

REPORT TITLE: HRA 2018/19 BUDGET AND BUSINESS PLAN

CABINET (HOUSING) COMMITTEE - 31 JANUARY 2018

CABINET – 14 FEBRUARY 2018

REPORT OF PORTFOLIO HOLDER: LEADER WITH PORTFOLIO FOR HOUSING

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WARD(S): ALL

PURPOSE

This report requests approval for the proposed HRA budget for 2018/19 as detailed in Appendices 1 and 2 and also the amended capital programme for this year and 2018/19 to 2027/28 shown in Appendices 3 and 4, taking account of the funding detailed in Appendix 5.

There is a recommendation to increase garage rents at levels equivalent to the retail Price Index (RPI) at September 2017. This will keep garage rents in the middle of charges for other local authorities and Registered Housing Providers in the Hampshire area.

The proposals maintain a long term sustainable HRA Business Plan which accommodates the requirements from the 2014 stock condition survey to maintain our existing stock at above decent homes standards and provides for substantial investment in new housing.

RECOMMENDATIONS:

That, subject to consideration and comments from TACT, Cabinet (Housing) recommend to Cabinet:

1. That garage rents are increased to £10.32 per week for council house tenants, £13.50 for private garage tenants and leaseholders and £15.60 for City Centre garages with effect from 2 April 2018, the increases broadly in line with RPI of 3.9% as at September 2017.

2. That the Corporate Head of Housing, in consultation with the Strategic Director (Resources), Leader and Portfolio Holder for Housing Services, be given delegated authority to make adjustments within the overall Maintenance, Improvement and Renewal programme as set out in Appendix 3 to the report, including the flexibility to substitute projects and re-balance expenditure within and between the different elements/schemes in order to meet operational needs, changing priorities and commitment targets, with any changes being reported to Committee at the earliest opportunity.

That Cabinet (Housing) Committee recommend **to Cabinet and to Council:**

3. That the 2018/19 Housing Revenue Account budget and the final forecasts for 2017/18 as detailed in Appendices 1 and 2 to this report be approved.
4. That the HRA Capital Programme for 2017/18 to 2027/28 as set out in Appendices 3 and 4 to this report be approved.
5. That the proposed funding for the HRA Capital Programme as detailed in Appendix 5, including the borrowing required for 2017/18, be approved. Also, that members approve the use of funding previously set aside for the Government Right to Buy Levy towards the new build programme until such time as any new policy announcements are made.
6. That the Council commences a programme of transferring garages from the HRA to the General Fund from April 2018 over a period of four years, the consideration for each garage site to be determined by independent valuers.
7. That authority be given to incur capital expenditure of £7.401m for the Maintenance, Improvement and Renewal programme as detailed in the report and Appendix 3 to the report, in accordance with Financial Procedure Rule 6.4 (noting that within this, for any schemes in excess of £100,000 a financial appraisal will be approved in accordance with the scheme of delegations).
8. That the HRA Business Plan operating account extract as detailed in Appendix 6 is noted and that forecast working balances are approved .

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 Delivering quality housing options is a key part of the Council's strategy. In order to meet this objective, the Council needs to continually maintain current housing stock and provide a range of options for those residents who require assistance with their housing needs. Strong management of housing capital and revenue budgets is a primary factor in supporting this objective.

### 2 FINANCIAL IMPLICATIONS

- 2.1 These are given in detail in section 10 of this report but in summary:

- The proposed HRA budget for 2018/19 shows a small deficit of £248,000 after a contribution to the capital programme of £5.55m.
- Increases to employee costs for the proposed pay award and new posts as shown below have been allowed for in the budget. Revenue repairs budgets have been adjusted to new levels as shown in Appendix 1.
- Dwelling rents take account of the 1% reduction from April 2018, offset by extra income from new build additions from this year and early 2018/19. Garage rent budgets have been increased in line with Recommendation 3 but also allow for the first tranche of the transfer of garages to the General Fund as per Recommendation 6.
- The major repairs programme has been reset to match requirements from the HRA stock condition survey.
- The new build programme reflects the latest available information on scheme completion dates and on-site forecasts for 2018/19.
- Homes and Communities Agency (HCA) and Hampshire County Council (HCC) grant funding for Chesil Lodge has been adjusted to reflect the likely completion date of the scheme.
- The revised budget and capital programmes and funding requirements have been tested through the Council's HRA Business Plan software and this has confirmed the continuing affordability of the programme for the next 30 years.

### 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.

- 3.2 As referred to in Recommendation 7, any HRA projects with costs in excess of £100,000 will be subject to a financial appraisal in line with Financial Procedure Rules. Similarly, new build projects that are to progress to planning permission and to tender will be reported to the Committee for approval.

#### 4 WORKFORCE IMPLICATIONS

- 4.1 The budget options report presented to this Committee in November 2017 (CAB2986(HSG) refers), included additional resources for supporting the roll out of Universal Credit, now scheduled from July 2018. Allowance was also made for a short term resource during the handover of Chesil Lodge. These have both been added to the budget for 2018/19 and to the HRA Business Plan.

- 4.2 Additional allowance has also been made for additional project management support in the new build team to reflect the increased demand for the management of larger schemes to meet the Council Strategy targets.

