

REPORT TITLE: HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2019/209 JULY 2020REPORT OF CABINET MEMBER: CLLR KELSIE LEARNEY – CABINET MEMBER FOR HOUSING AND ASSET MANAGEMENT

Contact Officer: Dick Johnson Tel No: 01962 848136 Email Djohnson@Winchester.gov.uk

WARD(S): ALLPURPOSE

This report provides an update to members on the financial performance of the Housing Revenue Account (HRA) in 2019/20 and the associated HRA capital programme. It also requests approval for revised budget forecasts to the 2020/21 HRA budget and capital programme to reflect updated costs and take account of capital programme slippage

RECOMMENDATIONS:That Cabinet

1. Notes the HRA Outturn figures for 2019/20 as detailed in Appendices 1 and 2;
2. Approves the carry forward of £0.050m from 2019/20 as detailed in Paragraph 11.4;
3. Notes the Housing capital programme outturn for Major Works and New Build developments as detailed in Paragraphs 11.5 to 11.8 and Appendices 3 & 4;
4. Approves the funding of the 2020/21 HRA capital programme as detailed in Paragraph 11.9 & 11.10 and Appendix 5;
5. Approves the re-forecast capital programme budget of £36.051m for 2020/21 as detailed in Paragraphs 11.12 & 11.13 and Appendix 6 & 7;

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

- 1.1 Providing good quality housing and new affordable homes is a strategic priority for the Council. Effective management of the resources available to the Council enable it to take advantage of new opportunities and ensure that satisfaction levels remain high amongst tenants in relation to their home and community. In particular
- 1.2 Tackling the Climate Emergency and Creating a Greener District
- a) Carbon Neutrality measures will be implemented across existing housing stock and include within the design and construction of new properties, and feasibility considered in the purchase of any substitute properties
- 1.3 Homes for all
- a) Assist with the increase of housing property stock across the Winchester district
- 1.4 Vibrant Local Economy
- a) Deliver affordable accommodation that allows people to live and work in the community and contribute to the local economy.
- 1.5 Living Well
- a) The wellbeing of residents are considered within the design of new properties and any substitute properties will be viewed accordingly.
- 1.6 Your Services, Your Voice
- a) Housing tenants are directly involved in decisions regarding service provision, both through the work of TACT and through regular digital engagement processes. The service continues to review options to provide an improved customer experience, increase opportunities for digital engagement and to ensure satisfaction with services provided by the Council remains high.

2 FINANCIAL IMPLICATIONS

Full details are included in paragraph 11 but, briefly, the Council achieved a net surplus of £1.356m in the HRA for 2019/20, which increases the HRA general balance from £11.766m to £12.982m.

- 2.1 In addition it is proposed to carry forward to 2020/21 £0.050m of unspent revenue budget from 2019/20 to support the final stages of the Housing Company set up process. Further details are provided in Paragraph 11.

2.2 Total expenditure in the Housing capital programme for 2019/20 was £22.731m, some £7.163m lower than the revised forecast prediction of £29.894m. The original budget for the year was £31.453m but was revised due to a change in the timing of new build developments, some of which will commence in 2020/21.

2.3 It is proposed to carry forward to 2020/21 £7.038m of capital budget slippage from 2019/20. In addition reprofiling of scheme spend for Winnall Flats will result in a reduction of £6.751m in the original approved budget for 2020/21, and a new item of spend is now included for Emmaus House where the Council has subsequently approved a grant of £0.050m. Further details are again provided in paragraph 11.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 The Council, as a local housing authority, is required to maintain a Housing Revenue Account (HRA) with a positive working balance and keep borrowing levels within prudential rule guidelines, in accordance with s74 of the Local Government & Housing Act 1989 (the "1989 Act") prohibiting the Council to operate its HRA at a deficit. Effective management of the HRA is necessary to ensure that statutory requirements are met. The proposed balanced budget meets this obligation.

3.2 HRA capital projects will be in compliance with the Council constitution which includes that a project with costs in excess of £250,000 will be subject to a financial appraisal, Financial Procedure Rules.

4 WORKFORCE IMPLICATIONS

4.1 None.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 In order to meet one of the key principles of the Council's strategy, the HRA is required to provide sufficient financial resources to both maintain the Council's existing housing stock to decent homes standard and to enable new affordable housing to be built to help meet local demands.

