

Leicester
City Council

WARDS AFFECTED
All Wards

OVERVIEW AND SCRUTINY MANAGEMENT BOARD
CABINET
COUNCIL

22nd JANUARY 2009
26th JANUARY 2009
29th JANUARY 2009

HOUSING CAPITAL PROGRAMME 2008/09 and 2009/14

Report of the Corporate Director (Adults and Housing) 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 2008/09 out-turn and proposes a five year housing capital programme for 2009/14, 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 2009/14.
- 2.2 The Housing Capital Programme, if approved, will invest almost £118m in Leicester homes over the next five 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. **The Programme also works towards delivering on the One Leicester Strategy and Delivering Excellence.**
- 2.3 The **Cabinet** is asked to consider the report and any comments from the Housing Performance Panel and recommend Council to:-
- (i) approve the revised programme, outlined in Appendix 1, for 2008/09 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) Note the deteriorating position concerning Right to Buy and other capital receipts and its impact on the General Fund side of the Housing Capital Programme, and particularly the planned contribution to the Corporate Capital Programme 2008/11;

- (iii) approve the resources shown in Appendix 2 of the report, including the use of Housing Maintenance DSO Profits and Reserves, Housing Balances and the Prudential Borrowing Framework to support the Housing Capital Programme over the next five financial years;
- (iv) consider the Equality Impact Assessment appended to this report;
- (v) approve the Housing Capital Programme for 2009/14 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 Lead 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;
- (vi) agree to ringfence any new housing capital receipts generated in year to
 - make up the shortfall in the planned contribution to the corporate capital programme for infrastructure and other developments needed to deliver against future housing needs, and
 - support the Disabled Facility Grant (DFG) Programme.
- (vii) approve the use of any commuted sums realized in year for the acquisition of new affordable housing through either HomeCome or RSL's.
- (viii) note that the 2009/10 Programme will be reviewed during the financial year, and the 2010 to 2014 Programmes will be subject to further scrutiny and ratification as part of the normal annual budget cycles (in particular, commitment to use prudential borrowing and HRA balances will be reviewed at this time); and
- (ix) delegate, to the Corporate Director of Adults and Housing and Lead Cabinet Member for Housing, authority to approve bids from Community Associations under the Environmental and CRI allocations.

3. FINANCIAL IMPLICATIONS (Danny McGrath, Graham Troup and Nick Booth)

3.1 The current year's programme shows a revised spend of £26.297m, which is in line with the resources available.

3.2 Officers have put together a five-year capital strategy for 2009/14, which shows the following:

	2009/10	2010/11	2011/12	2012/13	2013/14
	£000	£000	£000	£000	£000
Resources	26,245	25,163	22,136	22,086	22,086
Programme	27,204	26,070	22,935	22,885	22,880
Less Overprogramming	959	907	799	799	794
Planned Spend	26,245	25,163	22,136	22,086	22,086

- 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 £600k in 2009/10, £810k 2010/11, £2.560m in 2011/12, £2.560m in 2012/13 and £2.560m in 2013/14 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 the 2009/10 loan (£15k in 2009/10, £53k in 2010/11 and £52k in 2011/12, 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 Council agreed a framework for use of prudential borrowing in February 2008, when it approved the Capital Strategy for the Council, which included HRA borrowing.
- 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 2009/10 was calculated as follows:

	<u>£m</u>
Management Allowance	15.1
Maintenance Allowance	23.3
Capital Financing support	<u>11.9</u>
Sub Total	50.3
<u>Less</u>	
Guideline Rent	<u>(65.7)</u>
Negative Subsidy payable to the Government	(15.4)

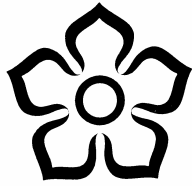
- 3.7 This subsidy payment can be volatile, and is susceptible to changes in Government policy. For instance, following significant increases in Leicester's Management and Maintenance subsidy allowances, the annual negative subsidy position (adjusted for changes in capital finance costs) has improved by £6.8m between 2003/04 to 2005/06, but has worsened by £7.3m from 2005/6 to 2009/10 (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 £154k. The risk is however mitigated by the following:-
- (a) significant levels of discretionary revenue spending is projected in future years, which can be delayed if the HRA is likely to drop below the £1.5m minimum balances figure set by Council;
- (b) The ability to borrow in 2010/11 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 of £0.5m, 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.