- 4.3 Whilst funding for the additional staff is included in the budget and business plan, a further report to the Personnel Committee will be required to address the need to increase the existing Council establishment.

#### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The capital programme for the next 10 years ensures that major works identified in the stock condition survey continue to be dealt with to ensure that existing Council stock remains above decent homes standards.

- 5.2 The new build programme has been adjusted to allow for what the updated HRA Business Plan can afford but future funding will enable substantial progress to be made towards the Council's target of 600 homes by 2020. Separate plans are also in development for the Housing Company approved in November to help reach this target.

#### 6 CONSULTATION AND COMMUNICATION

- 6.1 A briefing paper on the key points of this report will be presented to the Tenant Panel on 16 January. Representatives from the Panel will be in attendance at the Committee meeting to make oral representation on the report.

#### 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The investment in property and estates set out in this report has a direct impact on improving the environment, including upgrading heating systems, estate improvement works, etc..

#### 8 EQUALITY IMPACT ASSESSMENT

8.1 None

9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<p><i>Property</i> That the Council fails to maintain housing stock to an adequate standard.</p>	<p>An effective and well funded programme of capital works linked to a comprehensive stock condition survey that is updated regularly will ensure decent homes standards are met and maintained.</p>	
<p><i>Community Support</i> Consultation is required with tenants regarding HRA budgets and with the wider community over new build developments.</p>	<p>The Tenant Panel is briefed on reports to be presented to Cabinet (Housing) Committee before the committee meeting. The Council consults with local residents and stakeholders on proposed new build schemes.</p>	<p>Pro-active consultation can bring forward options that may not have been considered.</p>
<p><i>Timescales</i> Delays to new build contracts result in lost revenue and, potentially, increased costs.</p> <p>An achievable new build programme is necessary to avoid the Council having to repay retained Right to Buy 1-4-1 receipts to the Government with interest.</p>	<p>Clauses to allow the Council to recover damages if the project is delayed due to contractor actions are included in new build contracts.</p> <p>Expenditure on projects where 1-4-1 receipts can be used is regularly monitored against future spending plans to ensure action can be taken where necessary.</p>	
<p><i>Project capacity</i> The HRA debt cap and rules around the use of Right to Buy receipts may limit the ability of the</p>	<p>Regular monitoring of budgets and business plans, together with the use of suitable financial</p>	<p>Recent Government announcements on the HRA debt cap and the Affordable Housing</p>

<p><i>Council to implement proposed new build and major works programmes.</i></p> <p><i>Staffing resources (not always in Housing) reduce the time available to push forward new build schemes at the required pace.</i></p>	<p>assessment tools enables the Council to manage resources effectively.</p> <p>Regular project meetings with colleagues in other Departments are held to progress schemes, helping to deliver an ambitious new build programme.</p>	<p>Programme may allow for additional funding bids to support new build schemes.</p>
<p><i>Financial / VfM</i></p> <p><i>The continuation of rent reductions until March 2020 are having a direct impact on financial resources available.</i></p> <p><i>Restrictions and time limits on the way in which available funds are used e.g. Right to Buy 1-4-1 receipts, may affect project timing.</i></p> <p><i>The roll out of Universal Credit (UC) to Winchester, now scheduled from July 2018, will impact on arrears and cash flow and is also likely to increase rent debtor write offs over future years.</i></p>	<p>The recent Government announcement on rent policy from April 2020 will improve the availability of funds to support major repairs works.</p> <p>The proposal to transfer garages currently held within the HRA to the General Fund will release capital funds to support future projects.</p> <p>Winchester is already working on schemes to improve the transition for tenants to UC and staff resources are being sought to provide extra support for tenants in managing their budgets.</p>	
<p><i>Legal</i></p> <p><i>Changing Government priorities and a greater emphasis on “social housing” (as compared to affordable housing) may impact on the Council’s new build programme.</i></p>	<p>Government policy changes are being monitored to identify any new risks or opportunities that they bring.</p>	
<p><i>Innovation</i></p> <p><i>The creation of a Housing Company to support the new build programme is</i></p>	<p>Legal and business planning advice is being sought on an appropriate</p>	

<i>introduced without reference to existing rules and consents.</i>	solution.	
<i>Reputation Failure to complete major housing projects due to resources would be likely to affect customer satisfaction, the Council's reputation and future costs.</i>	Business planning tools with regular updates are utilised to make sure resources are available to complete projects.	
<i>Other None</i>		

## 10 SUPPORTING INFORMATION:

### 10.1 Housing Revenue Account Budget 2018/19

10.2 Details of the proposed budgets are shown in Appendices 1 and 2 and the larger item adjustments highlighted in the subjective summary in Appendix 2 are as below:

- Employees – the cost of the new staff resources referred to in Section 4 is approximately £167,000. The balance of £293,000 is from the transfer of members of staff within the New Homes Team to the HRA and allowances for pay award and pensions increases.
- Premises – the increase of £238,000 relates to reverting some of the responsive and cyclical budgets back to original 2017/18 levels, following the transfer of some of these budgets to the capital programme this year.
- Support Services – the reduction of £190,000 reflects the removal of the recharge from the General Fund for the New Homes Team officers, now being paid directly from the HRA. However, the full reduction is offset by some increases to other recharges following individual reviews in some areas.
- Depreciation – this takes account of depreciation charges starting for the Council's new build homes.
- External Income – the 1% rent reduction applicable to all properties is one of the main reasons for the lower income forecast in 2018/19, offset by rents from new build properties. Another factor is from the first tranche of garages being transferred to the General Fund.

