

Leicester
City Council

WARDS AFFECTED
All Wards

HOUSING MANAGEMENT BOARD
CABINET
COUNCIL

10th JANUARY 2008
21st JANUARY 2008
24th JANUARY 2008

HOUSING CAPITAL PROGRAMME 2007/08 and 2008/11

Report of the Service Director (Housing Improvement and Repairs Service) 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 2007/08 out-turn and proposes a three year housing capital programme for 2008/11, 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 2008/11.

2.2 The Housing Capital Programme, if approved, will invest almost £81m 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 **Cabinet** is asked to consider the report and any comments from the Housing Management Board and recommend Council to:-

- (i) approve the revised programme, outlined in Appendix 1, for 2007/08 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 2 of the report, including the use of Housing Maintenance DSO Profits and Reserves, Housing Balances and £3m from utilizing the Prudential Borrowing Framework to support the Housing Capital Programme (£1m in 2008/09, £1m in 2009/10 and £1m in 2010/11);

- (iii) approve the Housing Capital Programme for 2008/11 outlined at Appendix 3 including a small level (3.5%) of over programming, and delegate authority to the Corporate Director of Adults and Housing in consultation with the Cabinet Member for Community Safety and 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, an increased provision of £850k in the Programme for DFG's and Disabled Adaptations, with this money being used to clear low cost outstanding cases;
- (v) approve within the 2008/09 programme, a grant of £500k to RSL's to acquire/build properties in accordance with the Leicester Strategy for Affordable Housing and the Housing Needs Survey;
- (vi) in addition to the outlined capital programme attached, approve the use of any commuted sums realized in year for the acquisition of new affordable housing through either HomeCome or RSL's;
- (vii) note that the 2008/09 Programme will be reviewed during the financial year, and the 2009 to 2011 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
- (viii) delegate, to the Corporate Director of Adults and Housing and Cabinet Member for Community Safety and Housing, authority to approve bids from Community Associations under the Environmental allocation.

3. FINANCIAL IMPLICATIONS (Danny McGrath)

3.1 The current year's programme shows a revised spend of £30.462m, which is in line with the resources available.

3.2 Officers have put together a three-year capital strategy for 2008/11, which shows the following:

	<u>2008/09</u> <u>£000</u>	<u>2009/10</u> <u>£000</u>	<u>2010/11</u> <u>£000</u>
Resources	26851	27221	26821
Programme	27845	28243	27830
Less Over programming	<u>993</u>	<u>1022</u>	<u>1009</u>
Net Spend Programme	26851	27221	26821

3.3 In putting together the overall capital programme a small amount of over programming (c3.5%), has been included in the figures for Members' approval. In developing this programme officers have included an amount of £1m in 2008/09, £1m 2009/10 and £1m in 2010/11, 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 (£24k in 2008/09, £111k in 2009/10 and £193k in 2010/11, 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.

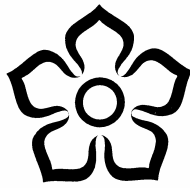
“as a last resort”, to avoid future costs.

(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 2008/09 was calculated as follows:

	<u>£m</u>
Management Allowance	15.0
Maintenance Allowance	22.8
Capital Financing support	<u>11.3</u>
Sub Total	49.1
<u>Less</u>	
Guideline Rent	<u>(62.5)</u>
Negative Subsidy payable to the Government	(13.4)

- 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 £4.9m from 2005/6 to 2008/09 (although it should be noted, this worsening has been mitigated by large annual rent increases due to rent restructuring). A 1% worsening in negative subsidy amounts to £134k. 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 2011/12 shows the HRA could afford to lose £1.1m 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 2009/10 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 (currently estimated to be at least £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.



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City Council

WARDS AFFECTED
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FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Housing Management Board
Cabinet
Council

10th January 2008
21st January 2008
24th January 2008

HOUSING CAPITAL PROGRAMME 2007/08 and 2008/11

SUPPORTING INFORMATION

1. THE 2007/08 PROGRAMME

- 1.1 In October Members received a report on the situation at that time. The revised programme totalled £30.462m. Since then, it has become apparent that resources anticipated from the sale of land in Beaumont Leys (£1.7m) and the Night Shelter (£500k) may not now be realised in this financial year and therefore the proposed use of resources has had to be adjusted to match the revised programme.
- 1.2 Making greater use of HRA Balances and utilising unused Prudential Borrowing, which was brought forward from 2006/07, have achieved this.

