

REPORT TITLE: HOUSING REVENUE ACCOUNT (HRA) BUDGET 2019/20 AND BUSINESS PLAN

28 JANUARY 2019

REPORT OF PORTFOLIO HOLDER: LEADER WITH PORTFOLIO FOR HOUSING – CLLR CAROLINE HERRILL

Contact Officer: Richard Burden Tel No: 01962 848136 Email rburden@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report requests approval for the proposed HRA revenue budget for 2019/20, as detailed in Appendices 1 and 2.

The report also requests approval for the capital programme forecast for 2018/19, budget proposal for 2019/20 and 10 year plan to 2028/29. These figures are detailed in Appendices 3 and 4, taking account of the funding shown in Appendix 5.

The 2019/20 budget proposal and 10 year plan maintains a long term sustainable HRA Business Plan accommodating the future maintenance requirements from the latest stock condition survey. The survey maintains our policy of keeping existing stock at above decent homes standards and provides for substantial investment in new housing.

RECOMMENDATIONS:

1. That The Overview and Scrutiny Committee raises with the Leader or relevant Portfolio Holder any issues arising from the information in this report and considers whether there is any items of significance to be drawn to the attention of Cabinet (Housing) Committee.

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 detailed in section 10 of this report, but in summary:

- The proposed HRA budget for 2019/20 shows a deficit of £4.6m after taking into consideration a contribution to the capital programme of £8.6m.
- Employee costs take into consideration the proposed pay award of 2% from April 2019.
- Revenue repairs budgets take into consideration inflationary increases for 2019/20, as shown in Appendix 1.
- Dwelling rents take account of the final year of the Ministry of Housing Communities and Local Government (MHCLG) rent reduction policy of 1% for 2019/20. This rent reduction is offset by 2019/20 being a 53 week year, resulting in an extra week of rent being recognised. A 53 week year occurs on average every 5 years dependent on how the calendar falls from April to March each year.
- The major repairs programme has been reset to match requirements from the HRA stock condition survey.
- The new build programme includes scheme completions that are currently on site and due for completion in 2019/20.
- With the removal of the HRA debt cap in October 2018 the new build programme includes all of the schemes that were identified in the recent MHCLG additional borrowing bid apart from strategic land.
- 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, set at a minimum of £1.1m, increased by RPI

each year. On 30 October 2018 the HRA debt cap was lifted, allowing the Council to set the level of borrowing in line with affordability, risk and prudential borrowing rules. The outcome of the MHCLG consultation on the use of right to buy receipts is expected before the end of March 2019. This might provide more flexibility on the use of 1 for 1 receipts including allocating receipts against shared ownership properties. The current business plan is based on the existing rules for the use of right to buy receipts. Effective management of the HRA is necessary to ensure that 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 application 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 2018 (CAB3098(HSG) refers) included additional resources for supporting the roll out of Universal Credit during 2018/19 and continuing into 2019/20.

- 4.2 The 2019/20 budget and future years in the business plan include the impact of the closure of the car leasing scheme in September 2019.

- 4.3 Employee costs for 2019/20 include known additional costs arising from the proposed salary assimilation process.

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 is based on existing on site schemes and new schemes that were included within the MHCLG additional borrowing bid. With the lifting of the HRA debt cap in October 2018 the 30 year business plan assumes additional borrowing of £39m to support the expanded new build programme.

6 CONSULTATION AND COMMUNICATION

- 6.1 A briefing paper on the key points of this report will be presented to TACT 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 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required.