### 10.3 Garage Rents 2018/19 and Transfer to General Fund

- 10.4 Further to the discussion at the November meeting of this Committee, an analysis of garage rents for local authorities (LA) and Registered Providers (RP) with stock in the Winchester area has been undertaken.
- 10.5 This has shown that the average charge across 7 LAs and RPs for a tenant renting a garage is roughly £11.60 per week and for a non-tenant £15.94 (including VAT) per week. This compares to Winchester's current rates of £9.91 and £15.60 (including VAT) with a non-tenant city centre garage charge being £18.72. There are outliers with one LA charging £23 per week for a city centre garage and an RP charging £8.73 for both tenants and non-tenants. It is expected that other LA and RP charges will increase this year.
- 10.6 Increasing Winchester's garage charges by RPI from April 2018 would give revised rents of £10.32 for a tenant (up 41p per week), £16.20 (including VAT) for a non-tenant (up 60p per week) and £18.72 for a non-tenant city centre garage (up 72p per week).
- 10.7 Rather than consider an arbitrary increase simply based on what other areas may charge, it is recommended that garage rents increase by RPI as shown above but also to undertake a separate review over the next few months to consider:
- Should differential charging for tenants and private residents remain (many councils/RPs no longer adopt this approach)
  - An analysis of commercial rates and charges for private garages/parking/storage
  - An independent valuation to determine a reasonable level of charging for the Winchester area (which is likely to be significantly different in the city to some rural areas or neighbouring districts).
- 10.8 The HRA Business Plan and garage income budgets for the next 4 years have been calculated using a steady transfer of garages from the HRA to the General Fund. No garage rents have been included in the HRA Business Plan after 2021/2022. The transfer will bring two key benefits to the Council as a whole. Firstly, it will generate a "capital injection" to the HRA new build programme, allowing greater opportunities to reach the goal of 600 new homes by 2020. Secondly, the Council's General Fund will receive the benefit of the ongoing income stream from future garage rents, reflecting their nature as community assets, rather than housing estate assets specifically.
- 10.9 Housing Services and New Build Capital Programmes and Funding 2018/19 to 2027/28



- 10.10 The programmes shown in Appendices 3 and 4 are broadly those that were introduced with report CAB2986(HSG) in November 2017. However, there have been some tweaks to the 2017/18 forecasts and 2018/19 budgets in the new build programme to reflect more up to date information on expected completion times for current sites.
- 10.11 An extra year has been added to the capital programmes shown (2027/28) but this primarily allows for a small inflation increase against individual budgets.
- 10.12 The new build budgets for 2023/24 and 2025/26 have been reduced by £1.5m and £700,000 respectively since the last report presented in November to correct a capital funding shortfall in the HRA Business Plan.
- 10.13 The funding for the capital programme shown in Appendix 5 has been revised in line with the changes noted above to ensure that the Council remains within the HRA debt cap, Right to Buy 1-4-1 receipts are utilised to their fullest extent and contributions from the HRA are controlled to leave a sufficient balance in the HRA.
- 10.14 It has now been confirmed that the Government will not be expecting any contribution from the Council in 2018/19 in the form of a levy (based on high value properties and voids) towards Right to Buy discounts from housing association sales. The implementation of this policy as originally intended is considered highly unlikely and retaining capital reserves “just in case” is not required. Recent non-Right to Buy sales by Winchester has resulted in increasing the reserve at 31 March 2018 to nearly £1.6m with a further £900,000 income forecast in 2018/19. Recommendation 5 seeks approval for officers to release some of these funds to provide additional financial resources for the new build programme.
- 10.15 HRA Business Plan and Emerging Issues
- 10.16 Extracts from the HRA Business Plan in the form of the operating account and capital financing account are shown in Appendices 6 and 7. These confirm that the Council will maintain a sufficient surplus in the HRA and will not face a shortfall on the capital programme over the 30 year plan.
- 10.17 The Government announcement on rent policy from April 2020 – recommended increases will be at CPI plus 1% for 5 years – has provided some certainty for business planning and improved the HRA working balance. However, the true impact of Universal Credit after July 2018 may not be known for some time and a bad debt allowance of 4% from 2021/22 has been included. Equally, there has been no indication of whether local housing allowance (LHA) rates will be adjusted after April 2020 (at present they are held at 2015/16 levels) and this has an impact on affordable rents in new build schemes where the Council currently restricts rents to the higher of 70% of market rents or LHA.

- 10.18 As mentioned in Paragraph 10.13 above, no high value property levy will be payable by the Council on 2018/19 but this is encased in statute and may be enforced through regulations in future years.
- 10.19 The Council is aware of proposals by the County Council to withdraw floating support services with effect from 2019. These service are considered essential to assisting some residents to sustain their tenancy. This could result in a need to fund such services directly from the HRA. Potential funding requirements are not clear at this stage and no provision is included in the budget and business plan. However, officers are reviewing options and will bring forward recommendations in due course.
- 10.20 The key business plan priorities for 2018 and beyond will be set out in the Housing Portfolio Plan which will be considered by this Committee in March 2018.

