

Leicester
City Council

WARDS AFFECTED
All Wards

HOUSING MANAGEMENT BOARD
HOUSING AND COMMUNITY SAFETY SCRUTINY COMMITTEE
CABINET
COUNCIL

4th JANUARY 2007
11th JANUARY 2007
15th JANUARY 2007
25th JANUARY 2007

HOUSING CAPITAL PROGRAMME 2006/07 and 2007/10

Report of the Service Director (Technical Services and Financial Support) and Chief Finance Officer

1. PURPOSE OF REPORT

- 1.1 This report advises Members on the position at period 7 on this years capital programme, revises the forecast for the 2006/07 out-turn and proposes a three year housing capital programme for 2007/10, for Members approval.

2. SUMMARY AND RECOMMENDATIONS

- 2.1 This report reviews the current years approved Housing Capital Programme and, following receipt of the Single Capital Pot, recommends a programme for 2007/10.
- 2.2 The Housing Capital Programme, if approved, will invest over £85.685m in Leicester homes over the next three years. It will significantly support the Environmental Strategic Objective, Part G, of the Council's Corporate Plan, as well as enhancing education by providing more, better and warmer homes for families and their children. **It will also meet the requirements of the Business Plan in the Stock Options Appraisal and keep the Council on track to meet the Decent Homes target by 2010 and support six LAA targets, two of which are also LPSA 2 targets.**
- 2.3 The **Housing and Community Safety Scrutiny Committee** is recommended to consider the report, including any feedback from the Housing Management Board, and to pass on any comments to Cabinet.
- 2.4 The **Cabinet** is asked to consider the report and any comments from the Housing and Community Safety Scrutiny Committee and recommend Council to:-
- (i) approve the revised programme, outlined in Appendix 2, for 2006/07 and funding arrangements outlined in paragraph 3.2 of the Supporting Information, and authorize the Head of Legal Services to enter into any contracts necessary to maximize the spend against the revised programme;

- (ii) approve the resources shown in Appendix 1 of the report, including the use of Housing Maintenance DSO Profits, Housing Balances and £11.6m from utilizing the Prudential Borrowing Framework to support the Housing Capital Programme (£6.5m in 2006/07, £3.1m in 2007/08 and £1m in 2008/09 and £1m in 2009/10);
- (iii) approve the Housing Capital Programme for 2007/10 outlined at Appendix 2 including a small level (c3.5%) of over programming, and delegate authority to the Corporate Director of Adults and Housing in consultation with the Cabinet Member for Housing to authorize any contracts, and the Head of Legal Services to sign any contracts within the overall programme, to achieve a maximum spend against the resources available;
- (iv) approve, within the 2007/08 programme, a grant of £1.750m to HomeCome to acquire properties in accordance with the Leicester Strategy for Affordable Housing and the Housing Needs Survey;
- (v) note that the 2007/08 Programme will be reviewed during the financial year, and the 2008 to 2010 Programmes will be subject to further ratification as part of the normal annual budget cycles (in particular, commitment to use prudential borrowing will be reviewed at this time); and
- (vi) delegate, to the Corporate Director of Adults and Housing and Cabinet Member for Housing, authority to approve bids from Community Associations under the 'CRI' allocation.

3. FINANCIAL IMPLICATIONS (Danny McGrath)

3.1 The current year's programme shows a revised spend of £34.529m, which is slightly above the estimated resources available, however officers expect further slippage, which will bring the out-turn in line with the resources available.

3.2 Officers have put together a three-year capital strategy for 2006/10, which shows the following:

	<u>2006/07</u> <u>£000</u>	<u>2007/08</u> <u>£000</u>	<u>2008/09</u> <u>£000</u>	<u>2009/10</u> <u>£000</u>
Resources	34529	31095	27295	27295
Programme	34626	32225	28345	28345
Less Over programming	<u>97</u>	<u>1130</u>	<u>1050</u>	<u>1050</u>
Net Spend Programme	34529	31095	27295	27295

3.3 In putting together the overall capital programme a small amount of over programming (3.5%), has been included in the figures for Members' approval. In developing this programme officers have included an amount of £3.1m in 2007/8 and £1m in 2008/09 and £1m in 2009/10, by utilisation of the Prudential Borrowing Framework.