10 RISK MANAGEMENT

10.1 The key risks impacting on the HRA budget are shown below.

Risk	Mitigation	Opportunities
<p><i>Property</i> <i>That the Council fails to adequately maintain housing stock and their condition falls below decent home standards.</i></p>	<p>An effective and well funded programme of capital works linked to a comprehensive stock condition survey and sound future planning ensures decent home standards are met and maintained.</p>	<p>The Government are currently looking at a potential revision to decent home standards following the Grenfell Tower disaster in 2017.</p>
<p><i>Community Support</i> <i>Consultation is required with tenants regarding HRA budgets and with the wider community over new build developments.</i></p>	<p>Regular communication 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.</p>	<p>Pro-active consultation can bring forward options that otherwise may not have been considered.</p>
<p><i>Timescales</i> <i>Delays to new build contracts results in lost revenue and potentially increased costs.</i> <i>An achievable new build programme is necessary to avoid the Council having to repay Right to Buy 1-4-1 receipts with interest or penalties.</i></p>	<p>New build contracts contain clauses to allow the Council to recover damages if the project is delayed due to contractor actions. Close control is maintained on Right to Buy receipts and these are monitored against future spending plans to ensure action can be taken if necessary.</p>	<p>The MHCLG have recently consulted on the use of Right to Buy receipts, including extending the retention of existing receipts from 3 to 5 years. There is also the potential for the use of receipts on shared ownership properties. An announcement following the consultation is expected later in 2018/19.</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 Council to implement proposed new build schemes at the required pace.</p> <p><i>Staffing resources (sometimes outside of Housing) reduce the time available to push forward new build schemes at the required pace.</i></p>	<p>Regular monitoring of budgets and business plans, together with the use of suitable financial assessment tools enables the Council to manage resources effectively.</p> <p>Staff resources within Housing are regularly reviewed and regular project meetings are held with colleagues in other Departments to enable an ambitious new build programme to be delivered.</p>	<p>The MHCLG have announced the lifting of the HRA debt cap from 30 October 2018. This will allow the Council to control the level of debt taking into consideration prudential funding rules and the ability to service debt within the HRA balance. This will allow the Council to fund more housing development activity in the future.</p>
<p><i>Financial / VfM</i> The current rent reduction rules are directly impacting on the Council's ability to maintain services at existing levels but new announcements should allow an element in business planning until 2025.</p> <p><i>The roll out of Universal Credit (UC) in Winchester is due to complete by December 2018. This will have an impact on the level of arrears and the potential for rent write offs in future years.</i></p>	<p>Regular budget monitoring and opportunities to save costs assist with maintaining services at required levels.</p> <p>Winchester is working closely with the DWP and tenants who are affected by UC. Additional resource has been included in the 2018/19 budget to support tenants and minimise the impact on rent arrears.</p>	
<p><i>Legal</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.</p>	<p>Government policy changes are being followed closely to identify any new risks or opportunities that they bring.</p>	

<p><i>Innovation</i> The introduction of a Housing Company to support the new build programme is brought in without reference to existing rules and consents.</p>	<p>Legal and business planning advice is being sought on an appropriate solution.</p>	
<p><i>Reputation</i> Failure to complete major housing projects due to resources would be likely to affect both customer satisfaction levels and the Council's reputation.</p>	<p>Business planning tools with regular updates are utilised to make sure resources are available to complete projects.</p>	
<p><i>Other</i> None.</p>		

11 SUPPORTING INFORMATION:

11.1 Housing Revenue Account Budget 2019/20

11.2 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 2019/20 budget position is broadly similar the revised 2018/19 forecast with an increase of £50k. The 2019/20 budget includes a proposed cost of living award of 2% and some savings arising from the salary assimilation process.
- Premises – the reduction of £160k compared to the 2018/19 forecast takes into consideration the rebasing of response repairs to the business plan level and some reductions in estate maintenance costs.
- Transport – the reduction of £54k compared to the 2018/19 forecast takes into consideration the closure of the car leasing scheme from September 2019.
- Supplies & Services – the increase of £106k in 2019/20 includes a provision of £100k for potential expenditure on universal credit tenant support and administration following the role out in the council area in 2018/19. There is also a £250k New Build feasibility provision to support the expansion of the New Build programme following the removal of the HRA debt cap.

- Depreciation – this takes account of charges based on the component accounting method adopted in 2017/18 and changes in property numbers arising from new build and disposals.
- External Income – the increase of £324k compared to the 2018/19 forecast is due in part to the full annual effect of new build properties that were completed during 2018/19. The 2019/20 budget also includes the last year of the 1% rent reduction MHCLG rent policy but this is offset by 2019/20 being a 53 week year resulting in an extra week of rent being recognised.
- The first 25% tranche of garage transfers from the HRA to the General Fund will take place in March 2019. As previously agreed, the majority of garages, except those held for potential future development, will be transferred over a 4 year period from 2018/19. The proposed 2019/20 budget includes a reduction in garage rental income and associated costs, including maintenance & management. By the end of 2021/22, being the final year of garage transfers, no further garage rental income and associated costs will be recognised in the HRA.