## 11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 The Plan has taken account of the national rent reduction requirements and the Council had no option in relation to this matter. All proposals relate to and take full account of the existing Portfolio plan, newly updated Housing Strategy and the refreshed Council Strategy.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

CAB2893(HSG) – HRA Budget 2017/18 and HRA Business Plan 2017 – 2047 – 1 February 2017  
 CAB2986(CAB) – HRA Budget Options 2018/19 and Rent Setting – 22 November 2017.

#### Other Background Documents:-

HRA Business Plan 2018/19 to 2047/48, held within the Housing Department.

### APPENDICES:

Appendix 1: HRA 2018/19 Budget – Service Summary

Appendix 2: HRA 2018/19 Budget – Subjective Summary

Appendix 3: Housing Services Capital Programme 2017/18 to 2027/28

Appendix 4: New Build Housing Capital Programme 2017/18 to 2027/28

Appendix 5: HRA Capital Programme Funding 2017/18 to 2027/28

Appendix 6: HRA Business Plan 2018/19 to 2047/48 Extract – Operating Account

Appendix 7: HRA Business Plan 2018/19 to 2047/48 Extract – Capital Account

Housing Revenue Account 2018/19 - Service Summary						CAB3016 (HSG) Appendix 1
	17/18	17/18	17/18	17/18	18/19	18/19
	Original Budget	Forecast Budget per CAB2986 (HSG)	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£
<b>Housing Management General</b>						
Estate Management	1,132,404	1,106,187	1,102,119	0	158,312	1,260,431
HRA General	2,045,501	2,065,428	2,084,921	(26,230)	88,580	2,147,271
Removal Incentive Scheme	50,000	50,000	50,000	0	0	50,000
Rent Accounting	247,894	248,174	248,174	0	12,037	260,211
Tenants Information	112,317	113,672	113,672	0	2,577	116,249
Vacant Dwellings	9,200	9,200	9,200	0	0	9,200
New Build Programme Support	743,026	774,963	774,963	(50,000)	(56,495)	668,468
	4,340,342	4,367,624	4,383,049	(76,230)	205,011	4,511,830
<b>Housing Management Special</b>						
Communal Services	(90,159)	(90,159)	(90,159)	0	(341)	(90,500)
Disabled Adaptations	114,363	114,477	114,477	0	768	115,245
Estate Maintenance	523,167	510,167	510,167	(13,000)	14,550	511,717
Homelessness	8,044	79,974	75,582	0	(142,182)	(66,600)
Sewage Works	200,736	191,246	191,246	0	(6,067)	185,179
Sheltered Housing	696,158	772,200	770,547	(58,089)	48,530	760,988
	1,452,309	1,577,905	1,571,860	(71,089)	(84,742)	1,416,029
<b>Repairs</b>						
Responsive Maintenance	2,353,846	2,153,846	2,153,846	0	197,561	2,351,407
Voids	590,000	575,000	575,000	0	10,000	585,000
Cyclic	900,000	800,000	850,000	0	0	850,000
Sub - total Repairs Works	3,843,846	3,528,846	3,578,846	0	207,561	3,786,407
Repairs Administration	1,254,090	1,222,841	1,206,461	0	38,517	1,244,978
	5,097,936	4,751,687	4,785,307	0	246,078	5,031,385
<b>Debt Management Expenses</b>						
Debt Management Expenses	18,297	18,297	18,297	0	0	18,297
Interest Payable	5,168,000	5,182,000	5,182,000	0	0	5,182,000
Depreciation of Fixed Assets	5,988,560	5,988,560	5,988,560	0	0	6,044,100
	11,174,857	11,188,857	11,188,857	0	0	11,244,397
<b>Rents and Other Income</b>						
Dwelling Rents	(26,354,166)	(26,120,166)	(26,106,396)	0	8,996	(26,097,400)
Garage Rents	(910,835)	(872,835)	(872,835)	0	222,595	(650,240)
Other Income	(273,541)	(277,191)	(277,191)	0	12,391	(264,800)
Sheltered Charges	(517,400)	(517,400)	(517,400)	0	0	(517,400)
Interest Receivable	(24,000)	(24,000)	(24,000)	0	3,000	(21,000)
	(28,079,942)	(27,811,592)	(27,797,822)	0	246,982	(27,550,840)
<b>Surplus for year on HRA Services</b>						
	(6,014,498)	(5,925,519)	(5,868,749)	(147,319)	613,329	(5,347,199)