3.4 Should Members endorse the use of Prudential Borrowing they need to appreciate that the Council will get no help from Government in meeting the revenue costs involved, and the costs associated with this loan (£79k in 2007/08, £305k in 2008/09 and £389k

in 2009/10, after this date the figure reduces as more and more principal gets repaid). These costs will be a direct charge on the HRA. However, despite utilizing this resource from revenue to support the Housing Capital Programme, it will still leave the HRA with balances in excess of the minimum agreed by the Council. The implication of the charge is included in the HRA Revenue budget, which is elsewhere on this agenda; that report also identifies the Prudential Indicators recommended by the Chief Finance Officer and demonstrates that the costs are affordable and sustainable (subject to the comments below)

3.5 Members are asked to note the following in respect of prudential borrowing:-

- (a) The Council agreed a framework for use of prudential borrowing on 26th November 2004, when it approved the Capital Strategy for the Council. This provided that the framework should be used for:

“spend to save” schemes i.e. schemes which create sufficient revenue savings to pay back the debt and interest.

“once in a generation” opportunities to make significant investment with substantial benefits, accompanied by leverage of funds from elsewhere.

“as a last resort”, to avoid future costs.

- (b) The proposed prudential borrowing does not fall strictly within the above criteria, and if approved would be an exception to the usual strategy. The justification for so doing is to achieve earlier realization of the Decent Homes Standard within resources that are ringfenced, less constrained than the general fund, and largely predetermined, (i.e. HRA increase arises from subsidy generated by Government formula, and from rents set locally according to a national formula). Paragraph 4.4 of the Supporting Information identifies what prudential borrowing would achieve as opposed to a small incremental addition to the programme, which would be possible otherwise, (i.e. if money saved on paying for borrowing was used instead to top up the programme).

3.6 Use of prudential borrowing carries with it risk, i.e. that future funds are not available to pay the debt costs. The main risk in respect of the HRA relates to negative housing subsidy paid to the Government. Subsidy in 2007/08 was calculated as follows:

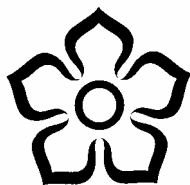
	<u>£m</u>
Management Allowance	14.6
Maintenance Allowance	22.5
Capital Financing support	<u>11.3</u>
Sub Total	48.4
<u>Less</u>	
Guideline Rent	<u>(59.8)</u>
Negative Subsidy payable to the Government	(11.4)

- 3.7 This subsidy payment can be volatile, and is susceptible to changes in Government policy. For instance, following significant increases in Leicester's Management and Maintenance subsidy allowances, the annual negative subsidy position (adjusted for changes in capital finance costs) has improved by £6.8m between 2003/04 to 2005/06, but has worsened by £3m from £2005/6 to 2007/08 (although it should be noted, this worsening has been mitigated by the large average rent increase due to rent restructuring). A 1% worsening in negative subsidy amounts to £114k. The risk is however mitigated by the following:-
- (a) significant levels of discretionary revenue spending is projected in future years, and the estimated position for 2010/11 shows the HRA could afford to lose £1m of subsidy without affecting its ability to repay debt or drop below the £1.5m minimum balances figure set by Council (or make alternative cuts);
 - (b) The ability to borrow in 2008/09 will be reviewed when that years capital programme is set;
 - (c) As a last resort, reductions could be made in the provision for day-to-day repairs and management costs.
- 3.8 A further risk is that interest rates may rise substantially compared to current rates. However, the Council's consolidated rate, which is applicable to prudential borrowing, is largely determined by loans taken out in the past at fixed interest rates; this limits the size of any change in the applicable interest rate as a result of fluctuations in current interest rates.
- 3.9 Members will also no doubt recall, the revised 2005/06 HRA budget allowed for the HRA to establish an earmarked reserve, initially set at £0.5m, primarily to cover unforeseen increases in future prudential borrowing costs, for example due to increased interest rates. This reserve can act as a buffer to any unexpected increase in costs.
- 3.10 Members are also asked to note the extent of other significant future commitments, and risks, on the Council:
- (a) Reports taken to Cabinet have identified the need for significant spending (previously estimated at around £30m) on the Council's central office accommodation, particularly in respect of repairs to New Walk Centre. In practice, use of the prudential framework is likely to be the only system available to meet the majority of this cost:
 - (b) If the Council decides to progress Building Schools for the Future, estimated to cost some £230m, this will involve further future revenue costs and significant risk.
- 3.11 None of the above items, of course, affect the Housing Revenue Account (HRA), which is ringfenced. They do, nonetheless, indicate a future in which the Council may be exposed to higher risks than it is presently (all, of course, for the purpose of service improvement which may be substantial). A decision to undertake further prudential borrowing by the HRA needs to be seen in the wider context.