6 CONSULTATION AND COMMUNICATION

6.1 The paper will be circulated to TACT to note and for their information when the next meeting is scheduled in September.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The Housing Service considers environmental and ecological factors when developing new build properties and preparing major works plans including estate improvements, working closely with planning officers and the Council's Landscape Team where appropriate. Additional costs for meeting these responsibilities are included in project appraisals and scheme budgets.

8 EQUALITY IMPACT ASSESSEMENT

8.1 There are no equality issues arising from this report as council housing policy includes an assessment of the public sector equality duty at each point of a decision.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property That Council owned dwellings fail to meet decent home standards</i>	An effective programme of future works and sound financial planning ensures that these standards are met and then maintained.	
<i>Community Support Lack of consultation will affect tenant satisfaction and cause objections to planning applications for new build developments.</i>	Regular communication and consultation is maintained with tenants and leaseholders on a variety of housing issues. The Council consults with local residents and stakeholders on proposed new build schemes.	Positive consultation brings forward alternative options that may otherwise not have been considered.
<i>Timescales Delays to new build contracts may result in increased costs and lost revenue. Delays to major works may result in the loss of decent home status for individual properties.</i>	New build contracts contain clauses to allow the Council to recover damages if the project is delayed due to contractor actions. Continual updating of asset management plans and major works budgets allows potential issues to be addressed quickly.	
<i>Project capacity The HRA can borrow funds in addition to utilising external receipts and reserves but it must be able to service the loan interest arising and repay</i>	Regular monitoring of budgets and business plans, together with the use of financial assessment tools enables the Council to manage	The Council monitor's government announcements on the use of RTB receipts and potential capital grant funding.

<p><i>debt in the future.</i></p> <p><i>Staffing resources (not always in Housing) reduce the ability to push forward new schemes at the required pace.</i></p>	<p>resources effectively.</p> <p>Staffing resources have been reviewed to support the delivery of the enhanced new build programme.</p>	
<p><i>Financial / VfM Risks, mitigation and opportunities are managed through regular project monitoring meetings</i></p>	<p>New build Schemes are financially evaluated and have to pass financial hurdles and demonstrate VFM</p>	
<p><i>Legal</i></p> <p><i>The provision of social housing is a statutory requirement. Changing Government priorities place a greater emphasis on social housing which must be monitored and considered within planning of future new build projects.</i></p>	<p>Government statutory requirements and policy changes are being monitored to identify any new risks or opportunities that they may bring.</p>	<p>To create new housing developments within new guidelines and drawing on innovative thinking.</p>
<p><i>Innovation</i></p> <p><i>The creation of a Housing Company to support the new build programme is introduced without reference to existing rules and consents.</i></p>	<p>External legal and business planning advice has been sought to ensure the Council has the most appropriate and effective solution and that any developments are only undertaken if they are financially viable.</p>	<p>A Housing Company has the potential to increase the available supply of affordable housing to support our residents.</p>
<p><i>Reputation</i></p> <p><i>Failure to complete major housing projects due to lack of resources would have a direct impact on both customer satisfaction and the Council's reputation.</i></p>	<p>Business planning tools with regular updates are utilised to make sure resources are available to complete projects.</p>	
<p><i>Other – None</i></p>		

HRA Outturn 2019/20

Details of the 2019/20 financial performance are analysed in Appendix 1 (subjective summary) and Appendix 2 (service summary).

- 11.1 Overall, the HRA produced a surplus of £1.356m. The outturn surplus is £1.216m higher than the £0.139m revised forecast budget prediction (CAB3214).
- 11.2 Within the subjective summary (Appendix 1), the material variances were:
- a) Employees - £0.162m under. This is largely due to the level of vacant posts arising during the year.
 - b) Premises - £0.155m over This is down to a number of factors including budgets not reflecting current need for sewage £60k and cyclical maintenance £80k, as well as utility bills in Temporary accommodation. These will be reviewed as part of the MTFS
 - c) Other Costs - £0.509m under. This is also due to a number of factors the most material being an under spend in other professional services & consultancy fees of £0.360m, a compensation payment received of £0.440m in respect of Victoria Court, the capitalisation of New Build Programme Support staff £0.269m, partly offset by increased recharges to the HRA of £0.364m.
 - d) Depreciation on Fixed Assets - £0.239m. Depreciation is an estimate based on the prior year; actual depreciation is affected by a number of factors such as the annual valuation of the council's housing stock and will therefore vary from forecast.
 - e) External Income - £0.119m under. This variance is largely due to the anticipated outturn in February not taking account of the transfer of garages to the GF, and of higher void levels affecting dwelling rents and garages, this was offset by the compensation payment received in respect of Victoria Court £440k.
 - f) Capital expenditure funded by HRA - £0.219m under. This is as a result of slippage on the capital programme in 2019-20 and a reduction in the capital financing requirement.
- 11.3 Within the service summary (Appendix 2), the material variances were:
- a) HRA General - £0.252m under. This is mainly due to the underspend on the other professional services & consultancy fee budget £0.360m, the compensation payment £0.440m offset by increased HRA recharges of £0.364m

