	(8,340)	1,274,443
	<u>5,330,657</u>	<u>5,267,990</u>	<u>(8,340)</u>	<u>5,259,650</u>
Debt Management Expenses	30,000	30,000	0	30,000
Interest Payable	5,172,000	5,172,000	0	5,172,000
Depreciation of Fixed Assets	5,976,430	5,976,430	0	5,976,430
	<u>11,178,430</u>	<u>11,178,430</u>	<u>0</u>	<u>11,178,430</u>

Rents and Other Income				
Dwelling Rents	(26,391,560)	(26,391,560)	84,053	(26,307,507)
Garage Rents	(850,230)	(850,230)	(30,670)	(880,900)
Other Income	(284,841)	(284,841)	7,800	(277,041)
Sheltered Charges	(529,990)	(529,990)	31,800	(498,190)
Interest Receivable	(24,000)	(24,000)	0	(24,000)
	<u>(28,080,621)</u>	<u>(28,080,621)</u>	<u>92,983</u>	<u>(27,987,638)</u>

Surplus for year on HRA Services (6,326,881) (6,142,581) 22,403 (6,120,178)

Capital Expenditure funded by HRA	9,850,000	10,473,000	(5,602,000)	4,871,000
Right to Buy Admin Fees	(20,800)	(20,800)	(27,300)	(48,100)

Net (increase)/decrease in HRA Balance before transfers to or from reserves 3,502,319 4,309,619 (5,606,897) (1,297,278)

Transfer re Insurance Reserve	66,300	66,300	0	66,300
(Increase)/ decrease in HRA Balance	3,568,619	4,375,919	(5,606,897)	(1,230,978)

HRA Working Balance				
Opening Balance	(5,082,525)	(7,115,245)	0	(7,115,245)
Add Projected Deficit/(Surplus)	3,568,619	4,375,919	(5,606,897)	(1,230,978)
Projected Balance at Year End	(1,513,906)	(2,739,326)	(5,606,897)	(8,346,223)

Housing Revenue Account - Subjective Summary 2016-17 Budget

CAB2860(HSG)
Appendix 2

Housing Revenue Account	Original Budget 1617	Working Budget 1617	Forecast Adjustments 1617	Forecast Budget 1617
	£	£	£	£
Employees	3,229,938	3,229,938	(100,000)	3,129,938
Premises	5,247,718	5,247,718	(27,440)	5,220,278
Transport	261,766	261,766	1,906	263,672
Supplies & services	876,242	960,542	(44,100)	916,442
Third party payments	105,000	205,000	0	205,000
Support Services	2,242,894	2,242,894	0	2,242,894
Net Interest	5,172,090	5,172,090	0	5,172,090
Depreciation on Fixed Assets	5,976,430	5,976,430	0	5,976,430
External income	(29,438,959)	(29,438,959)	192,037	(29,246,922)
Surplus for year on HRA Services	(6,326,881)	(6,142,581)	22,403	(6,120,178)
Capital Expenditure funded by HRA	9,850,000	10,473,000	(5,602,000)	4,871,000
Right to Buy Admin Fees	(20,800)	(20,800)	(27,300)	(48,100)
Net (increase)/decrease in HRA Balance before transfers to or from reserves	3,502,319	4,309,619	(5,606,897)	(1,297,278)
Transfer re Insurance Reserve	66,300	66,300	0	66,300
(Increase)/ decrease in HRA Balance	3,568,619	4,375,919	(5,606,897)	(1,230,978)
HRA Working Balance				
Opening Balance	(5,082,525)	(7,115,245)	0	(7,115,245)
Add Projected Deficit/(Surplus)	3,568,619	4,375,919	(5,606,897)	(1,230,978)
Projected Balance at Year End	(1,513,906)	(2,739,326)	(5,606,897)	(8,346,223)

HRA Capital Programme 2016/17 to 2021/22

CAB2860(HSG)
Appendix 3

Housing Services Programme	2016/17 Budget. £000	2016/17 Forecast £000	2017/18 Budget. £000	2018/19 Budget. £000	2019/20 Budget. £000	2020/21 Budget. £000	2021/22 Budget. £000	Total Budget. £000
Major Repairs								
External Envelope Works	3,000	2,250	2,932	3,005	3,080	3,157	3,236	17,662
External Ground Works	639	500	970	994	1,019	1,045	1,071	5,599
External Window/Door/Screens	772	600	445	456	468	479	491	2,939
Internal Structure & Finishes	225	275	233	239	245	251	257	1,500
Kitchen & Bathroom Renewals	2,033	2,033	811	831	852	873	895	6,296
Mechanical & Electrical Services	1,244	1,800	739	757	776	796	816	5,684
	7,913	7,458	6,130	6,283	6,440	6,601	6,766	39,679
Improvements & Conversions								
Estate Improvements	304	280	250	250	250	250	250	1,530
Loft Conversions/Extensions	277	180	240	0	0	0	0	420
Sheltered Housing Conversions	210	140	0	0	0	0	0	140
Sheltered Housing Upgrades	195	160	100	100	100	100	100	660
	986	760	590	350	350	350	350	2,750
Disabled Adaptations	770	600	770	770	770	770	770	4,450
Other Capital Spending								
Sewage Treatment Works	108	85	100	100	100	100	100	585
Total Housing Services Programme	9,777	8,903	7,590	7,503	7,660	7,821	7,986	47,464