Housing Revenue Account 2018/19 - Service Summary						CAB3016 (HSG)
						Appendix 1 (cont)
	17/18	17/18	17/18	17/18	18/19	18/19
	Original Budget	Forecast Budget per CAB2986 (HSG)	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£
Capital Expenditure funded by HRA	9,355,000	7,298,000	8,894,000	0	(3,344,000)	5,550,000
Right to Buy Admin Fees	(20,800)	(20,800)	(20,800)	0	0	(20,800)
<b>Net (increase)/decrease in HRA Balance before transfers to or from reserves</b>	<b>3,319,702</b>	<b>1,351,681</b>	<b>3,004,451</b>	<b>(147,319)</b>	<b>(2,730,671)</b>	<b>182,001</b>
Transfer re Insurance Reserve	66,300	66,300	66,300	0	0	66,300
<b>(Increase)/ decrease in HRA Balance</b>	<b>3,386,002</b>	<b>1,417,981</b>	<b>3,070,751</b>	<b>(147,319)</b>	<b>(2,730,671)</b>	<b>248,301</b>
<b>HRA Working Balance</b>						
Opening Balance	(8,491,544)	(8,998,299)	(8,998,299)			(5,927,548)
Add Projected Deficit/(Surplus)	3,386,002	1,417,981	3,070,751			248,301
<b>Projected Balance at Year End</b>	<b>(5,105,542)</b>	<b>(7,580,318)</b>	<b>(5,927,548)</b>			<b>(5,679,247)</b>

<b>Housing Revenue Account 2018/19 - Subjective Summary</b>						<b>CAB3016 (HSG)</b>
						<b>Appendix 2</b>
	<b>17/18</b>	<b>17/18</b>	<b>17/18</b>	<b>17/18</b>	<b>18/19</b>	<b>18/19</b>
	<b>Original Budget</b>	<b>Forecast Budget per CAB2986 (HSG)</b>	<b>Revised Forecast Budget</b>	<b>One-off Budgets</b>	<b>Adjustments</b>	<b>Original Budget</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Employees	3,229,227	3,507,616	3,507,616	0	460,306	3,967,922
Premises	5,104,791	4,786,431	4,836,431	0	238,222	5,074,653
Transport	292,675	312,850	312,850	0	(7,324)	305,526
Supplies & services	871,214	1,005,633	1,005,633	(134,319)	(3,260)	868,054
Third party payments	102,000	110,000	110,000	0	(3,500)	106,500
Support Services	2,606,089	2,230,525	2,230,525	(13,000)	(190,313)	2,027,212
Net Interest	5,168,090	5,182,090	5,182,090	0	3,000	5,185,090
Depreciation on Fixed Assets	5,988,560	5,988,560	5,988,560	0	55,540	6,044,100
External income	(29,377,144)	(29,049,224)	(29,042,454)	0	116,198	(28,926,256)
<b>Surplus for year on HRA Services</b>	<b>(6,014,498)</b>	<b>(5,925,519)</b>	<b>(5,868,749)</b>	<b>(147,319)</b>	<b>668,869</b>	<b>(5,347,199)</b>
Capital Expenditure funded by HRA	9,355,000	7,298,000	8,894,000	0	3,344,000	5,550,000
Right to Buy Admin Fees	(20,800)	(20,800)	(20,800)	0	0	(20,800)
<b>Net (increase)/decrease in HRA Balance before transfers to or from reserves</b>	<b>3,319,702</b>	<b>1,351,681</b>	<b>3,004,451</b>	<b>(147,319)</b>	<b>4,012,869</b>	<b>182,001</b>
Transfer re Insurance Reserve	66,300	66,300	66,300	0	0	66,300
<b>(Increase)/ decrease in HRA Balance</b>	<b>3,386,002</b>	<b>1,417,981</b>	<b>3,070,751</b>	<b>(147,319)</b>	<b>4,012,869</b>	<b>248,301</b>
<b>HRA Working Balance</b>						
Opening Balance	(8,491,544)	(8,998,299)	(8,998,299)			(5,927,548)
Add Projected Deficit/(Surplus)	3,386,002	1,417,981	3,070,751			248,301
<b>Projected Balance at Year End</b>	<b>(5,105,542)</b>	<b>(7,580,318)</b>	<b>(5,927,548)</b>			<b>(5,679,247)</b>

## Housing Services Capital Programme 2017/18 to 2027/28

Appendix  
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	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	Forecast	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
<b>Major Repairs</b>												
External Envelope Works	2,432	2,942	2,971	3,001	3,031	3,061	2,330	2,353	2,377	2,401	2,425	29,324
External Ground Works	500	933	942	952	961	971	907	916	925	934	944	9,886
External Window/Door/Screens	445	417	421	425	430	434	259	262	264	267	270	3,893
Internal Structure & Finishes	233	231	233	236	238	240	249	251	254	257	259	2,681
Kitchen & Bathroom Renewals	1,401	763	771	778	786	794	859	868	876	885	894	9,675
Mechanical & Electrical Services	1,957	797	805	813	821	829	2,898	2,927	2,956	2,986	3,016	20,805
	<b>6,968</b>	<b>6,083</b>	<b>6,144</b>	<b>6,205</b>	<b>6,267</b>	<b>6,330</b>	<b>7,502</b>	<b>7,577</b>	<b>7,653</b>	<b>7,729</b>	<b>7,807</b>	<b>76,265</b>
<b>Improvements &amp; Conversions</b>												
Estate Improvements	260	250	250	250	250	250	250	250	250	250	250	2,760
Loft Conversions/Extensions	360	60	0	0	0	0	0	0	0	0	0	420
Sheltered Housing Conversions	0	0	0	0	0	0	0	0	0	0	0	0
Sheltered Housing Upgrades	60	100	100	100	100	50	50	50	50	50	50	760
	<b>680</b>	<b>410</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>3,940</b>
Disabled Adaptations	770	770	770	770	770	770	770	770	770	770	770	<b>8,470</b>
<b>Other Capital Spending</b>												
Sheltered Wi-Fi Scheme	77	38										115
Sewage Treatment Works	145	100	100	100	100	100	100	100	100	100	100	1,145
<b>Total HS Capital Prog.</b>	<b>8,640</b>	<b>7,401</b>	<b>7,364</b>	<b>7,425</b>	<b>7,487</b>	<b>7,500</b>	<b>8,672</b>	<b>8,747</b>	<b>8,823</b>	<b>8,899</b>	<b>8,977</b>	<b>89,935</b>