- b) The New Build Programme Support staff – under £0.303m the capitalisation of the new homes team £0.269m, as mentioned in 11.2(c) above.
- c) Sheltered Housing – £171k over. Is predominantly be attributed to several budgets not accurately reflecting the current activity £120k, which will be addressed in the MTFs. In addition, some costs for the previous financial year 2018/19 £42k had been accounted for in the 2019/20 budget. This issue will be addressed moving forward through year end staff training on accruals. There was also a business need for agency cover during the year £25k due to unforeseen circumstances which resulted in a unbudgeted expense
- d) Depreciation of Fixed Assets - £0.254m over. Depreciation is an estimate based on the prior year; actual depreciation is affected by a number of factors such as the annual valuation of the council's housing stock and will therefore vary from forecast.
- e) Capital expenditure funded by HRA - £0.219m under. This is as a result of slippage on the capital programme in 2019-20 and a reduction in the capital financing requirement.

11.4 HRA Revenue Carry Forwards from 2019/20 to 2020/21

The only proposed HRA Revenue Carry Forward from 2019/20 to 2020/21 is £0.050m underspend from the other professional services & consultancy fee budget to support the Housing Company setup costs during the final company setup phase.

11.5 HRA Capital Programme Outturn 2019/20

- 11.6 Appendices 3 & 4 detail the expenditure in 2019/20 for both the Housing Services and New Build capital programmes against both the original budget and latest forecast position.
- 11.7 Within Housing Services (Appendix 3), £6.089m was spent against a latest forecast of £8.318m, a favourable variance of £2.229m on the year.

The material variances were as follows:

- a) Major Repairs - £0.962m under.
 - a.1) External Envelope Works – £0.269m under. Largely down to ongoing delays and disruption caused by ecology constraints;
 - a.2) External ground Works – £0.104m under. Budget is demand driven and demand was lower than anticipated;

a.3) External Window/Door/Screens- £0.067m under. The result of two factors, requests for front/ back doors was significantly down and Thurmond communal screens were delayed;

a.4) Internal Structure and Finishes – £0.138m under. The budget is demand driven and demand was lower than anticipated;

a.5) Kitchen and Bathroom Renewals – £0.074m under. The budget is demand driven and the spend is dependent upon a combination of refusal rates and voids;

a.6) Mechanical and Electrical services – £0.310m under. Largely down to a combination of poor access rates on electrical testing and high refusal rates on c/h distribution upgrades;

b) Other projects - £1.000m under. We are currently awaiting the findings of the Hackett review into building regulations and fire safety and that will inform our future priorities and work programme

11.8 For the New Build capital programme (Appendix 4), £16.642m was spent against a latest forecast of £21.576m, a favourable variance on the year of £4.934m.

The material variances were as follows:

- a) The Valley - £3.519m under. Programme was delayed due to issues with Southern Water and SSE agreeing and installing water and electricity supplies. Work stopped on site mid-March due to Covid 19 which reduced final 19/20 monthly valuation.
- b) Mayles Lane - £0.227m under. Release of contractor retention payment delayed due to Covid 19 restrictions which prevented inspection of properties)
- c) Woodman Close - £0.053m under. Delays in progressing scheme to a planning application due to sewerage capacity issues of local treatment plant. Planning application is programmed for December 2020 (subject to Member approval).
- d) Hookpit - £1.390m under. Start on site delayed due to footpath re-routing issues with Hampshire County Council. Now resolved and work commenced.
- e) Southbrook Cottages - £0.038m over (New scheme). Initial architectural and survey work commissioned for Passive house scheme. Planning application is programmed for October 2020 (subject to Member approval)
- f) Corner House - £0.538m over (New scheme). Property purchase with RTB receipts and initial architect options commissioned.