4 **Report Author -**
Dave Pate – Ext. 6801

DECISION STATUS

Key Decision	No
Reason	Policy and Budget framework
Appeared in Forward Plan	Yes
Executive or Council Decision	Council



Leicester
City Council

WARDS AFFECTED
All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Housing Management Board

Housing and Community Safety Scrutiny Committee

Cabinet

Council

4th January 2007

11th January 2007

15th January 2007

25th January 2007

HOUSING CAPITAL PROGRAMME 2006/07 and 2007/10

SUPPORTING INFORMATION

1. THE 2006/07 PROGRAMME

- 1.1 In October Members received a report on the situation at that time. The revised programme totalled £38.659m. Since then, it has become apparent that resources anticipated from the sale of land in Beaumont Leys (£2m) and the Night Shelter (500k) will not now be realised in this financial year and therefore the programme has had to be adjusted to match the predicted resources available.
- 1.2 In addition, it has been necessary to reclassify £1.8m of expenditure and charge it directly to revenue. However, this is entirely due to a different accounting treatment of programmed repairs expenditure which was previously included in the HRA Capital Programme, but is now being shown as revenue expenditure in order to comply with best accounting practice as agreed with the Audit Commission. This change has no net impact on the financial position of the HRA, as there is a compensating reduction in the 'Capital Expenditure financed from Revenue Account' budget. The revised updated programme shows a total predicted spend of £34.626m. This is detailed at Appendix 1 for Members approval.

2. Actual Expenditure to the End of October 2006.

- 2.1 The actual expenditure to the end of October 2006 is £17.229m and again this is detailed in Appendix 1. This equates to c50% of the revised programme. At the same stage last year c48% of the programme had been spent.

3. Resources

3.1 Resources are estimated to be in line with that required to fund the whole of the current programme and any slippage in resources will be used to supplement the 2007/08 programme. If the picture changes further during the year, the Corporate Director and Cabinet Member for Housing will consider this jointly.

3.2 It is now estimated that resources to fund the 2006/07 programme will be as follows:

<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>	<u>2006/2007</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>	<u>2006/2007</u> <u>Anticipated</u> <u>Resources</u> <u>£000</u>
Housing (ACG)/Single Capital Pot	7333	7635
Major Repairs Allowance (MRA)	12731	12682
Specified Capital Grant (SCG)	616	800
MRA b/f	0	673
	-----	-----
	20680	21790
 <u>Plus Capital Receipts</u>		
Capital Receipts B/F	0	34
Sale of Council Assets - Property and Land	6200	3600
 <u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing DSO Profits	200	200
Use of Housing Balances	4000	2200
Commutated Sum	0	76
 <u>Plus Unsupported Credit Approval</u>		
Prudential Borrowing Framework	6000	6500
 <u>Plus SCA</u>		
RSU Allocation for MDC	0	119
Loft Insulation Programme -Match funding from Public Utilities	250	250
Traded with CMF for Revenue Overspend	0	(290)
Gypsy Research Grant	0	50
	-----	-----
	37330	34529

3.3 The latest updated programme, outlined at Appendix 1, shows an estimated spend of £34.626 million, which is slightly above the resources available by £97k, but officers expect that further slippage will occur that will absorb this shortfall.

4. THE 2007/08 PROGRAMME

4.1 This is the fourth year of the Single Capital Pot and despite pressure on the Council's Capital Programme Cabinet is recommended to agree the following resources for housing.