11.3 Housing Services Capital Programme 2019/20 to 2028/29

- 11.4 The programme shown in Appendix 3 is broadly in line with the figures disclosed in the budget options report CAB3098(HSG) in November 2018. However, there have been some amendments to the 2018/19 forecasts and 2019/20 budgets in the new build programme to reflect more up to date information on expected completion times for current sites.
- 11.5 Since the Grenfell Tower tragedy in 2017 fire safety, in particular sprinkler systems, has become the key focus of housing providers and local authorities. In addition to the stock condition survey requirements, the Council is proposing to allocate a £1m fire safety provision in 2019/20. This will ensure any fire safety improvements identified as a priority by the property maintenance team have sufficient funding.

11.6 New Build Capital Programme 2019/20 to 2028/29

- 11.7 The programme shown in Appendix 4 is broadly in line with the figures disclosed in the budget options report CAB3098(HSG) in November 2018. However, there have been some tweaks to the 2018/19 forecasts and 2019/20 budgets in the new build programme to reflect more up to date information on expected completion times for current sites.
- 11.8 The proposed budget for 2019/20 and 10 year plan to 2028/29 includes all schemes identified in the MHCLG additional funding bid from September 2018 with the exception of strategic land.
- 11.9 By 2020 there will be 600 housing units either complete or actively in progress. The current business plan demonstrates that for the period covering 2018/19 - 2028/29 1,000 units could be delivered with additional borrowing of

£39m. The plan assumes that some schemes will be funded from HRA revenue, grants and other sale income, including Right to Buy and Shared Ownership properties. The Business plan as detailed in the appendices has sufficient resource to support a programme to develop 1,000 units over the next 10 years.

- 11.10 The additional borrowing requirement of £39m is £13m lower than the MHCLG additional funding bid of £52m. The bid included £5m for strategic land, but as there is no associated rental stream, this does not feature in the latest business plan. The bid also included an internal funding projection from RTB proceeds and HRA revenue funding of £13m however this has increased to £22m for the 3 years up to 2021/22. The business plan assumes maximum use of the HRA working balance over the first 3 years of the plan but then increases for the remainder of the plan (see Appendix 6).
- 11.11 A review is required to prioritise the future new build programme beyond the schemes identified in Appendix 4. The review will take into consideration the New Build strategy, including mix of unit types and tenure. Other issues including availability of land and grant subsidy from Homes England will also need to be considered. A working group will be created to include members and officers with the intention of producing a longer term programme centred around housing need.
- 11.12 The 2018/19 forecast is £9.35m, some £550k higher than the figure identified in the budget options paper CAB3098(HSG) November 2018. The increase is mainly due to the contract costs at Chesil Lodge being slightly higher than previously forecast. A final settlement was agreed with the main contractor Galliford Try in December 2018 following negotiation since the scheme completed in May 2018. The forecast for the scheme has been increased by £850k in 2018/19, although the extra cost has been covered by additional funding from Hampshire County Council for the day centre element and by increased sale receipts on the shared ownership and outright sale properties than was originally forecast. The Dolphin House scheme is not now due to start on site until early 2019/20 resulting in a reduced forecast of £200k in 2018/19. Upfront costs at Hookpit, Kings Worthy are now forecast to be £100k lower in 2018/19 than previously identified due to the start on site now scheduled for early 2019/20.
- 11.13 Capital Programme Funding 2018/19 to 2028/29
- 11.14 The funding for the capital programme shown in Appendix 5 takes into consideration additional loan funding following the removal of the HRA debt cap on 30 October 2018. Right to Buy 1-4-1 receipts are utilised to their fullest extent and capital contributions from the HRA are controlled to leave an annual minimum balance in the HRA (£1.1m in 2019/20 rising by CPI each year).