- g) Sheltered Housing Conversions - £0.106m under. This is largely as a result of issues with the calculation of the Nitrate Neutrality costs which are currently delaying one of the projects the conversion of the common room at Chiltern Court, whilst the other the conversion of the common room at Simmonds court is under way.
- h) Small sites/unallocated programme – £0.600m under, no suitable schemes identified due to staff resources required for larger schemes.

11.9 HRA Capital Programme Funding

11.10 Appendix 5 details the actual funding for the capital programme in 2019/20. The funding requirement for the year was £7.163m less than previously identified in the latest forecast budget. The Housing Services programme was underspent by £2.064m, with the New Build capital programme being £4.934m underspent. With the capital funding requirement being reduced it has meant that the predicted £6.000m of new HRA Borrowing has not been required in 2019/20. The HRA has benefited from the £1.754m acquisition payment from the general fund in respect of the latest tranche of garage transfers in 2019-20. Property sales, including RTB receipts and new build sales have contributed £4.995m during 2019/20. The HRA also received the start on site grant payment of £4.832m from Homes England in respect of the new Social Housing development at the Valley. The Major Repairs Reserve contributed £8.689m reflecting the higher annual level of the Major Repairs Allowance which in turn reflects the increased value and cost of depreciation now recognised within the stock.

11.11 HRA Capital Programme Re-Forecast for 2020/21

Within the capital programme, an increase to the original budget of £7.038m, the re-profiling of £6.751m into future years and a supplementary budget of £0.050m is proposed in Appendix 6 & 7. When added to the original budget of £36.014m, it gives a revised HRA capital expenditure budget of £36.351m in 2020/21. A degree of uncertainty remains with regard to projecting the completion of schemes currently on site. Current social distancing measures have affected the productivity of sub-contractors on site, additionally there are delays in the supply of certain critical building materials.

11.12 The reasons for the proposed Major Works programme carry forward of £1.443m is largely because of the delay in finalising the programme of fire safety works in light of the Hackett inquiry and also slippage in the estates improvement programme. Other carry forwards requested are in light of review by the service and represent slippage caused by lower demand in 2019/20 that is anticipated to be required in 2020/21.

11.13 The reasons for the proposed New Build programme carry forward of £5.595m are outlined below:

- a) The Valley – A carry forward of £3.519m. The scheme started on site in April 2019 with the carry forward representing the elements of works which have been delayed by SW and SSE. The carry forward figure forms part of the overall project budget.
- b) Mayles Lane - A carry forward of £0.227m. The last phase of the scheme was completed in December 2019. The carry forward figure is contractor's retention sum which is included in the overall project budget.
- c) Woodman Close – A carry forward of £0.053m. The scheme is still at feasibility stage with the carry forward representing the remainder of the initial feasibility budget.
- d) Hookpit – A carry forward of £1.390m. The scheme has commenced on site the carry forward figure represents the agreed upfront payment to the developer that was original planned for March 2020 and forms part of the approved scheme budget.
- e) Winnall – The revised budget sum for 20/21 is £0.800m to reflect the expenditure on pre-construction services, start on site will not occur until 21/22 (subject to Member approval of the final business case).
- f) Sheltered Housing Conversions - £0.106m committed towards the conversion of two properties delayed as a result of issues with the calculation of the Nitrate Neutrality costs which are currently delaying the scheme
- g). The carry forward here is in respect on a specific property where completion and exchange could not be achieved in time in 2019-20 because of the impact of Covid-19.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3161(HSG) Housing Revenue Account 2018-19 Outturn and Key Performance Indicators – 17 July 2019

CAB3216(HSG) Housing Revenue Account Budget Options 2020-21 22 January 2020

CAB3214(HSG) Housing Revenue Account Budget 2020-21 and Business Plan - 22 January 2020.

Other Background Documents:-

None.