New Build Capital Programme 2017/18 to 2027/28												CAB3016 (HSG) Appendix 4
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	Forecast	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.	Budget.
Scheme Name/Description	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Westman Rd	3											3
Victoria House	2,590											2,590
Hillier Way	1,180											1,180
Extra Care	7,780	560										8,340
Mitford Road	926	267										1,193
The Valley, Stanmore	800	3,975	6,620	3,650								15,045
Mayles Lane, Knowle	70	1,530	386									1,986
Bailey Close	460	300										760
Rowlings Road, Weeke	40	680	565									1,285
Wykeham Place, Stanmore	0	50	800	1,000								1,850
Meryon Road, Alresford	0	250	450									700
Abbotts Barton (Charles/Dyson)	0	700	2,380	320								3,400
Dolphin Hill, Twyford	0	500										500
Woodman Close, Sparsholt	0	50	950									1,000
Kings Worthy	0	3,750	1,250									5,000
Sheltered Conversions	480	200	200									880
Small sites / unallocated	0	0	0	1,805	5,614	6,250	6,406	6,566	6,730	6,898	7,070	47,339
RTB 1-4-1 funded sites	0	1,820	1,500	3,200	2,000	2,000	1,500	4,000	1,800	2,000	1,055	20,875
<b>Total New Build Prog.</b>	<b>14,329</b>	<b>14,632</b>	<b>15,101</b>	<b>9,975</b>	<b>7,614</b>	<b>8,250</b>	<b>7,906</b>	<b>10,566</b>	<b>8,530</b>	<b>8,898</b>	<b>8,125</b>	<b>113,926</b>