11.15 HRA Business Plan and Emerging Issues

- 11.16 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.
- 11.17 MHCLG recently announced the rent policy from April 2020 recommending rent increases at CPI plus 1% for 5 years. The business plan includes this policy change with the assumption that rent increases by CPI only for the remainder of the plan from year 7.
- 11.18 The full impact of Universal Credit is not yet known, given that it only went live during 2018. The bad debt allowance increases to 4% in 2022/23 and then reduces to 3% annually for the remainder of the 30 year plan. This reflects the potential increase in arrears although individual cases will be monitored closely to limit the impact.
- 11.19 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.
- 11.20 The key business plan priorities for 2019 and beyond will be set out in the Housing Portfolio Plan which will be considered by this Committee in March 2019.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 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:-

CAB3016(HSG) – HRA Budget 2018/19 & Business Plan 2018/48 – 31 Jan 2018.
CAB3098(CAB) – HRA Budget Options 2019/20 & Rent Setting – 21 Nov 2018.

Other Background Documents:-

HRA Business Plan 2019/20 to 2048/49, held within the Housing Department.

APPENDICES:

Appendix 1: HRA 2019/20 Budget – Service Summary

Appendix 2: HRA 2019/20 Budget – Subjective Summary

Appendix 3: Housing Services Capital Programme 2018/19 to 2028/29

Appendix 4: New Build Housing Capital Programme 2018/19 to 2028/29

Appendix 5: HRA Capital Programme Funding 2018/19 to 2028/29

Appendix 6: HRA Business Plan 2019/20 to 2048/49 Extract – Operating Account

Housing Revenue Account 2019/20 - Service Summary							CAB3111 (HSG)
							Appendix 1
	18/19	18/19	18/19	18/19	18/19	19/20	19/20
	Original Budget	Forecast Budget per CAB3098 (HSG)	Further Adjustments	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£	£
Housing Management General							
Estate Management	1,260,431	1,260,431	(30,162)	1,230,269	0	133,078	1,363,347
HRA General	2,147,271	2,247,271	122,563	2,369,834	(100,000)	(141,887)	2,127,947
Removal Incentive Scheme	50,000	60,000	0	60,000	(10,000)	10,000	60,000
Rent Accounting	260,211	260,211	(8,689)	251,522	0	12,116	263,638
Tenants Information	116,249	136,249	(12,825)	123,424	(20,000)	9,502	112,926
Vacant Dwellings	9,200	9,200	100,350	109,550	0	(85,000)	24,550
New Build Programme Support	668,468	718,468	(66,370)	652,098	(50,000)	292,802	894,900
	4,511,830	4,691,830	104,867	4,796,697	(180,000)	230,611	4,847,308
Housing Management Special							
Communal Services	(90,500)	(90,500)	12,484	(78,016)	0	(4,840)	(82,856)
Disabled Adaptations	115,245	135,245	451	135,696	0	(18,358)	117,338
Estate Maintenance	511,717	531,717	4,200	535,917	(20,000)	(34,200)	481,717
Homelessness	(66,600)	(66,600)	4,860	(61,740)	0	9,390	(52,350)
Sewage Works	185,179	185,179	0	185,179	0	0	185,179
Sheltered Housing	760,988	830,988	4,130	835,118	(70,000)	(17,240)	747,878
	1,416,029	1,526,029	26,125	1,552,154	(90,000)	(65,248)	1,396,906
Repairs							
Responsive Maintenance	2,351,407	2,400,000	0	2,400,000	0	(135,103)	2,264,897
Voids	585,000	850,000	0	850,000	0	131,910	981,910
Cyclic	850,000	800,000	0	800,000	0	(24,808)	775,192
Sub - total Repairs Works	3,786,407	4,050,000	0	4,050,000	0	(28,001)	4,021,999
Repairs Administration	1,244,978	1,253,978	(65,198)	1,188,780	(9,000)	53,663	1,233,443
	5,031,385	5,303,978	(65,198)	5,238,780	(9,000)	25,662	5,255,442
Debt Management Expenses	18,297	18,297	0	18,297	0	0	18,297
Interest Payable	5,182,000	5,168,000	0	5,168,000	0	20,000	5,188,000
Depreciation of Fixed Assets	6,044,100	6,660,100	0	6,660,100	0	243,900	6,904,000
	11,244,397	11,846,397	0	11,846,397	0	263,900	12,110,297
Rents and Other Income							
Dwelling Rents	(26,097,400)	(25,897,400)	0	(25,897,400)	0	(547,404)	(26,444,804)
Garage Rents	(650,240)	(650,240)	0	(650,240)	0	263,129	(387,111)
Other Income	(264,800)	(264,800)	(21,421)	(286,221)	0	0	(286,221)
Sheltered Charges	(517,400)	(517,400)	0	(517,400)	0	(31,247)	(548,647)
Interest Receivable	(21,000)	(21,000)	0	(21,000)	0	0	(21,000)
	(27,550,840)	(27,350,840)	(21,421)	(27,372,261)	0	(315,522)	(27,687,783)
Surplus for year on HRA Services	(5,347,199)	(3,982,606)	44,373	(3,938,233)	(279,000)	139,403	(4,077,830)