APPENDICES:

Appendix 1 – Housing Revenue Account Outturn 2019/20 – Subjective Summary

Appendix 2 – Housing Revenue Account Outturn 2019/20 – Service Summary

Appendix 3 – Housing Capital Programme 2019/20 – Housing Services Outturn

Appendix 4 – Housing Capital Programme 2019/20 – New Build Outturn

Appendix 5 – Housing Capital Programme 2019/19 Funding

Appendix 6 – Housing Capital Programme 2019/20 – Re-forecast Budget Major Works

Appendix 7 – Housing Capital Programme 2019/20 – Re-forecast Budget New Build

APPENDIX 1

HRA - INDICATIVE OUTTURN 2019/20

	Original Budget £000	February Forecast £000	Indicative Outturn £000	Variance Forecast to Outturn £000	Report Notes
Subjective Summary					
Employees	(4,015)	(3,950)	(3,788)	162	11.2 a).
Premises	(5,323)	(5,444)	(5,599)	(155)	11.2 b).
Other Costs	(3,575)	(3,939)	(3,430)	509	11.2 c).
Net Interest and Depreciation	(12,095)	(13,540)	(13,301)	239	11.2 d).
External income	29,065	29,717	29,836	119	11.2 e).
Surplus for year on HRA Services	4,057	2,844	3,718	875	
Capital Expenditure funded by HRA	(8,622)	(2,680)	(2,461)	219	11.2 f).
Right to Buy Admin Fees	21	21	31	10	
Interest receivable	21	21	67	46	
Net (increase)/decrease in HRA Balance before transfers to or from reserves	(4,523)	206	1,356	1,150	
Transfer re Insurance Reserve	(66)	(66)		66	11.2 h).
(Increase)/ decrease in HRA Balance	(4,590)	139	1,356	1,216	
HRA Working Balance					
Opening Balance	10,666	11,627	11,627		
Add Projected Deficit/(Surplus)	(4,590)	139	1,356	1,216	
Projected Balance at Year End	6,076	11,766	12,982	1,216	

APPENDIX 2

HRA - INDICATIVE OUTTURN 2019/20

	Original Budget £000	February Forecast £000	Indicative Outturn £000	Variance Forecast to Outturn £000	Report Notes
Service Summary					
Housing Management General					
Estate Management	(1,363)	(1,422)	(1,373)	49	
HRA General	(1,759)	(1,513)	(1,261)	252	11.3 a)
HRA Contribution to Non-Distributed	(248)	(248)	(247)	1	
HRA Contribution to Democratic Core	(121)	(128)	(108)	19	
Removal Incentive Scheme	(60)	(60)	(54)	6	
Rent Accounting	(264)	(194)	(175)	19	
Tenants Information	(113)	(118)	(73)	45	
Vacant Dwellings	(25)	(25)	(30)	(6)	
New Build Programme Support	(895)	(687)	(383)	303	11.3 b)
	(4,847)	(4,394)	(3,705)	689	
Housing Management Special					
Communal Services	83	83	169	86	
Disabled Adaptations	(117)	(131)	(149)	(18)	
Estate Improvements	(482)	(515)	(496)	19	
Homelessness	52	6	27	21	
Sewage Works	(185)	(382)	(388)	(7)	
Sheltered Housing	(748)	(790)	(961)	(171)	11.3 c)
	(1,397)	(1,728)	(1,799)	(71)	
Repairs					
Responsive Maintenance	(2,265)	(2,134)	(2,066)	68	
Voids	(982)	(1,150)	(1,173)	(24)	
Cyclic	(775)	(800)	(856)	(56)	
Sub - total Repairs Works	(4,022)	(4,084)	(4,095)	(11)	
Repairs Administration	(1,233)	(1,281)	(1,179)	103	
	(5,255)	(5,366)	(5,274)	92	
Debt Management Expenses	(18)	(14)	(8)	6	
Interest Payable	(5,188)	(5,187)	(5,195)	(8)	
Depreciation of Fixed Assets	(6,904)	(8,349)	(8,095)	254	11.3 d)
Capital Grants and Contributions			(10)	(10)	
	(12,110)	(13,550)	(13,308)	242	
Rents and Other Income					
Dwelling Rents	26,445	26,553	26,473	(80)	
Garage Rents	387	467	414	(53)	
Other Income	286	314	338	24	
Sheltered Charges	549	549	579	31	
	27,667	27,882	27,804	(33)	
Surplus for year on HRA Services	4,057	2,844	3,718	744	