**Capital Programme Funding 2017/18 to  
2027/28**

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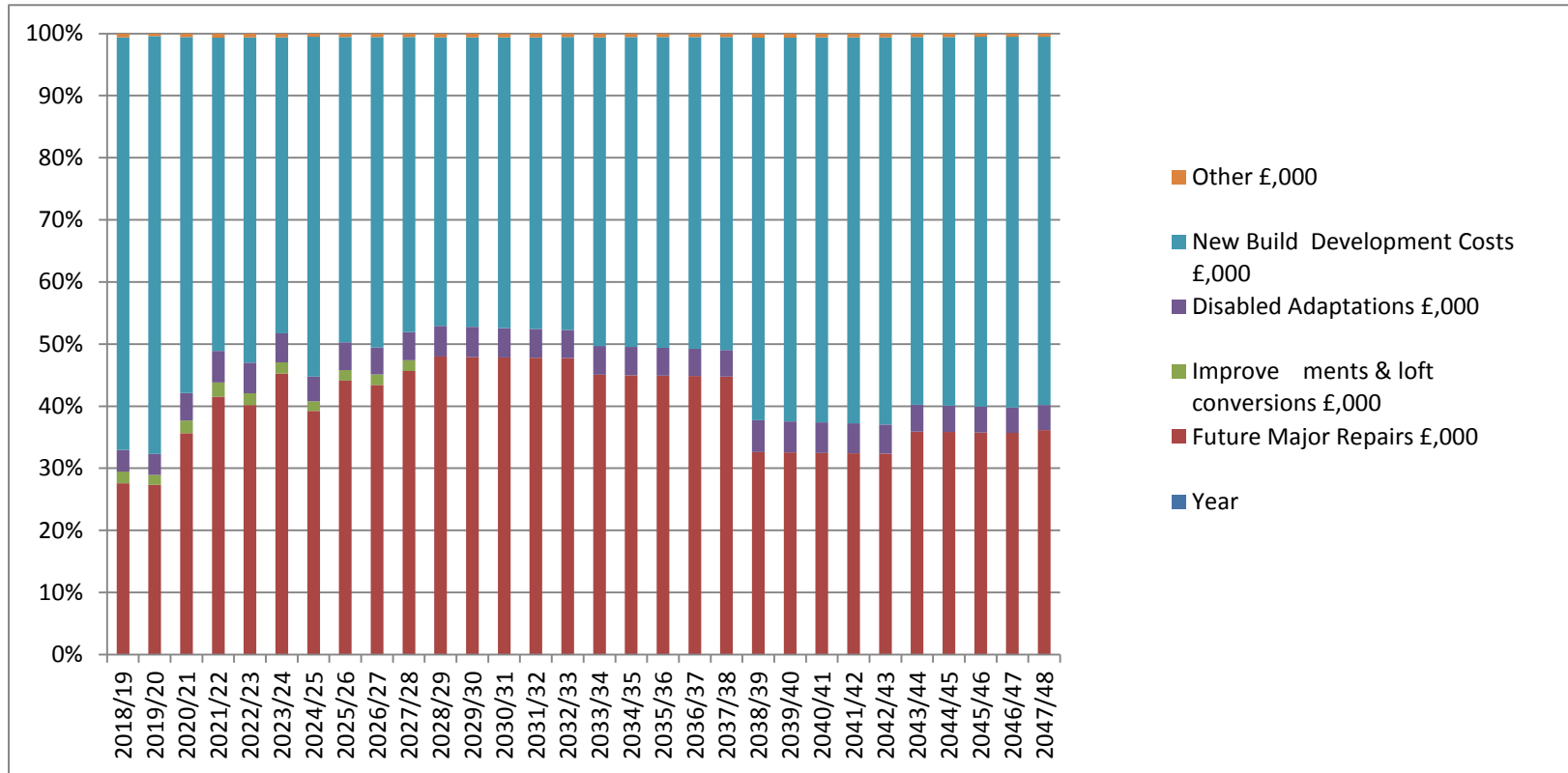
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	Forecast	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Right to Buy 1-4-1 Receipts	593	3,029	2,544	1,897	2,284	2,475	1,338	885	1,271	1,445	949	18,710
Right to Buy Other Receipts	1,200	0	450	71	600	0	0	326	240	154	0	3,041
New Build Sales	1,286	2,288	1,450	1,463	830	250	250	250	250	250	250	8,817
Other capital receipts	500	0	0	890	200	400	0	300	0	0	0	2,290
S.106 Contributions	940	0	800	0	248	555	1,112	1,500	1,000	400	300	6,855
Garage Transfers to General Fund	0	3,078	1,961	1,977	1,510	0	0	0	0	0	0	8,526
HCA Grants	0	2,091	0	1,628	0	0	0	0	0	0	0	3,719
HCC Extra Care Grant	567	737	0	0	0	0	0	0	0	0	0	1,304
HRA Revenue Contributions	8,894	5,550	6,937	2,231	3,261	1,045	1,245	2,173	1,424	0	0	32,760
Additional/Refinanced Borrowing	3,000	0	1,800	800	0	5,000	5,000	6,000	5,030	10,000	10,000	46,630
Major Repairs Reserve	5,989	5,260	6,523	6,443	6,168	6,025	7,633	7,879	8,138	5,548	5,603	71,209
<b>Total Funding</b>	<b>22,969</b>	<b>22,033</b>	<b>22,465</b>	<b>17,400</b>	<b>15,101</b>	<b>15,750</b>	<b>16,578</b>	<b>19,313</b>	<b>17,353</b>	<b>17,797</b>	<b>17,102</b>	<b>203,861</b>
Housing Services	8,640	7,401	7,364	7,425	7,487	7,500	8,672	8,747	8,823	8,899	8,977	89,935
New Build	14,329	14,632	15,101	9,975	7,614	8,250	7,906	10,566	8,530	8,898	8,125	113,926
<b>Capital Programme Total</b>	<b>22,969</b>	<b>22,033</b>	<b>22,465</b>	<b>17,400</b>	<b>15,101</b>	<b>15,750</b>	<b>16,578</b>	<b>19,313</b>	<b>17,353</b>	<b>17,797</b>	<b>17,102</b>	<b>203,861</b>