Key Decision	Yes
Reason	Is significant in terms of its effect on communities living or working in an area comprising more than one ward
Appeared in Forward Plan	Yes
Executive or Council Decision	Executive (Cabinet)



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All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

HOUSING PERFORMANCE PANEL	11th DECEMBER 2008 & 13th JANUARY 2009
OVERVIEW AND SCRUTINY MANAGEMENT BOARD	22nd JANUARY 2009
CABINET	26th JANUARY 2009
COUNCIL	29th JANUARY 2009

HOUSING CAPITAL PROGRAMME 2008/09 and 2009/14

SUPPORTING INFORMATION

1. The 2008/09 Programme

- 1.1 In September the Cabinet received a report on the monitoring of the current year's programme, which totalled £27.584m. However, even at that time it had become clear that the anticipated level of capital receipts (mainly from Right-to-Buy sales) could not be achieved.
- 1.2 Because the capital receipts would have been used to fund the General Fund part of the programme, an exercise was undertaken to identify reductions to the programme of £1.3m. This impacted on Renovation Grants and Disabled Facilities Grants, but the remainder of the programme was also cut where there was uncommitted expenditure. The current forecast of expenditure is £26.297m.
- 1.3 In the last 2 months the level of RTB sales has fallen even further. To put this into context, the average sales over the previous two financial years were 20 per month. The total sales in the first half of 2008/09 to September were only 49 and since then only 3 properties have been sold.
- 1.4 The level of commitments is such that it is not possible to make further reductions to the General Fund programme and it is therefore proposed to reduce the contribution to infrastructure projects by £356,000 as referred to in paragraph 4.2 below.

2. **Actual Expenditure to the End of October 2008.**

2.1 The actual expenditure to the end of October 2008 is £11.997m and again this is detailed in Appendix 1. This equates to c46% of the revised programme. At the same stage last year 47% 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 2009/10 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 2008/09 programme will be as follows:

	<u>2008/2009</u> <u>Estimated</u> <u>Resources</u>	<u>2008/2009</u> <u>Anticipated</u> <u>Resources</u>
	<u>£000</u>	<u>£000</u>
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>		
Housing (ACG)/Supported Capital Expenditure/Regional Hsg Pot	7700	8000
Major Repairs Allowance (MRA)	13167	13167
Major Repairs Allowance B/F	0	1400
DFG Allocation	654	743
	-----	-----
	21521	23310
<u>Plus Capital Receipts</u>		
Sale of Council Assets - Property and Land	3800	1974
Sale of Council Assets b/f (incl B/Leys)	0	1172
Beaumont Leys	1700	0
<u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing/DSO Profits	200	200
Use of Housing/DSO Balances	430	710
<u>Plus Prudential Borrowing Approval</u>		
Prudential Borrowing Framework	1000	400
<u>Plus SCA</u>		
Loft Insulation Programme -Match funding from Public Utilities	200	175
<u>Less</u>		
Transfer to Corporate Capital Programme	(2000)	(1644)
	-----	-----
	26851	26297

3.3 The latest updated programme, outlined at Appendix 1, shows an estimated spend of £26.297 million, which is in line with the resources available and recommended to Members for approval.

4. **THE 2009/10 PROGRAMME**

4.1 This is the sixth 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>2008/2009</u> <u>Anticipated</u> <u>Resources</u> <u>£000</u>	<u>2009/2010</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>		
Housing (ACG)/Supported Capital Expenditure/Regional Hsg Pot	8000	8000
Major Repairs Allowance (MRA)	13167	13333
Major Repairs Allowance B/F	1400	0
DFG Allocation	<u>743</u>	<u>743</u>
	23310	22076
<u>Plus Capital Receipts</u>		
Sale of Council Assets - Property and Land incl b/f	3146	1300
<u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing/DSO Profits	200	200
Use of Housing/DSO Balances	710	2519
<u>Plus Prudential Borrowing Approval</u>		
Prudential Borrowing Framework	400	600
<u>Plus SCA</u>		
Loft Insulation Programme -Match funding from Public Utilities	175	50
<u>Less</u>		
Transfer to Corporate Capital Programme	(1644)	(500)
	<u>26297</u>	<u>26245</u>