<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>	<u>2006/2007</u> <u>Anticipated</u> <u>Resources</u> <u>£000</u>	<u>2007/2008</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>
Housing (ACG)/Single Capital Pot	7635	7.635
Major Repairs Allowance (MRA)	12682	12.860
Specified Capital Grant (SCG)	800	800
MRA b/f	673	0
	-----	-----
	21790	21295

<u>Plus Capital Receipts</u>		
Capital Receipts B/F	34	0
Sale of Council Assets - Property and Land	3600	6100
<u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing DSO Profits	200	200
Use of Housing Balances	2200	200
Commutated Sum	76	0
<u>Plus Unsupported Credit Approval</u>		
Prudential Borrowing Framework	6500	3100
<u>Plus SCA</u>		
RSU Allocation for MDC	119	0
Loft Insulation Programme -Match funding from Public Utilities	250	200
Traded with CMF for Revenue Overspend	(290)	0
Gypsy Research Grant	50	0
	-----	-----
	34529	31095

- 4.2 The Capital Strategy agreed by Council on 26th November 2004 provided for 100% of the resources notionally allocated to Housing within the Single Capital Pot (SCP) to be made available to the housing service subject to a robust asset management plan, and subject to any predetermined contribution from the housing element of the SCP to the corporate programme. No such contribution has been determined, but if Council were to require one when the corporate programme is agreed in February, then further savings, in addition to the over-programming already allowed for in the programme, would have to be made.
- 4.3 In putting together the draft programme officers have once again taken advantage of the freedoms offered by Government via the Prudential Borrowing Framework. This allows councils to borrow against future revenue streams. Although there is always an element of uncertainty in revenue resources, officers' believe that an ongoing revenue commitment can be undertaken following a large increase in Management and Maintenance Allowances over the last few years. This will allow Members to borrow a further £3.1m to support the Housing Capital Programme in 2007/08, and be used to meet the Government's Decent Homes Standard targets for both 2010 and over a thirty-year period. This would add £79k to revenue costs in 2007/08 and £279k in 2008/9 and £273k in 2009/10. This figure reduces in future years as more and more principal gets repaid. These costs have been allowed for in the draft HRA estimates report elsewhere on this agenda. It should be noted that Prudential Borrowing at this level would keep the outstanding total HRA debt within the limit that receives reimbursement via Housing Subsidy and therefore pose no threat to the general fund.
- 4.4 The reason why use of the Prudential Borrowing Framework has been phased over a number of years is first, to ensure that we do not overheat the local building industry in any one year, and second, to give Members the opportunity to change policy in the future if the revenue situation changed unexpectedly for the worse. In addition, there is always the possibility that the Government could withdraw the Prudential Borrowing Framework facility at some point in the future so it is important that the Council takes advantage of the opportunity when it is available. The benefit of accessing Prudential Borrowing is that it first of all allows the Council to fully fund both the Decent Homes Standard and to finance the 30 year Business Plan. Second, it removes the only question mark remaining following the consultants report on the Stock Options Appraisal, and third it enables the Council to push ahead with its planned maintenance

programme, which should lead to less day-to-day repairs expenditure, and higher rental income, in the future. Finally, it provides tenants with good quality housing, with modern facilities, at an earlier stage in the process, for example, if Members decided to use Capital Expenditure charged to the Revenue Account as an alternative, it would take 11 years to raise the same amount of resources as available through using Prudential Borrowing, and would mean tenants living in unmodernised properties for a substantially longer period of time than under these proposals.

- 4.5 The estimated level of resources shown in Appendix 1 would result in the draft programme outlined at Appendix 2. In putting the programme together officers have allowed for a small amount of over programming (3.5%) to ensure all resources available are used.
- 4.6 The use of housing allocations allows the Council to tackle disadvantage and target resources to overcome inequality. This has been taken into account in developing the 2007/08 programme. Officers have also been conscious of how the Housing Capital Programme can be used to directly support LAA targets and LPSA 2 targets, and as a result the following will be supported through this programme:
- i) Ensure that all Council properties meet the Decent Homes Standard by 2010
 - ii) Increase the percentage of Private Sector homes meeting the Decent Homes Standard*
 - iii) Empty Homes brought back in to use*
 - iv) The number of affordable homes developed for those people excluded from the private housing market
 - v) Reduce CO₂ emissions for Leicester City Council as a whole
 - vi) Energy efficiency of houses

* These are also LPSA 2 Targets

In addition the programme includes a provision of £2.250m (£1.75m for HomeCome and £500k for CPO's and supporting RSL's), for the development of new affordable housing in the City via HomeCome combined with use of the Empty Homes Strategy. Although the Council will retain an equity share in any property purchased by HomeCome using a Council grant, Members need to appreciate that it will be at a cost, as more units could be achieved by using this resource via RSL's in the City, but without such direct control or influence.