Housing Revenue Account 2019/20 - Service Summary							CAB3111 (HSG)
							Appendix 1 (cont)
	18/19	18/19	18/19	18/19	18/19	19/20	19/20
	Original Budget	Forecast Budget per CAB3098 (HSG)	Further Adjustments	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£	£
Capital Expenditure funded by HRA	5,550,000	2,343,000	0	2,343,000	0	6,279,000	8,622,000
Right to Buy Admin Fees	(20,800)	(20,800)	0	(20,800)	0	0	(20,800)
Net (increase)/decrease in HRA Balance before transfers to or from reserves	182,001	(1,660,406)	44,373	(1,616,033)	(279,000)	6,418,403	4,523,370
Transfer re Insurance Reserve	66,300	66,300	0	66,300	0	0	66,300
(Increase)/ decrease in HRA Balance	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
HRA Working Balance							
Opening Balance	(9,116,004)	(9,116,004)	0	(9,116,004)	0	0	(10,665,737)
Add Projected Deficit/(Surplus)	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
Projected Balance at Year End	(8,867,703)	(10,710,110)	44,373	(10,665,737)	(279,000)	6,418,403	(6,076,067)

Housing Revenue Account 2019/20 - Subjective Summary							CAB3111 (HSG)
							Appendix 2
	18/19	18/19	18/19	18/19	18/19	19/20	19/20
	Original Budget	Forecast Budget per CAB3098 (HSG)	Further Adjustments	Revised Forecast Budget	One-off Budgets	Adjustments	Original Budget
	£	£	£	£	£	£	£
Employees	3,967,922	3,967,922	(3,695)	3,964,227	0	50,368	4,014,595
Premises	5,074,653	5,378,246	124,534	5,502,780	(20,000)	(159,591)	5,323,189
Transport	305,526	305,526	7,979	313,505	0	(54,237)	259,268
Supplies & services	868,054	1,117,054	(43,214)	1,073,840	(249,000)	356,310	1,181,150
Third party payments	106,500	116,500	(10,500)	106,000	(10,000)	10,000	106,000
Support Services	2,027,212	2,027,212	4,450	2,031,662	0	(3,026)	2,028,636
Net Interest	5,185,090	5,171,090	0	5,171,090	0	20,000	5,191,090
Depreciation on Fixed Assets	6,044,100	6,660,100	0	6,660,100	0	243,900	6,904,000
External income	(28,926,256)	(28,726,256)	(35,181)	(28,761,437)	0	(324,321)	(29,085,758)
Surplus for year on HRA Services	(5,347,199)	(3,982,606)	44,373	(3,938,233)	(279,000)	139,403	(4,077,830)
Capital Expenditure funded by HRA	5,550,000	2,343,000	0	2,343,000	0	6,279,000	8,622,000
Right to Buy Admin Fees	(20,800)	(20,800)	0	(20,800)	0	0	(20,800)
Net (increase)/decrease in HRA Balance before transfers to or from reserves	182,001	(1,660,406)	44,373	(1,616,033)	(279,000)	6,418,403	4,523,370
Transfer re Insurance Reserve	66,300	66,300	0	66,300	0	0	66,300
(Increase)/ decrease in HRA Balance	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
HRA Working Balance							
Opening Balance	(9,116,004)	(9,116,004)	0	(9,116,004)	0	0	(10,665,737)
Add Projected Deficit/(Surplus)	248,301	(1,594,106)	44,373	(1,549,733)	(279,000)	6,418,403	4,589,670
Projected Balance at Year End	(8,867,703)	(10,710,110)	44,373	(10,665,737)	(279,000)	6,418,403	(6,076,067)