2. Actual Expenditure to the End of October 2007.

- 2.1 The actual expenditure to the end of October 2007 is £14.380m and again this is detailed in Appendix 1. This equates to c47% of the revised programme. At the same stage last year 50% 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 2008/09 programme. If the picture changes further during the year, the Corporate Director and Cabinet Member for Community Safety and Housing will consider this jointly.
- 3.2 It is now estimated that resources to fund the 2007/08 programme will be as follows:

	<u>2007/2008</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>	<u>2007/2008</u> <u>Anticipated</u> <u>Resources</u> <u>£000</u>
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>		
Housing (ACG)/Single Capital Pot	7635	7700
Major Repairs Allowance (MRA)	12860	12860
Specified Capital Grant (SCG)	800	654
	-----	-----
	21295	21214
<u>Plus Capital Receipts</u>		
Sale of Council Assets - Property and Land	6100	3436
<u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing DSO Profits	200	378
Use of Housing Balances	200	1000
<u>Plus Unsupported Credit Approval</u>		
Prudential Borrowing Framework	3100	4234
<u>Plus SCA</u>		
Loft Insulation Programme -Match funding from Public Utilities	200	200
	-----	-----
	31095	30462

3.3 The latest updated programme, outlined at Appendix 1, shows an estimated spend of £30.462 million, which is in line with the resources available and recommended to Members for approval.

4. THE 2008/09 PROGRAMME

4.1 This is the fifth 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>2007/2008</u> <u>Anticipated</u> <u>Resources</u> <u>£000</u>	<u>2008/2009</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>		
Housing (ACG)/Single Capital Pot	7700	7700
Major Repairs Allowance (MRA)	12860	13167
Specified Capital Grant (SCG)	654	654
	-----	-----
	21214	21521
<u>Plus Capital Receipts</u>		
Sale of Council Assets - Property and Land	3436	3800
Beaumont Leys	0	1700
<u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing/DSO Profits	378	200
Use of Housing/DSO Balances	1000	430
<u>Plus Unsupported Credit Approval</u>		
Prudential Borrowing Framework	4234	1000
<u>Plus SCA</u>		
Loft Insulation Programme -Match funding from Public Utilities	200	200
<u>Less</u>		
Transfer to OSB Capital Programme	0	(2000)
	-----	-----
	30462	26851

4.2 Unusually, this year some decisions on the use of housing capital receipts (£2m in 2008/09) will be made as part of the corporate capital programme deliberations. This

will enable the Council to consider infrastructure and other developments needed to deliver future housing needs, in the context of sub-regional strategies and the requirement for substantial housing growth in the City. This amounts to an expected 29,500 new homes in the City by 2026 (compared to 2001).

- 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 net improvement in Management and Maintenance Allowances over the last few years. This will allow Members to borrow a further £1m to support the Housing Capital Programme in 2008/09, and be used to meet the Government's Decent Homes Standard targets for both 2010 and over a thirty-year period. This would add £24k to revenue costs in 2008/09 and £87k in 2009/10 and £84k in 2010/11. This figure reduces in future years as more and more principal gets repaid. These costs have been allowed for the in 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. 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 2 would result in the draft programme outlined at Appendix 3. 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 2008/09 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 £500k plus any commuted sums raised in the financial year, for the development of new affordable housing in the City via HomeCome and/or RSL's, 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 a 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 In addition to the draft outlined capital programme attached, Members are also recommended to approve the use of any commuted sums realized in year for the acquisition of new affordable housing through either HomeCome or RSL's. This money can only be used for this purpose and therefore will help towards the Council's, and the Government's target for new affordable housing nationally, regionally and locally.
- 4.9 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, Energy Efficiency measures and many more, have been included.
- 4.10 In considering the draft 2008/09 programme, outlined at Appendix 3, Members' attention is particularly drawn to the following provision:
 - £900k for replacing Windows and Doors, with uPVC Double Glazed Units,
 - £9.9 million for Kitchen and Bathroom modernisations,
 - £2.25 million for rewiring properties,
 - £3.6 million for replacing old inefficient boilers,
 - £3.85 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), rising to £4.5m in 2009/10,

£500k for Purchasing Empty Homes and developing New Affordable Housing;
£2.3 million for Renovation and Home Repair and Efficiency Grants in the Private Sector;
£180k for Environmental Budgets for Community Associations,
£300k for new and replacement Door Entry Systems,
£550k for Loft Insulation and other energy efficiency works,
£200k for new Central Heating systems
£600k to complete the balcony replacement programme in St Peters Estate
£300k initial provision for Digital Television in high rise flats/maisonettes (2 year Programme costing £1.2m overall)
£430k for a replacement radio system/mobile working solution.