- 4.7 If Members are minded to give HomeCome this level of grant then they are recommended, to make it a requirement that this grant should only be used to purchase properties where we have identified a gap either by area or type, predominantly 1, 2 and 4+ bedroomed properties, although this does not preclude the purchase of three bedroomed properties where it is felt there is a need or they lend themselves to extensions. This is in line with the Leicester Strategy for Affordable Housing and the Housing Needs Survey, which showed an overall annual shortfall in social housing of 1181 units per year over the next five years.
- 4.8 Although this report is about the allocation of resources, Members will appreciate that a number of the schemes proposed could have crime and disorder, equality and

environmental implications. In putting the programme together, officers have been conscious of the opportunity that major investment offers in tackling these major issues and, therefore, schemes such as the uPVC Window and Door Replacement Programme, replacement of Central Heating Boilers, provision of Door Entry Systems, life time bathrooms, DFG's and Disabled Adaptations, Environmental Works and many more, have been included.

- 4.9 In considering the draft programme outlined at Appendix 2 for next financial year, Members' attention is particularly drawn to the following provision:
£6.25 million for replacing Windows and Doors, with uPVC Double Glazed Units,
£7.5 million for Kitchen and Bathroom modernisations,
£4 million for rewiring properties,
£2.1 million for replacing old inefficient boilers,
£3 million for Disabled Adaptations and Disabled Facilities Grants (this is almost four times the amount made available by the Government for tackling disadvantage in peoples' homes),
£2.250 million for Purchasing Empty Homes and developing New Affordable Housing;
£2.350 million for Renovation and Home Repair and Efficiency Grants in the Private Sector;
£200,000 Replacing Flat Roofs over shops
£180,000 for Environmental Budgets for Community Associations,
£220,000 for 'CRI' type initiatives from the new Community Associations,
£200,000 for new Door Entry Systems
£200,000 for New Central Heating Systems, and
£550,000 for Loft Insulation and other energy efficiency works.
- 4.10 Included in the above programme is an amount of £400,000, £200k of Council resources match funded by a public utilities company, to continue the programme of loft and wall insulation in those properties displaying the most heat loss across any tenure in the City. It is estimated that approximately 3000 properties will gain from this initiative and this will help in the Council's drive to achieve both our and the Government's climate change and environmental targets.
- 4.11 Members will no doubt recall that, following extensive consultation with tenants' representatives across the City; the old Housing Committee agreed a basis for allocating resources previously approved under the Capital Receipt Initiative at its June 1998 meeting.
- 4.12 It is recommended that a sum of £220,000 be set aside next year for those schemes that the Community Associations identify as having the highest priority within their area, on top of the £180,000 for the Environmental Budgets, which are under the direct control of the Community Associations.
- 4.13 In addition, Cabinet may want to confirm the ground rules to assist Community Associations in deciding which bids would be supported. The criteria used in previous years is that schemes will be measured against and must achieve at least **two** of the following, to qualify for support, i.e.
1. Safeguard the Council's assets.

2. Reduce ongoing revenue costs.
3. Stimulate employment/the economy within the City (i.e. jobs and training).
4. Improve the lettability of the Council's housing stock.
5. Tackle disadvantage.
6. Improve security of properties and estates (i.e. help combat crime).

4.14 In addition, they **must**:

- only require a capital injection (i.e. have no ongoing revenue costs);
- directly benefit local inhabitants;
- improve the quality of life for local people;
- reinforce the value of housing improvements being undertaken;
- achieve good value for money; and
- complement the Government's wider policy objectives of Welfare to Work and Social Exclusion.

4.15 Given that there are always more bids than resources available under this heading, it is recommended that the above be used again and authority be delegated to the Corporate Director of Adults and Housing in consultation with the Cabinet Member for Housing to approve the bids.