Housing Services Capital Programme 2018/19 to 2028/29												CAB3111 (HSG) Appendix 3
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	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
Major Repairs												
External Envelope Works	2,300	3,460	2,885	2,945	3,011	3,076	3,405	3,554	3,670	3,894	4,045	36,245
External Ground Works	550	508	523	539	555	572	503	519	534	550	567	5,919
External Window/Door/Screens	150	614	358	368	379	391	229	236	243	250	258	3,475
Internal Structure & Finishes	400	49	51	52	54	56	67	69	71	73	76	1,019
Kitchen & Bathroom Renewals	1,100	993	1,023	1,053	1,085	1,118	1,224	1,261	1,298	1,337	1,377	12,869
Mechanical & Electrical Services	1,762	1,229	1,266	1,304	1,343	1,383	4,011	4,131	4,255	4,383	4,514	29,580
	6,262	6,853	6,104	6,261	6,427	6,594	9,439	9,769	10,072	10,487	10,837	89,107
Improvements & Conversions												
Estate Improvements	285	250	250	250	250	250	250	250	250	250	0	2,535
Loft Conversions/Extensions	60	0	0	0	0	0	0	0	0	0	0	60
Sheltered Housing Conversions	0	0	0	0	0	0	0	0	0	0	0	0
Sheltered Housing Upgrades	100	70	100	100	50	50	50	50	50	50	0	670
	445	320	350	350	300	300	300	300	300	300	0	3,265
Disabled Adaptations	775	770	770	770	770	770	770	770	770	770	770	8,475
Sheltered Wi-Fi Scheme	143											143
Fire Safety Provision		1,000										1,000
Other Capital Spending												
Sewage Treatment Works	100	103	106	109	111	114	117	121	124	127	130	1,262
Total HS Capital Programme	7,725	9,046	7,330	7,490	7,608	7,778	10,626	10,960	11,266	11,684	11,737	103,252

New Build Capital Programme 2018/19 to 2028/29												CAB3111 (HSG)
												Appendix 4
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	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
Victoria House	440											440
Hillier Way	10											10
Chesil Street - Extra Care	2,830											2,830
Mitford Road	425											425
The Valley, Stanmore	850	7,687	7,433									15,970
Mayles Lane, Knowle	1,540	674										2,214
Bailey Close	525											525
Rowlings Road, Weeke	250	1,151	30									1,431
Wykeham Place, Stanmore	50	27	1,340	483								1,900
Abbotts Barton (Charles/Dyson)	100	518	2,882									3,500
Dolphin Hill, Twyford	60	372										432
Woodman Close, Sparsholt	50	436	564									1,050
Hookpit, Kings Worthy	1,950	6,282	181									8,413
Winnall Flats	70	2,850	16,199	380								19,499
Wickham CLT		410										410
Barton Farm - Extra Care				8,540	8,540							17,080
Moyes Land					3,395	3,395						6,790
Sheltered Conversions	200											200
Unallocated Programme		2,000	5,000	5,000	10,000	5,150	5,305	5,465	5,627	5,796	5,970	55,313
Sites funded by RTB 1-4-1 receipts						2,400	2,472	2,546	2,623	2,701	2,782	15,524
Other Capital Total		410										410
Total New Build Programme	9,350	21,997	33,629	14,403	21,935	10,945	7,777	8,011	8,250	8,497	8,752	153,546