HRA Capital Programme 2016/17 to 2021/22

CAB2860(HSG)
Appendix 4

New Build Programme	2016/17 Budget. £000	2016/17 Forecast £000	2017/18 Budget. £000	2018/19 Budget. £000	2019/20 Budget. £000	2020/21 Budget. £000	2021/22 Budget. £000	Total Budget. £000
New Queens Head, Stanmore	15	41						41
Spring Vale, Swanmore	12	12						12
Westman Rd	442	390						390
Victoria House	4,051	2,650	1,879					4,529
Hillier Way	2,170	1,200	1,419					2,619
Extra Care	10,873	7,700	5,247					12,947
Mitford Road	663	300	1,067					1,367
The Valley, Stanmore	100	180	3,194	3,194	3,193			9,761
Mayles Lane, Knowle	290	100	1,000	986				2,086
Bailey Close	177	200	555					755
Greenhill Road	400	30	1,050					1,080
Milford House	2,575	2,404	0					2,404
Property Acquisition	560	336	0					336
Sheltered Conversions	0	0	270	200	200	200	0	870
Small sites / unallocated programme	207	0	0	0	2,577	5,949	6,098	14,624
Total New Build Programme	22,535	15,543	15,681	4,380	5,970	6,149	6,098	53,821

HRA Capital Programme 2016/17 to 2021/22

CAB2860(HSG)
Appendix 5

HRA Capital Programme Funding	2016/17 Budget. £000	2016/17 Forecast £000	2017/18 Budget. £000	2018/19 Budget. £000	2019/20 Budget. £000	2020/21 Budget. £000	2021/22 Budget. £000	Total Budget. £000
Right to Buy 1-4-1 Receipts	791	341	2,060	600	600	500	600	4,701
Right to Buy Other Retained receipts	900	663	362	347	175	325	100	1,872
New Build Sales	0	0	3,280	275	0	0	0	3,555
Other capital receipts	500	0	0	0	0	0	0	0
S.106 Contributions	2,035	2,035	829	150	100	250	250	3,514
Harris Bequest	0	0	0	0	0	0	0	0
HCA Grants	0	0	463	0	0	0	0	463
HCC Extra Care Grant	1,134	1,134	736	0	0	0	0	1,870
HRA Revenue Contributions to Capital	10,473	4,871	9,111	3,846	4,675	5,396	5,960	34,059
Additional Borrowing	10,329	9,406	0	0	1,250	500	0	11,156
Renewable Heating Grant	0	1	0	0	0	0	0	1
Major Repairs Reserve	6,150	5,995	6,430	6,665	6,830	6,999	7,174	40,093
Total Funding	32,312	24,446	23,271	11,883	13,630	13,970	14,084	101,285
Maintenance (from Appendix 3)	9,777	8,903	7,590	7,503	7,660	7,821	7,986	47,464
New Build (from Appendix 4)	22,535	15,543	15,681	4,380	5,970	6,149	6,098	53,821
Capital Programme Total	32,312	24,446	23,271	11,883	13,630	13,970	14,084	101,285

Housing Revenue Account Business Plan - Self-Financing Extract

CAB2860(HSG)
Appendix 6

Year No.	Year	Closing HRA Working Balance	Capital Shortfall in Year	Extra Borrowing	Principal Repayment	Closing Borrowing	HRA Borrowing Limit (Debt Cap)
		£	£	£	£	£	£
1	2016/17	8,346,223	0	9,406,000	0	166,758,800	168,512,988
2	2017/18	1,455,579	0	0	0	166,758,800	168,512,988
3	2018/19	1,108,775	0	0	0	166,758,800	168,512,988
4	2019/20	1,907,568	0	1,250,000	630,800	167,378,000	168,512,988
5	2020/21	1,197,401	0	500,000	1,029,170	166,848,830	168,512,988
6	2021/22	1,185,942	0	0	0	166,848,830	168,512,988
7	2022/23	1,213,489	1,003,480	0	0	166,848,830	168,512,988
8	2023/24	1,243,824	572,906	0	0	166,848,830	168,512,988
9	2024/25	1,274,919	2,581,698	0	0	166,848,830	168,512,988
10	2025/26	1,306,792	3,093,086	0	0	166,848,830	168,512,988
11	2026/27	1,374,222	0	0	0	166,848,830	168,512,988
12	2027/28	1,636,782	0	0	0	166,848,830	168,512,988
13	2028/29	2,153,363	0	0	0	166,848,830	168,512,988
14	2029/30	2,881,762	0	0	0	166,848,830	168,512,988
15	2030/31	4,545,099	0	0	0	166,848,830	168,512,988
16	2031/32	5,586,760	0	0	0	166,848,830	168,512,988
17	2032/33	6,752,356	0	0	0	166,848,830	168,512,988
18	2033/34	8,364,054	0	0	0	166,848,830	168,512,988
19	2034/35	10,343,647	0	0	0	166,848,830	168,512,988
20	2035/36	13,521,801	0	0	0	166,848,830	168,512,988
21	2036/37	16,260,549	0	0	0	166,848,830	168,512,988
22	2037/38	19,371,765	0	0	0	166,848,830	168,512,988
23	2038/39	22,842,482	0	0	0	166,848,830	168,512,988
24	2039/40	26,672,431	0	0	0	166,848,830	168,512,988
25	2040/41	30,879,243	0	0	0	166,848,830	168,512,988
26	2041/42	34,664,158	0	0	0	166,848,830	168,512,988
27	2042/43	39,893,758	0	0	2,000,000	164,848,830	168,512,988
28	2043/44	45,775,716	0	0	0	164,848,830	168,512,988
29	2044/45	50,983,794	0	0	0	164,848,830	168,512,988
30	2045/46	58,015,316	0	3,500,000	1,250,000	163,598,830	168,512,988
					0	167,098,830	168,512,988

Note:

First principal repayment from self-financing loans due in 2022/23 but will be re-borrowed for new projects.