- 4.2 Members will recall as part of last years capital programme Council agreed to use housing capital receipts (£2m in 2008/09, £1m in 2009/10 and £1m in 2010/11) to support 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). Unfortunately, because of the down turn in the financial markets and its impact on Right to Buy receipts it will only be possible to provide £1.644m in 2008/09, £500k in 2009/10 and £573k in 2010/11. Should the position in connection with housing capital receipts improve during this period then this and additional resources for DFG's will be the first call on any additional resources generated.
- 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 allied to real increases in rent levels over the last few years. This will allow Members to borrow a further £9.1m to support the Housing Capital Programme between 2009 and 2014, and be used to meet the Government's Decent Homes Standard targets for both 2010 and beyond, and over a thirty-year period. The proposed £600k prudential borrowing in 2009/10 would add £15k to revenue costs in 2009/10 and £53k in 2010/11 and £52k in 20011/12. 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 full reimbursement via Housing Subsidy and therefore poses 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 2009/10 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 and beyond
 - 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
- 4.7 The Programme also works towards delivering on the One Leicester Strategy and Delivering Excellence.
- 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 2009/10 programme, outlined at Appendix 3, Members' attention is particularly drawn to the following provision:

£825k for replacing Windows and Doors, with uPVC Double Glazed Units,
£9 million for Kitchen and Bathroom modernisations,
£2.25 million for rewiring properties,
£3.6 million for replacing old inefficient boilers,
£3.280 million for Disabled Adaptations and Disabled Facilities Grants (this is almost four and a half times the amount made available by Government for tackling disadvantage in peoples' homes),
£2.5 million for Renovation and Home Repair and Efficiency Grants in the Private Sector,
£400k for Environmental and CRI Budgets for Community Associations,
£440k for new and replacement Door Entry Systems,
£500k for Loft Insulation and other energy efficiency works including converting district heating systems to run on waste vegetable oil where possible,
£200k for new Central Heating systems
£200k to complete the balcony replacement programme in St Peters Estate
£900k provision for Digital Television in high rise flats/maisonettes (second year of a two year Programme costing £1.2m overall)
£200k for a replacement radio system/mobile working solution.

- 4.11 Provision has been included for the commencement of the Porch and communal area door and window programme, and for any properties that become vacant and haven't been upgraded in the original UPVc Windows and Doors programme.
- 4.12 The Programme also includes £1.280m for DFG's and £2m for Disabled Adaptations. The DFG is less than officers would have liked but this is because of problems in funding following the drop in Housing Capital Receipts outlined above. However, it is recommended that this item be a top priority for any new housing receipts generated.
- 4.13 Provision has also been included to complete 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 is a two year programme that started in 2008/09.
- 4.14 Included in the above programme is an amount of £100,000, £50k 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 750 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. This again is down on previous years because of the Right to Buy problems highlighted previously.

- 4.15 However, **in considering the proposals in the programme Members must consider them alongside the Equality Impact Assessment** and satisfy themselves that any decision does not disadvantage any group of people, or at least that adequate safeguards have been put in place to mitigate against the impact of the revised charge being applied.
- 4.16 Members will no doubt recall that, following extensive consultation with tenants' representatives across the City; the old Housing Committee agreed to provide funds to at the disposal of Community Associations.
- 4.17 It is recommended that a sum of £400,000 be set aside next year but this money be used to start and tackle infrastructure issues on estates, i.e fencing/walls and hard and soft areas, which have been neglected over recent years with the push to achieve the Decent Homes Target.
- 4.18 Given that there are always more bids than resources available under this initiative, it is recommended that authority be delegated to the Corporate Director of Adults and Housing in consultation with the Cabinet Lead Member for Housing to approve the bids.