APPENDIX 2

HRA - INDICATIVE OUTTURN 2019/20

	Original Budget £000	Febuary Forecast £000	Indicative Outturn £000	Variance Forecast to Outturn £000	Report Notes
Service Summary					
Capital Expenditure funded by HRA	(8,622)	(2,680)	(2,461)	219	11.3 e)
Right to Buy Admin Fees	21	21	31	10	
Interest Receivable	21	21	67	46	
Net (increase)/decrease in HRA Balance before transfers to or from reserves	(4,523)	206	1,356	744	
Transfer re Insurance Reserve	(66)	(66)		66	
(Increase)/ decrease in HRA Balance	(4,590)	139	1,356		
HRA Working Balance					
Opening Balance	10,666	11,627	11,627		
Add Projected Deficit/(Surplus)	(4,590)	139	1,356	1,216	
Projected Balance at Year End	6,076	11,766	12,982	1,216	

HRA CAPITAL PROGRAMME INDICATIVE OUTTURN 2019/20

	2019/20 Original Budget £000	2019/20 Febuary Forecast £000	2019/20 Indicative Outturn £000	2019/20 Variance Forecast to Outturn £000	Report Notes
<u>Housing Services Programme</u>					
<u>Major Repairs</u>					
External Envelope Works	(3,460)	(2,200)	(1,931)	269	11.7 a)
External Ground Works	(508)	(450)	(346)	104	11.7 a)
External Window/Door/Screens	(614)	(200)	(133)	67	11.7 a)
Internal Structure & Finishes	(49)	(360)	(222)	138	11.7 a)
Kitchen & Bathroom Renewals	(993)	(1,150)	(1,076)	74	11.7 a)
Mechanical & Electrical Services	(1,229)	(1,600)	(1,290)	310	11.7 a)
	(6,853)	(5,960)	(4,998)	962	
<u>Improvements & Conversions</u>					
Estate Improvements	(250)	(400)	(301)	99	
Loft Conversions/Extensions					
Sheltered Housing Conversions					
Sheltered Housing Upgrades	(70)	(70)	(37)	33	
	(320)	(470)	(338)	132	
<u>Other Capital Spending</u>					
Disabled Adaptations	(770)	(770)	(738)	32	
Sheltered WIFI		(15)	(15)		
Fire Safety Provision	(1,000)	(1,000)		1,000	11 7 b)
Climate Change Emergency					
Sewage Treatment Works	(103)	(103)		103	
Total HS Capital Programme	(9,046)	(8,318)	(6,089)	2,229	

HRA CAPITAL PROGRAMME INDICATIVE OUTTURN 2019/20

	2019/20 Original Budget £000	2019/20 Febuary Forecast £000	2019/20 Indicative Outturn £000	2020/21 Variance Forecast to Outturn £000	Report Notes
New Build Programme & Other Capital					
The Valley, Stanmore	(7,687)	(12,737)	(9,218)	3,519	11.8 a)
Mayles Lane, Knowle	(674)	(1,109)	(882)	227	11.8 b)
Rowlings Road, Weeke	(1,151)	(250)	(363)	(113)	
Wykeham Place, Stanmore	(27)		(21)	(21)	
Dyson Drive (Abbotts Barton)	(518)		(46)	(46)	
Dolphin Hill, Twyford	(372)	(184)	(261)	(77)	
Woodman Close, Sparsholt	(436)	(77)	(24)	53	11.8 c)
Hookpit, Kings Worthy	(6,282)	(3,655)	(2,265)	1,390	11.8 d)
Winnall Flats	(2,850)	(100)	(103)	(3)	
Wickham CLT	(410)	(205)	(205)		
Tower Street			(20)	(20)	
Southbrook Cottages			(38)	(38)	11.8 e)
Corner House			(538)	(538)	11.8 f)
Witherbed Lane			(2)	(2)	
Barron/Dever Close			(3)	(3)	
Westman Road			(3)	(3)	
Eastacre			(8)	(8)	
Victoria House		(82)	(65)	17	
Chesil Street		(38)	(39)	(1)	
Sheltered Conversions		(139)	(33)	106	11.8 g)
Emmaus Grant					
Small sites / unallocated programme	(2,000)	(600)		600	11.8 h)
Sites funded by RTB 1-4-1 receipts		(2,400)	(2,505)	(105)	
Total New Build Programme	(22,407)	(21,576)	(16,642)	4,934	
Total HRA Capital Programme	(31,453)	(29,894)	(22,731)	7,163	