- 4.11 In connection with the uPVC Window and Door Replacement Programme this expenditure will see the completion of the programme (except those properties where tenants have previously declined the work). This is a major achievement and has been completed some five years ahead of the original programme timescale.
- 4.12 The Programme also includes an extra £850k for DFG's and Disabled Adaptations (£3m to £3.85m) and it is recommended that this money be used to help clear the large backlog in small cost cases. This figure rises by a further £650k to £4.5m in 2009/10.
- 4.13 Provision has also been included in the programme to convert analogue television signals to digital in line with the Government's target of having the switch over complete in the Central area by 2011. This will be a two year programme and officers will look at the potential for including broadband and telephony facilities at the same time.
- 4.14 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.
- 4.15 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 Programme at its June 1998 meeting.
- 4.16 It is recommended that a sum of £180,000 be set aside next year for those schemes that the Community Associations identify as having the highest priority within their area. This budget is under the direct control of the Community Associations.
- 4.17 However, 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).

4.18 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.

4.19 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 Community Safety and Housing to approve the bids.

5. CONTRACT MANAGEMENT

5.1 Members will be aware of the recent District Auditors (DA) report, which criticised contract practice in the management of a number of housing building contracts going back to 2001. Members have already received a report in July 2007 and agreed a number of recommendations for improvement to contract management arrangements across the Council, and the Adults and Housing Department has, in addition, carried out an organisational review that has resulted in the establishment of a dedicated Quality Control Team which includes a specialist Clerk of Works Unit to check and approve work undertaken, by contractors, on behalf of the Council. The Department has also appointed a specialist Procurement Officer to manager and monitor all contracts so similar problems cannot happen in the future.

5.2 In addition to the above, all contracts criticised by the DA have been retendered under European Procurement legislation and staff from Legal Services and Centralised Procurement are now invited to attend each stage of the tendering process to ensure the chance of errors occurring, in the future, is minimised.

6. LEGAL IMPLICATIONS

6.1 There are no legal implications associated with this report.

7. OTHER IMPLICATIONS

	Yes/No	
Equal Opportunities	yes	Paras 4.7, 4.9 & 4.10
Policy	Yes	Para 4.5
Sustainable & Environmental	Yes	Para 4.10
Crime & Disorder	Yes	Para 4.10
Human Rights Act	No	

8. AIMS AND OBJECTIVES OF THE HOUSING DEPARTMENT

8.1 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.

9. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

9.1 Background Papers

- a) Capital Programme Booklet 2007/08
- b) Joint report of the Corporate Director of Adults and Housing and the Chief Finance Officer on Capital Programme 2006/07 and 2007/10 to Housing and Community Safety Scrutiny Committee on 11th January 2007 and Cabinet on 15th January 2007.
- c) Joint report of the Corporate Director of Adults and Housing and the Chief Finance Officer on the Capital Programme Outturn 2006/07 to Cabinet on 25th June 2007.
- d) Joint report of the Corporate Director of Adults and Housing and the Chief Finance Officer on Capital Monitoring 2007/08 to the Cabinet on 7th January 2008.

10. CONSULTATION

10.1 All departments have been consulted through Directors' Board. The Housing Management Board has also been consulted as part of the formal consultative procedures.