5. DECENT HOMES TARGET

- 5.1 The 2009/10 draft programme keeps the Council on target to deliver the Government's Decent Homes commitment by 2010. However, as highlighted in previous reports this does not cover properties built after 1970, which will become 'non-decent' from 2011 onwards as a result of the Government's use of applying some age related criteria within its decent homes target e.g. Bathrooms are non-decent after 40 years, wiring is non-decent after 30 years and kitchens are non-decent after 30 years. In addition, Structures are non-decent after 80 years, Roofs 60 years, Wall finishes 60 years, Chimneys 50 years, windows and doors 40 years and Boilers after 15 years. Therefore it will still be necessary to commit resources after 2010 to meet and maintain the Decent Homes target after 2010.
- 5.2 However, despite the Government's intention to cut resources for this work, and our ongoing commitment as outlined in 5.1 above, it is believed that we should still be able to meet the decent homes standard in all properties needing work between 2010 and 2014 provided other resources planned are available. Members will need to appreciate that this does not allow for every tenant receiving a new kitchen **and** bathroom as the Decent Homes standard only requires one of them to be upgraded for the property to be declared decent and the Council does not have enough resources available to do both.

6. LEGAL IMPLICATIONS

- 6.1 There are no legal implications associated with this report.

7. OTHER IMPLICATIONS

	<u>Yes/No</u>	
Equal Opportunities	Yes	Para's 4.9, 4.10, 4.11 & 4.12
Policy	Yes	Para 4.1 & 4.4
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 2008/09
- b) Joint report of the Corporate Director of Adults and Housing and the Chief Finance Officer on Capital Programme 2007/08 and 2008/11 to Cabinet on 21st January 2008 and Council on 24th January 2008.
- c) Joint report of the Corporate Director of Adults and Housing and the Chief Finance Officer on the Capital Programme Outturn 2007/08 to Cabinet on 23rd June 2008.
- 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 26th January 2009.

10. CONSULTATION

10.1 All departments have been consulted through Corporate Directors' Board. The Trade Unions and Housing Performance Panel have also been consulted as part of the formal consultative procedures.

11. Report Author -

Dave Pate – Ext. 6801

Monitoring Report Period 7

Scheme	Approved Programme	Revised Programme Incl. Slippage	Actual to Period 7	Forecast Outturn	Notes
	£000's	£000's	£000's	£000's	
<u>Decent Homes Standard</u>					
Kitchens & Bathrooms	9,900	9,000	3,536	8,900	
Rewiring	2,250	2,250	711	2,250	
Re-roofing / Re-guttering	125	125	0	125	
Central Heating Boilers	3,600	3,600	1,781	3,600	
Structural Works	100	100	153	190	
Window and Door Replacement	500	1,120	1,130	1,333	Additional work to complete programme
New Central Heating	200	100	66	100	
St Matthews District Heating	125	125	0	125	
St Peters Balconies	600	614	392	614	
	17,400	17,034	7,769	17,237	
<u>Other HRA Schemes</u>					
-					
Porch & Comm Area doors & windows	400	400	0	200	Reduced to fund other schemes
Sheltered Housing Improvements	150	166	10	166	Slippage of £16k
Energy Works	150	150	35	50	
Environmental Works	50	50	0	10	
Flat Roofs Over Shops	50	50	18	50	
Replacement Door Entry Phones	200	288	50	200	
Health & Safety Issues - asbestos	0	0	116	0	
Health & Safety Issues - alarms	275	240	38	240	
Health & Safety Issues - tanks	0	0	0	0	
New Door Entry Systems	100	100	50	188	

Environmental Budgets - Community Assoc.	180	220	70	220	Slippage £40k for outstanding orders
CRI Community Assoc. Schemes	0	63	59	63	Slippage £63k for committed schemes
Disabled Adaptations to Council Dwellings	1,600	1,600	617	1,600	
Service Improvements	250	220	15	230	
Replacement Radio Alarm System	430	0	22	150	Scheme brought forward
Digital TV	300	300	0	300	
Godstow Walk Redevelopment	0	200	1	200	
Misc Jobbing	0	0	7	0	
Beaumont Leys Core Area	0	90	0	90	Slippage £90k for CPO costs
Housing PFI Business Case	0	35	0	35	
Playground Equipment	50	67	17	67	
St Matthews Blocks	0	0	0	0	
Exchange Redevelopment	0	0	0	6	
Care in the Community Alarms	25	25	0	45	
Fees	20	30	0	30	
	4,230	4,294	1,125	4,140	
Housing Revenue Account Total	21,630	21,328	8,894	21,377	
General Fund					
Disabled Facilities Grants	2,250	1,387	799	1,387	
Renovation Grants	1,500	1,150	811	1,050	
Energy Efficiency Grants	200	170	59	170	
Environmental Works in Renewal Areas	250	200	254	250	Commitments in the pipeline
Home Repair Grants	350	300	278	350	Commitments in the pipeline
Capitalisation of Salaries	500	500	293	500	
Empty Homes & Aff Housing - RSL's	500	518	396	518	
HomeCome	0	45	85	85	Slippage £45k for property in pipeline
New Deal Training Scheme	30	10	0	10	
Supporting Home Owners	100	50	26	50	
Dawn Centre	0	0	7	7	
Improvements to Council Hostels	110	140	2	140	