Capital Programme Funding 2018/19 to 2028/29												CAB3111 (HSG)
												Appendix 5
HRA Capital Programme Funding	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	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	1,584	3,387	4,057	1,227	1,320	1,416	1,515	1,617	1,722	1,831	1,942	21,618
Right to Buy Other Retained receipts	610	386	404	421	440	459	478	498	519	541	563	5,319
New Build Sales	3,800	155	6,695	1,781	3,576	881	901	922	939	961	982	21,593
Other capital receipts	967	440										1,407
S.106 Contributions	360	200	200	250	250	1,600	3,500	2,600	1,400	4,400	3,000	17,760
Garage Transfers to General Fund	1,858	1,858	1,858	1,510								7,084
HCA Grants		1,502	1,502									3,004
HCC Extra Care Grant	866											866
HRA Revenue Contributions to Capital	2,839	8,621	3,625	172	9,043	6,074	3,402	4,438	5,741	2,947	4,181	51,083
Additional/Refinanced Borrowing		8,000	15,490	9,000	7,000							39,490
Major Repairs Reserve	4,191	6,904	7,128	7,532	7,914	8,293	8,607	8,896	9,195	9,502	9,821	87,983
Total Funding	17,075	31,453	40,959	21,893	29,543	18,723	18,403	18,971	19,516	20,182	20,489	257,207
Housing Services	7,725	9,046	7,330	7,490	7,608	7,778	10,626	10,960	11,266	11,684	11,737	103,252
Other												0
New Build	9,350	22,407	33,629	14,403	21,935	10,945	7,777	8,011	8,250	8,497	8,752	153,956
Capital Programme Total	17,075	31,453	40,959	21,893	29,543	18,723	18,403	18,971	19,516	20,182	20,489	257,208