11. Report Author -

Dave Pate – Ext. 6801

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

Period 7 Monitoring

Scheme	Approved Programme £000's	Revised Programme £000's	Actual Period 7 £000's	Forecast Out turn £000's	Notes
<u>Decent Homes Standard</u>					
Kitchens & Bathrooms	7,500	7,500	4,687	7,626	
Rewiring	4,000	3,420	384	2,300	
Re-roofing / Re-guttering	100	100	15	100	
Central Heating Boilers	2,100	2,100	1,596	2,100	
Sheltered Housing Improvements	200	250	24	250	Revised prog. Includes £100k slippage from 06/07
Structural Works	300	200	116	190	
Energy Works	150	150	4	140	
Window and Door Replacement	6,250	6,485	4,054	7,100	Faster Progress
New Central Heating	200	100	74	100	
St Matthews District Heating	150	150	19	150	
St Peters Balconies	200	200	0	600	Additional work because of Health & Safety Issues
	21,150	20,655	10,973	20,656	
<u>Other HRA Schemes</u>					
-					
Environmental Works	50	0	0	0	
Flat Roofs Over Shops	200	100	32	50	
Replacement Door Entry Phones	200	200	50	100	
Health & Safety Issues - asbestos	50	20	0	40	
Health & Safety Issues - alarms	100	20	23	50	
Health & Safety Issues - tanks	100	20	0	50	
New Door Entry Systems	200	100	50	100	
Environmental Budgets - Community Asso	180	180	24	180	
CRI Community Assoc. Schemes	220	277	79	277	Slippage from 2006/07 of £57k
Disabled Adaptations to Council Dwellings	1,000	1,000	286	1,200	
Service Improvements	250	200	21	200	
Replacement Radio Alarm System	350	350	0	0	Delayed until 2008/09

Ian Marlow Centre - roof and other works	250	250	217	310	
Godstow Walk Redevelopment	0	200	11	200	Slippage from 06/07 for demolition contract
Damp Proofing	0	0	48	84	
Beaumont Leys Core Area	0	0	0	90	CPO costs delayed from 2006/07
Fees	20	20	0	20	
	3,170	2,937	841	2,951	
<u>Housing Revenue Account Total</u>	24,320	23,592	11,814	23,607	
<u>General Fund</u>					
Disabled Facilities Grants	2,000	2,000	872	2,000	
Renovation Grants	1,500	1,500	762	1,500	
Energy Efficiency Grants	200	200	28	200	
Environmental Works in Renewal Areas	250	200	12	200	
Home Repair Grants	400	350	222	350	
Capitalisation of Salaries	500	500	285	500	
Empty Homes & Aff Housing - RSL's	100	100	89	100	
HomeCome	2,150	1,300	333	1,300	
New Deal Training Scheme	30	30	(6)	30	
Supporting Home Owners	100	50	17	50	
Dawn Centre	0	0	(73)	0	
Improvements to Council Hostels	150	100	10	100	
Care in the Community Alarm Systems	50	50	12	50	
Loft Insulation Programme	400	400	3	400	
Playground Equipment	50	50	0	50	
Fees	25	25	0	25	
	7,905	6,855	2,566	6,855	
<u>General Fund Total</u>	7,905	6,855	2,566	6,855	
<u>TOTAL</u>	32,225	30,447	14,380	30,462	
<u>Less Over-programming</u>	(1,130)	0	0	0	
<u>PROGRAMME TOTAL</u>	31,095	30,447	14,380	30,462	

RESOURCES AVAILABLE TO SUPPORT THE HOUSING CAPITAL PROGRAMME	APPENDIX 2			
	2007/2008 Estimated Resources 000'	2008/2009 Estimated Resources 000'	2009/2010 Estimated Resources 000'	2010/2011 Estimated Resources 000'
HIP ALLOCATION/SINGLE CAPITAL POT				
Housing (ACG)/Single Capital Pot	7635	7700	7700	7700
Major Repairs Allowance (MRA)*	12860	13167	13167	13167
Specified Capital Grant (SCG)	800	654	654	654
	21295	21521	21521	21521
Plus Capital Receipts				
Sale of Council Assets - Property and Land	6100	3800	3400	3400
Beaumont Leys		1700		
Plus Capital Expenditure Charged to Revenue Account (CERA)				
Use of Housing DSO Profits	200	200	200	200
Use of Housing/DSO Balances	200	430	1900	1500
Commutated Sums	0	0	0	0
Plus Unsupported Credit Approval				
Prudential Borrowing	3100	1000	1000	1000
Plus Other Resources				
Public Utilities Contribution to Energy Initiatives	200	200	200	200
	0			
	0	28851	28221	27821
Less Transfer to OSB Capital Programme	0	-2000	-1000	-1000
	31095	26851	27221	26821