Energy Initiative Programme	400	400	70	350
Wind Turbine Consultants	0	30	0	30
Fees	25	20	23	23
General Fund Total	6,215	4,920	3,103	4,920
<u>TOTAL</u>	27,845	26,248	11,997	26,297
Less Over-programming	(994)	0	0	0
<u>PROGRAMME TOTAL</u>	26,851	26,248	11,997	26,297

ESTIMATED RESOURCES AVAILABLE TO SUPPORT THE HOUSING CAPITAL PROGRAMME 2008/2014

APPENDIX 2

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
	Anticipated	Estimated	Estimated	Estimated	Estimated	Estimated
	Resources	Resources	Resources	Resources	Resources	Resources
	000'	000'	000'	000'	000'	000'
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>						
Housing (ACG) - Supported Capital Expenditure/Regional Hsg Pot	8000	8000	8000	2500	2500	2500
Major Repairs Allowance (MRA)*	13167	13333	13333	13333	13333	13333
Major Repairs Allowance (MRA)* B/F	1400	0	0	0	0	0
DFG Allocation	<u>743</u>	<u>743</u>	<u>743</u>	<u>743</u>	<u>743</u>	<u>743</u>
	23310	22076	22076	16576	16576	16576
<u>Plus Capital Receipts</u>						
Sale of Council Assets - Property and Land	3146	1300	1300	1300	1300	1300
<u>Plus Capital Expenditure Charged to Revenue Account (CERA)</u>						
Use of Housing DSO Profits	200	200	200	200	200	200
Use of Housing/DSO Balances	710	2519	1300	1300	1250	1250
Commuted Sums	0	0	0	0	0	0
<u>Plus Prudential Borrowing Approval</u>						
Prudential Borrowing	400	600	810	2560	2560	2560
<u>Plus Other Resources</u>						
Public Utilities Contribution to Energy Initiatives	<u>175</u>	<u>50</u>	<u>50</u>	<u>200</u>	<u>200</u>	<u>200</u>
	27941	26745	25736	22136	22086	22086
<u>Less transfer to Revenue</u>	<u>-1644</u>	<u>-500</u>	<u>-573</u>	<u>0</u>	<u>0</u>	<u>0</u>
	26297	26245	25163	22136	22086	22086
* Government now allocate resources, previously in capital, directly to the HRA via the MRA.						

HOUSING CAPITAL PROGRAMME 2008/2014**APPENDIX 3****HRA SCHEMES****1. HRA 2010 DECENCY TARGET**

	2009/10	2010/11	2011/12	2012/13	2013/14
	£m	£m	£m	£m	£m
Renewing/Remodelling Kitchens & Bathrooms	9.000	9.000	8.000	8.000	8.000
30 year+ Rewiring	2.250	2.300	2.280	2.230	2.300
Re-roofing/Re-guttering	0.335	0.400	0.200	0.200	0.200
Energy Efficiency Work incl. Central Heating Boilers	3.600	3.600	3.250	3.250	3.400
St Peters Balconies	0.200	0.000	0.000	0.000	0.000
Structural Works	0.300	0.300	0.200	0.200	0.200
Window & Door Replacement Programme	0.500	0.250	0.170	0.170	0.100
New Central Heating Installations	0.200	0.400	0.200	0.200	0.070
District Heating Schemes	<u>0.140</u>	<u>0.140</u>	<u>0.140</u>	<u>0.140</u>	<u>0.140</u>
	16.525	16.390	14.440	14.390	14.410