5. **LEGAL IMPLICATIONS**

5.1 There are no legal implications associated with this report.

6. **OTHER IMPLICATIONS**

	Yes/No	
Equal Opportunities	yes	Paras 4.7 and 4.10
Policy	Yes	Para 4.5
Sustainable & Environmental	Yes	Paras 4.7 and 4.10
Crime & Disorder	Yes	Paras 4.7 and 4.10
Human Rights Act	No	

7. **AIMS AND OBJECTIVES OF THE HOUSING DEPARTMENT**

7.1 This report meets the Committee's overall Quality of Life Aim for the Department 'A decent home within the reach of every citizen of Leicester', and within that Key

Objective 1 - To improve the condition of Leicester's housing stock and resolve unfitness in all sectors.

8. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

8.1 Background Papers

- a) Capital Programme Booklet 2006/07
- b) Joint report of the Corporate Director of Housing and the Chief Finance Officer on Capital Programme 2005/06 and 2006/09 to Housing Scrutiny Committee on 12th January 2006 and Cabinet on 24th January 2006.
- c) Joint report of the Corporate Director of Housing and the Chief Finance Officer on the Capital Programme Outturn 2005/06 to Cabinet on 26th June 2006 and Housing and Community Safety Scrutiny Committee on 3rd August 2006.
- d) Joint report of the Corporate Director of Housing and the Chief Finance Officer on Capital Monitoring 2006/07 to the Housing and Community Safety Scrutiny Committee on 5th October 2006 and Cabinet on 25th September 2006.

9. CONSULTATION

- 9.1 All departments have been consulted through Directors' Board. The Housing Scrutiny Committee and Housing Management Board have also been consulted as part of the formal consultative procedures.

10. Report Author -

Dave Pate – Ext. 6801

RESOURCES AVAILABLE TO SUPPORT THE HOUSING CAPITAL PROGRAMME**APPENDIX 1**

	2006/2007 Estimated Resources £000	2007/2008 Estimated Resources £000	2008/2009 Estimated Resources £000	2009/2010 Estimated Resources £000	TOTAL £000
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>					
Housing (ACG)/Single Capital Pot	7635	7635	7635	7635	30540
Major Repairs Allowance (MRA)*	12682	12860	12860	12860	51262
Specified Capital Grant (SCG)	800	800	800	800	3200
MRA Balance b/f	673	0	0	0	673
	21790	21295	21295	21295	85675
<u>Plus Capital Receipts</u>					
Sale of Council Assets - Property and Land	3634	6100	3400	3400	16534
<u>Plus Capital Expenditure Charged to Revenue Account (CERA)</u>					
Use of Housing DSO Profits	200	200	200	200	800
Use of Housing Balances	2200	200	1200	1200	4800
Commutated Sums	76	0	0	0	76
<u>Plus Unsupported Credit Approval</u>					
Prudential Borrowing	6500	3100	1000	1000	11600
<u>Plus Other Resources</u>					
Public Utilities Contribution to Loft Insulation Programme	250	200	200	200	850
RSU Allocation for Dawn Centre	119	0	0	0	119
Traded with CMF for Revenue Overspend	-290	0	0	0	-290
Gypsy Research Grant	50	0	0	0	50
	34529	31095	27295	27295	120214

* Government now allocate resources, previously in capital, directly to the HRA via the MRA.