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

HOUSING CAPITAL PROGRAMME 2007/2011**APPENDIX 3**

	2007/08	2008/09	2009/10	2010/11
HRA SCHEMES				
1. HRA 2010 DECENCY TARGET				
Renewing/Remodeling Kitchens & Bathrooms	£m 7.500	£m 9.900	£m 9.900	£m 9.900
30 year+ Rewiring	4.000	2.250	2.250	2.250
Re-roofing/Re-guttering	0.100	0.125	0.125	0.140
Energy Efficiency Work incl. Central Heating Boilers	2.100	3.600	3.600	3.600
St Peters Balconies	0.200	0.600	0.000	0.000
Structural Works	0.300	0.100	0.100	0.300
Window & Door Replacement Programme	6.250	0.500	0.500	0.500
New Central Heating Installations	0.200	0.200	0.200	0.200
St. Matthews District Heating Scheme	0.150	0.125	0.140	0.140
	20.800	17.400	16.815	17.030
2. Other HRA Schemes				
Porch & Communal Area Doors and Windows Replacement Programme	0.000	0.400	0.700	0.750
Environmental Works - fences, outbuildings etc	0.050	0.050	0.050	0.050
Flat Roofs over Shops	0.200	0.050	0.125	0.145
Replacement of Door Entry Phones	0.200	0.200	0.200	0.200
Health and Safety Issues incl targetted alarms & Tank repl.	0.250	0.275	0.300	0.300
New Door Entry Systems	0.200	0.100	0.000	0.200
Fees	0.020	0.020	0.030	0.030
Sheltered Housing Improvements	0.200	0.150	0.200	0.200
Energy Works	0.150	0.150	0.250	0.250
Environmental Budgets allocated to Community Associations	0.180	0.180	0.180	0.180
CRI – Community Association Schemes	0.220	0.000	0.000	0.000
Disabled Adaptations to Council dwellings	1.000	1.600	2.000	2.000
Service Improvements	0.250	0.250	0.250	0.250
Replacement of damaged asbestos roof Ian Marlow Centre	0.250	0.000	0.000	0.000
Digital Television	0.000	0.300	0.900	0.000
Replacement Radio System & new Mobile Working solution	0.350	0.430	0.000	0.000
Other HRA Schemes Total	3.520	4.155	5.185	4.555
HRA Total	24.320	21.555	22.000	21.585

GENERAL FUND EXPENDITURE**3. SCG/GF Commitments**

Mandatory Disabled Facilities Grants	2.000	2.250	2.500	2.500
Renovation Grants in Renewal Areas/ Home Improvement Areas	1.500	1.500	1.600	1.600
SCG/GF Commitments Total	3.500	3.750	4.100	4.100

4. SCG/GF New Starts Programme

Energy Efficiency Grants (DFG's & Renewal Areas)	0.200	0.200	0.200	0.200
Environmental Works in Renewal Areas/Home Improvement Areas	0.250	0.250	0.250	0.250
Home Repair Grants (incl. City Wide Home Mtnc Strategy and Care & Repair)	0.400	0.350	0.350	0.350
SCG/GF New Starts Programme	0.850	0.800	0.800	0.800

SCG/GF Total	4.350	4.550	4.900	4.900
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5. Other GF Commitments

Fees	0.025	0.025	0.025	0.025
Capitalisation of salaries	0.500	0.500	0.500	0.500
Other GF Commitments Total	0.525	0.525	0.525	0.525

6. Other General Fund New Starts Programme

Empty Homes and New Affordable Housing via RSL's and HomeCome	2.250	0.500	0.100	0.100
New Deal Training Scheme	0.030	0.030	0.030	0.030
Supporting Home Owners	0.100	0.100	0.100	0.100
Improvements to Council Hostels	0.150	0.110	0.110	0.110
Care in the Community – Alarm Systems	0.050	0.025	0.028	0.030
Energy Initiative Programme	0.400	0.400	0.400	0.400
Play Equipment	0.050	0.050	0.050	0.050
Other General Fund New Starts Total	3.030	1.215	0.818	0.820

Other General Fund Total	3.555	1.740	1.343	1.345
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OVERALL GENERAL FUND TOTAL	7.905	6.290	6.243	6.245
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PROGRAMME TOTAL	32.225	27.845	28.243	27.830
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Less Overprogramming (c3.5%)	1.130	0.993	1.022	1.009
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TOTAL HOUSING CAPITAL PROGRAMME	31.095	26.851	27.221	26.821
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