Winchester City Council - HRA Business Plan Operating Account														CAB3111 (HSG)					
														Appendix 6					
Year	Income				Expenditure							Net Operating Surplus	Repaymt of loans	Transfer to reserves	RCCO	Surplus (Deficit) for the Year	Surplus (Deficit) b/fwd	Interest	Surplus (Deficit) c/fwd
	Net rent Income	Other income	Misc Income	Total Income	Managemnt	Depreciat'n	Responsive & Cyclical	Other Revenue spend	Misc expenses	Total expenses	Capital Charges								
2019.20	26,762	1,272	1,072	29,106	(8,643)	(6,904)	(4,022)	0	(248)	(19,817)	(5,188)	4,101	0	(66)	(8,622)	(4,587)	10,627	36	6,076
2020.21	27,553	1,308	894	29,755	(8,787)	(7,128)	(4,147)	(12)	(256)	(20,331)	(6,112)	3,313	0		(3,625)	(312)	6,076	23	5,787
2021.22	29,191	1,344	703	31,238	(8,990)	(7,532)	(4,317)	(13)	(264)	(21,115)	(6,753)	3,370	0		(172)	3,198	5,787	23	9,009
2022.23	30,175	1,370	713	32,257	(9,197)	(7,914)	(4,474)	(13)	(271)	(21,869)	(7,024)	3,364	0		(9,043)	(5,679)	9,009	20	3,350
2023.24	31,975	1,397	722	34,094	(9,409)	(8,294)	(4,656)	(42)	(280)	(22,680)	(7,246)	4,168	0		(6,074)	(1,905)	3,350	11	1,456
2024.25	33,867	1,424	732	36,024	(9,627)	(8,607)	(4,796)	(43)	(288)	(23,360)	(7,251)	5,413	0		(3,402)	2,011	1,456	11	3,478
2025.26	34,149	1,452	742	36,344	(9,849)	(8,896)	(4,939)	(44)	(297)	(24,025)	(7,250)	5,069	0		(4,438)	630	3,478	15	4,123
2026.27	35,073	1,481	753	37,307	(10,077)	(9,194)	(5,087)	(46)	(306)	(24,710)	(7,249)	5,348	0		(5,741)	(393)	4,123	15	3,745
2027.28	36,027	1,510	764	38,301	(10,310)	(9,503)	(5,239)	(47)	(315)	(25,414)	(7,248)	5,639	0		(2,947)	2,692	3,745	18	6,455
2028.29	37,013	1,540	775	39,328	(10,549)	(9,821)	(5,396)	(114)	(324)	(26,205)	(7,239)	5,884	0		(4,181)	1,702	6,455	23	8,180
2029.30	38,030	1,570	787	40,387	(10,794)	(10,150)	(5,558)	(117)	(334)	(26,953)	(7,239)	6,194	0		(5,568)	627	8,180	26	8,833
2030.31	39,832	1,601	799	42,232	(11,045)	(10,490)	(5,724)	(121)	(344)	(27,724)	(7,240)	7,268	0		(5,618)	1,650	8,833	29	10,513
2031.32	40,165	1,633	811	42,609	(11,302)	(10,841)	(5,896)	(124)	(354)	(28,517)	(7,214)	6,878	0		(5,668)	1,210	10,513	33	11,755
2032.33	41,286	1,665	823	43,774	(11,565)	(11,204)	(6,072)	(128)	(365)	(29,334)	(7,168)	7,272	0		(5,741)	1,531	11,755	36	13,322
2033.34	42,443	1,698	836	44,977	(11,834)	(11,579)	(6,254)	(132)	(376)	(30,174)	(7,168)	7,634	0		(5,816)	1,819	13,322	41	15,182
2034.35	43,638	1,731	850	46,219	(12,110)	(11,966)	(6,441)	(136)	(387)	(31,040)	(7,169)	8,010	0		(4,073)	3,937	15,182	48	19,166
2035.36	45,736	1,765	864	48,365	(12,392)	(12,366)	(6,634)	(140)	(399)	(31,931)	(7,108)	9,326	0		(4,103)	5,222	19,166	59	24,448
2036.37	46,149	1,800	878	48,827	(12,682)	(12,779)	(6,833)	(144)	(411)	(32,849)	(7,109)	8,869	0		(4,133)	4,736	24,448	72	29,256
2037.38	47,467	1,836	892	50,195	(12,978)	(13,206)	(7,038)	(148)	(423)	(33,794)	(7,065)	9,336	(6,252)		(4,164)	(1,080)	29,256	77	28,254
2038.39	48,829	1,872	908	51,609	(13,282)	(13,647)	(7,249)	(153)	(436)	(34,766)	(6,862)	9,981	0		(4,195)	5,785	28,254	83	34,122
2039.40	50,236	1,910	923	53,069	(13,593)	(14,103)	(7,466)	(157)	(449)	(35,768)	(6,863)	10,438	0		(552)	9,886	34,122	103	44,111
2040.41	51,690	1,947	939	54,577	(13,912)	(14,574)	(7,690)	(162)	(462)	(36,799)	(6,879)	10,899	(4,490)		(487)	5,922	44,111	123	50,155
2041.42	54,216	1,986	956	57,158	(14,238)	(15,060)	(7,920)	(167)	(476)	(37,861)	(6,749)	12,548	(10,000)		(420)	2,128	50,155	133	52,416
2042.43	54,747	2,026	973	57,745	(14,573)	(15,562)	(8,158)	(172)	(490)	(38,954)	(6,401)	12,389	0		(351)	12,038	52,416	151	64,605
2043.44	56,352	2,066	990	59,408	(14,915)	(16,081)	(8,402)	(177)	(505)	(40,080)	(6,401)	12,927	0		(300)	12,627	64,605	182	77,415
2044.45	58,012	2,107	1,008	61,127	(15,266)	(16,617)	(8,654)	(182)	(520)	(41,240)	(6,401)	13,487	0		(992)	12,495	77,415	214	90,124
2045.46	59,728	2,149	1,027	62,903	(15,626)	(17,171)	(8,914)	(188)	(536)	(42,433)	(6,401)	14,069	0		(998)	13,071	90,124	247	103,442
2046.47	61,501	2,192	1,046	64,739	(15,994)	(17,743)	(9,181)	(193)	(552)	(43,663)	(6,397)	14,680	(10,000)		(1,004)	3,676	103,442	269	107,387
2047.48	64,553	2,235	1,065	67,854	(16,371)	(18,333)	(9,456)	(199)	(568)	(44,929)	(6,046)	16,880	(5,000)		(1,010)	10,870	107,387	289	118,546
2048.49	65,231	2,280	1,086	68,597	(16,758)	(18,944)	(9,740)	(205)	(585)	(46,232)	(5,905)	16,459	(5,000)		(1,016)	10,443	118,546	317	129,306