APPENDIX 2

HOUSING CAPITAL PROGRAMME 2006/2010

HRA SCHEMES

	2006/07	2007/08	2008/09	2009/10	Total
	£m	£m	£m	£m	£m
1. HRA 2010 DECENCY TARGET					
Renewing/Remodelling Kitchens & Bathrooms	10.820	7.500	8.250	8.260	34.830
30 year+ Rewiring	0.770	4.000	5.000	5.000	14.770
Re-roofing/Re-guttering	0.300	0.100	0.100	0.100	0.600
Energy Efficiency Work incl. Central Heating Boilers	2.100	2.100	2.100	2.100	8.400
Sheltered Housing Improvements	0.403	0.200	0.200	0.200	1.003
Structural Works	0.300	0.300	0.300	0.300	1.200
Energy Works	0.050	0.150	0.220	0.250	0.670
Window & Door Replacement Programme	7.275	6.250	0.500	0.250	14.275
New Central Heating Installations	0.200	0.200	0.200	0.200	0.800
St. Matthews District Heating Scheme	0.150	0.150	0.150	0.150	0.600
St Peters Balconies	0.000	0.200	0.200	0.200	0.600
HRA Year 2010 Decency Target Total	22.368	21.150	17.220	17.010	77.748
2. Other HRA Schemes					
Repair External Elements - Pointing etc	0.050	0.000	0.000	0.000	0.050
Environmental Works	0.050	0.050	0.050	0.050	0.200
Flat Roofs over Shops	0.100	0.200	0.200	0.200	0.700
Replacement of Door Entry Phones	0.200	0.200	0.200	0.200	0.800
Health and Safety Issues incl targetted alarms & Tank repl.	0.050	0.250	0.500	0.500	1.300
New Door Entry Systems	0.250	0.200	0.200	0.200	0.850
Fees	0.020	0.020	0.020	0.030	0.090
Environmental Budgets allocated to Community Associations	0.180	0.180	0.180	0.180	0.720
CRI – Community Association Schemes	0.500	0.220	0.220	0.220	1.160
Disabled Adaptations to Council dwellings	1.000	1.000	1.000	1.000	4.000
Replacement of Damaged Asbestos Roof & other works - Ian Marlow Centre	0.000	0.250	0.000	0.000	0.250
Service Improvements	0.500	0.250	0.400	0.400	1.550

Beaumont Leys Core Area Redesign	0.100	0.000	0.000	0.000	0.100
Replacement of Radio Alarm System & Mobile Working	0.000	0.350	0.000	0.000	0.350
Godstow Walk Redevelopment	0.351	0.000	0.000	0.000	0.351
Other HRA Schemes Total	3.351	3.170	2.970	2.980	12.471
HRA Total	25.719	24.320	20.190	19.990	90.219
GENERAL FUND EXPENDITURE					
3. SCG/GF Commitments					
Mandatory Disabled Facilities Grants	2.000	2.000	2.000	2.000	8.000
Renovation Grants in Renewal Areas/ Home Improvement Areas	1.000	1.500	1.500	1.700	5.700
SCG/GF Commitments Total	3.000	3.500	3.500	3.700	13.700
4. SCG/GF New Starts Programme					
Energy Efficiency Grants (DFG's & Renewal Areas)	0.225	0.200	0.200	0.200	0.825
Environmental Works in Renewal Areas/Home Improvement Areas	0.340	0.250	0.250	0.250	1.090
Home Repair Grants (incl. City Wide Home Mtnce Strategy and Care & Repair)	0.600	0.400	0.400	0.400	1.800
SCG/GF New Starts Programme	1.165	0.850	0.850	0.850	3.715
SCG/GF Total	4.165	4.350	4.350	4.550	17.415
5. Other GF Commitments					
Fees	0.025	0.025	0.025	0.025	0.100
Capitalisation of salaries	0.500	0.500	0.500	0.500	2.000
Other GF Commitments Total	0.525	0.525	0.525	0.525	2.100
6. Other General Fund New Starts Programme					
Empty Homes and New Affordable Housing via RSL's	0.500	0.500	0.500	0.500	2.000
HomeCome	2.750	1.750	2.000	2.000	8.500
New Deal Training Scheme	0.030	0.030	0.030	0.030	0.120
Supporting Home Owners	0.100	0.100	0.100	0.100	0.400

Dawn Centre	0.150	0.000	0.000	0.000	0.150
Improvements to Council Hostels	0.200	0.150	0.150	0.150	0.650
Care in the Community – Alarm Systems	0.055	0.050	0.050	0.050	0.205
Loft Insulation Programme	0.380	0.400	0.400	0.400	1.580
Play Equipment	0.050	0.050	0.050	0.050	0.200
CCTV Kirby Frith	0.002	0.000	0.000	0.000	0.002
Other General Fund New Starts Total	4.217	3.030	3.280	3.280	13.807
Other General Fund Total	4.742	3.555	3.805	3.805	15.907
OVERALL GENERAL FUND TOTAL	8.907	7.905	8.155	8.355	33.322
PROGRAMME TOTAL	34.626	32.225	28.345	28.345	123.541
Less Overprogramming (3.5%)	0.097	1.130	1.050	1.050	3.327
TOTAL HOUSING CAPITAL PROGRAMME	34.529	31.095	27.295	27.295	120.214
Resources	34.529	31.095	27.295	27.295	120.214