Winchester City Council - HRA Business Plan Operating Account												CAB3016 (HSG) Appendix 6						
Year	Income				Expenditure						Net Operating Surplus	Repaym't of loans	RCCO	Surplus (Deficit) for the Year	Surplus (Deficit) b/fwd	Interest	Surplus (Deficit) c/fwd	
	Net rent Income	Other income	Misc Income	Total Income	Managem't	Depreciat'n	Responsive & Cyclical	Other Revenue spend	Misc expenses	Total expenses								Capital Charges
	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	
2018.19	26,481	1,205	1,260	28,947	(8,353)	(6,044)	(3,801)	(32)	(220)	(18,460)	(5,214)	5,273	0	(5,550)	(278)	5,928	29	5,679
2019.20	26,877	1,244	1,104	29,226	(8,488)	(6,253)	(3,806)	(12)	(251)	(18,710)	(5,874)	4,641	0	(6,937)	(2,295)	5,679	23	3,407
2020.21	27,592	1,278	866	29,736	(8,619)	(6,518)	(3,844)	(12)	(269)	(19,162)	(5,924)	4,650	0	(2,231)	2,419	3,407	20	5,846
2021.22	28,786	1,312	672	30,770	(8,752)	(6,796)	(3,875)	(12)	(288)	(19,643)	(5,947)	5,180	(438)	(3,261)	1,481	5,846	23	7,543
2022.23	29,253	1,337	672	31,262	(8,889)	(7,053)	(3,893)	(12)	(308)	(20,155)	(5,946)	5,160	(5,000)	(1,045)	(885)	7,543	22	6,680
2023.24	30,330	1,362	681	32,373	(9,027)	(7,296)	(3,938)	(42)	(331)	(20,634)	(5,958)	5,781	(5,000)	(1,245)	(464)	6,680	19	6,235
2024.25	32,038	1,387	690	34,116	(9,169)	(7,546)	(3,984)	(42)	(355)	(21,095)	(5,963)	7,057	(5,000)	(2,173)	(116)	6,235	18	6,137
2025.26	32,292	1,414	699	34,405	(9,313)	(7,801)	(4,031)	(42)	(381)	(21,568)	(5,990)	6,848	(5,000)	(1,424)	424	6,137	19	6,580
2026.27	33,180	1,440	709	35,330	(9,459)	(8,080)	(4,080)	(42)	(409)	(22,070)	(5,985)	7,274	(10,000)	0	(2,726)	6,580	19	3,873
2027.28	34,059	1,467	719	36,245	(9,608)	(8,356)	(4,128)	(42)	(440)	(22,574)	(5,964)	7,707	(10,000)	0	(2,293)	3,873	23	1,603
2028.29	34,942	1,495	729	37,167	(9,761)	(8,642)	(4,175)	(98)	(473)	(23,150)	(5,935)	8,082	0	0	8,082	1,603	30	9,715
2029.30	35,806	1,524	740	38,069	(9,916)	(8,930)	(4,222)	(98)	(509)	(23,676)	(5,935)	8,458	0	(2,539)	5,919	9,715	38	15,671
2030.31	37,374	1,552	751	39,677	(10,073)	(9,220)	(4,265)	(98)	(548)	(24,206)	(5,936)	9,535	(10,000)	0	(465)	15,671	48	15,254
2031.32	37,552	1,582	762	39,896	(10,234)	(9,520)	(4,309)	(98)	(591)	(24,752)	(5,910)	9,233	(15,000)	0	(5,767)	15,254	58	9,545
2032.33	38,456	1,612	774	40,841	(10,398)	(9,829)	(4,353)	(98)	(638)	(25,316)	(5,864)	9,661	0	0	9,661	9,545	69	19,275
2033.34	39,380	1,643	785	41,808	(10,565)	(10,148)	(4,397)	(98)	(688)	(25,896)	(5,864)	10,048	0	0	10,048	19,275	81	29,403
2034.35	40,327	1,674	798	42,798	(10,735)	(10,477)	(4,442)	(98)	(743)	(26,495)	(5,865)	10,438	(15,000)	0	(4,562)	29,403	95	24,936
2035.36	42,090	1,706	810	44,606	(10,908)	(10,817)	(4,486)	(98)	(803)	(27,113)	(5,804)	11,688	0	0	11,688	24,936	111	36,735
2036.37	42,287	1,738	823	44,848	(11,085)	(11,168)	(4,532)	(98)	(868)	(27,751)	(5,805)	11,293	(14,300)	0	(3,007)	36,735	123	33,851
2037.38	43,301	1,771	837	45,909	(11,264)	(11,530)	(4,577)	(98)	(939)	(28,409)	(5,750)	11,750	(3,000)	0	8,750	33,851	131	42,732
2038.39	44,339	1,805	850	46,995	(11,448)	(11,904)	(4,623)	(98)	(1,016)	(29,089)	(5,666)	12,240	0	0	12,240	42,732	151	55,123
2039.40	45,401	1,840	865	48,106	(11,634)	(12,290)	(4,669)	(98)	(1,100)	(29,792)	(5,666)	12,648	(1,800)	0	10,848	55,123	177	66,149
2040.41	46,488	1,875	879	49,242	(11,824)	(12,688)	(4,716)	(98)	(1,191)	(30,518)	(5,615)	13,109	(800)	0	12,309	66,149	205	78,662
2041.42	48,516	1,911	894	51,321	(12,018)	(13,099)	(4,763)	(98)	(1,291)	(31,269)	(5,589)	14,462	(10,000)	0	4,462	78,662	224	83,349
2042.43	48,739	1,947	910	51,596	(12,216)	(13,524)	(4,810)	(98)	(1,399)	(32,046)	(5,243)	14,307	0	0	14,307	83,349	247	97,902
2043.44	49,903	1,985	926	52,814	(12,417)	(13,962)	(4,858)	(98)	(1,516)	(32,851)	(5,243)	14,720	0	0	14,720	97,902	283	112,906
2044.45	51,095	2,023	942	54,060	(12,622)	(14,414)	(4,906)	(98)	(1,644)	(33,684)	(5,243)	15,134	0	0	15,134	112,906	320	128,359
2045.46	52,315	2,062	959	55,336	(12,830)	(14,881)	(4,954)	(98)	(1,783)	(34,547)	(5,243)	15,546	0	0	15,546	128,359	359	144,264
2046.47	53,563	2,101	977	56,641	(13,043)	(15,363)	(5,003)	(98)	(1,935)	(35,442)	(5,239)	15,960	(10,000)	0	5,960	144,264	387	150,611
2047.48	55,894	2,142	995	59,031	(13,260)	(15,860)	(5,052)	(98)	(2,099)	(36,370)	(4,889)	17,771	(5,000)	0	12,771	150,611	412	163,794

Winchester City Council - HRA Business Plan Capital Account - Expenditure

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Winchester City Council - HRA Business Plan Capital Account - Funding

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