HRA CAPITAL PROGRAMME INDICATIVE FUNDING 2019/20

	Original Budget £000	Febuary Forecast £000	Indicative Outtum £000	Variance Forecast to Ouutum £000	Report Notes
Funding Source					
Right to Buy Other Retained receipts	(386)	(509)	(512)	(3)	
Right to Buy 1-4-1 Receipts	(3,387)	(2,372)	(2,186)	186	
Other capital receipts	(440)	(825)	(825)		
S.106 Contributions	(200)	(400)		400	
HRA Revenue Contributions to Capital	(8,621)	(2,680)	(2,461)	219	
HCA Grants	(1,502)	(4,832)	(4,832)	1	
New Build Sales	(155)	(1,473)	(1,473)	(0)	
HRA Borrowing	(8,000)	(6,000)		6,000	
Garage Transfers to General Fund	(1,858)	(1,858)	(1,754)	104	
Major Repairs Reserve	(6,904)	(8,945)	(8,689)	256	
TOTAL	(31,453)	(29,894)	(22,731)	7,163	11.10

HRA CAPITAL PROGRAMME PROPOSED REVISED BUDGETS 2020/21

	2020/21 Original Approved Budget. £000	2020/21 Approved Changes to Budget. £000	2019/20 Proposed Cfwd £000	2020/21 Revised Budget £000	Report Notes
<u>Housing Services Programme</u>					
<u>Major Repairs</u>					
External Envelope Works	(2,617)			(2,617)	
External Ground Works	(302)			(302)	
External Window/Door/Screens	(392)		(67)	(459)	
Internal Structure & Finishes	(66)		(138)	(204)	
Kitchen & Bathroom Renewals	(709)		(74)	(783)	
Mechanical & Electrical Services	(1,584)			(1,584)	
	(5,669)		(279)	(5,948)	11.12
<u>Improvements & Conversions</u>					
Estate Improvements	(400)		(99)	(499)	
Loft Conversions/Extensions					
Sheltered Housing Conversions					
Sheltered Housing Upgrades	(100)		(33)	(133)	
	(500)		(132)	(632)	
<u>Other Capital Spending</u>					
Disabled Adaptations	(770)		(32)	(802)	
Sheltered WIFI					
Fire Safety Provision	(1,030)		(1,000)	(2,030)	11.12
Climate Change Emergency	(1,030)			(1,030)	
Sewage Treatment Works	(106)			(106)	
Total HS Capital Programme	(9,105)		(1,443)	(10,548)	

HRA CAPITAL PROGRAMME PROPOSED REVISED BUDGETS 2020/21

	2020/21 Original Approved Budget. £000	2020/21 Other Changes to Budget. £000	2019/20 Proposed Cfwd £000	2020/21 Revised Budget £000	Notes
New Build Programme & Other Capital					
The Valley, Stanmore	(5,713)		(3,519)	(9,232)	11.13 a).
Mayles Lane, Knowle			(227)	(227)	11.13 b).
Rowlings Road, Weeke	(1,129)			(1,129)	
Wykeham Place, Stanmore	(446)			(446)	
Dyson Drive (Abbotts Barton)	(954)			(954)	
Dolphin Hill, Twyford	(184)			(184)	
Woodman Close, Sparsholt	(762)		(53)	(815)	11.13 c).
Hookpit, Kings Worthy	(4,965)		(1,390)	(6,355)	11.13 d).
Winnall Flats	(7,551)	6,751		(800)	11.13 e).
Wickham CLT	(205)			(205)	
Tower Street					
Southbrook Cottages					
Corner House					
Witherbed Lane					
Barron/Dever Close					
Westman Road					
Eastacre					
Victoria House					
Chesil Street					
Sheltered Conversions			(106)	(106)	11.13.f).
Emmaus Grant		(50)		(50)	
Small sites / unallocated programme	(3,000)		(300)	(3,300)	11.13 g).
Sites funded by RTB 1-4-1 receipts	(2,000)			(2,000)	
Total New Build Programme	(26,909)	6,701	(5,595)	(25,803)	
Total HRA Capital Programme	(36,014)	6,701	(7,038)	(36,351)	