2. Other HRA Schemes

Removal of Asbestos and remodelling Tower Blocks	0.000	0.350	0.000	0.000	0.000
Porch & Communal Area Doors and Windows Replacement Programme	0.325	0.400	0.200	0.200	0.200
Environmental Works - fences, outbuildings etc	0.400	0.500	0.100	0.100	0.100
Flat Roofs over Shops	0.120	0.150	0.075	0.075	0.050
Replacement of Door Entry Phones	0.200	0.100	0.100	0.100	0.100
Health and Safety Issues incl targetted alarms & Tank repl.	0.300	0.250	0.200	0.200	0.200
New Door Entry Systems	0.240	0.100	0.000	0.000	0.000
Fees	0.030	0.030	0.030	0.030	0.030
Sheltered Housing Improvements	0.150	0.150	0.100	0.100	0.100
Energy Works incl converting boiler houses	0.400	0.200	0.200	0.200	0.200
Environmental Budgets allocated to Community Associations	0.180	0.180	0.180	0.180	0.180
CRI – Community Association Schemes	0.220	0.220	0.220	0.220	0.220
Disabled Adaptations to Council dwellings	2.000	2.000	2.000	2.000	2.000
Service Improvements	0.240	0.200	0.100	0.100	0.100
Digital Television	0.900	0.000	0.000	0.000	0.000
Replacement Radio System & new Mobile Working solution	0.200	0.000	0.000	0.000	0.000
Housing PFI Business Case	0.120	0.300	0.000	0.000	0.000

	2009/10	2010/11	2013/14	2013/14	2013/14
2. Other HRA Schemes (continued)					
Play Equipment	0.050	0.050	0.050	0.050	0.050
Redeveloping the Exchange	0.124	0.355	0.000	0.000	0.000
Care in the Community – Alarm Systems	<u>0.230</u>	<u>0.030</u>	<u>0.030</u>	<u>0.030</u>	<u>0.030</u>
Other HRA Schemes Total	6.429	5.565	3.585	3.585	3.560
HRA Total	22.954	21.955	18.025	17.975	17.970
GENERAL FUND EXPENDITURE					
3. SCG/GF Commitments					
Mandatory Disabled Facilities Grants	1.280	1.280	1.640	1.640	1.640
Renovation Grants in Renewal Areas/ Home Improvement Areas	<u>1.400</u>	<u>1.400</u>	<u>1.500</u>	<u>1.500</u>	<u>1.500</u>
SCG/GF Commitments Total	2.680	2.680	3.140	3.140	3.140
4. SCG/GF New Starts Programme					
Energy Efficiency Grants (DFG's & Renewal Areas)	0.200	0.200	0.200	0.200	0.200
Environmental Works in Renewal Areas/Home Improvement Areas	0.250	0.250	0.250	0.250	0.250
Home Repair Grants (incl. City Wide Home Mtnc Scheme and Care & Repair)	<u>0.350</u>	<u>0.350</u>	<u>0.350</u>	<u>0.350</u>	<u>0.350</u>
SCG/GF New Starts Programme	0.800	0.800	0.800	0.800	0.800
SCG/GF Total	3.480	3.480	3.940	3.940	3.940
5. Other GF Commitments					
Fees	0.025	0.025	0.025	0.025	0.025
Capitalisation of salaries	<u>0.400</u>	<u>0.400</u>	<u>0.400</u>	<u>0.400</u>	<u>0.400</u>
Other GF Commitments Total	0.425	0.425	0.425	0.425	0.425
6. Other General Fund New Starts Programme					
Wind Turbine Consultants	0.135	0.000	0.000	0.000	0.000
Empty Homes and New Affordable Housing via RSL's and HomeCome	0.050	0.050	0.050	0.050	0.050
New Deal Training Scheme	0.030	0.030	0.030	0.030	0.030

	2009/10	2010/11	2011/12	2012/13	2013/14
Improvements to Council Hostels	0.030	0.030	0.065	0.065	0.065
Energy Initiative Programme	<u>0.100</u>	<u>0.100</u>	<u>0.400</u>	<u>0.400</u>	<u>0.400</u>
Other General Fund New Starts Total	0.345	0.210	0.545	0.545	0.545
Other General Fund Total	0.770	0.635	0.970	0.970	0.970
OVERALL GENERAL FUND TOTAL	4.250	4.115	4.910	4.910	4.910
PROGRAMME TOTAL	27.204	26.070	22.935	22.885	22.880
Less Overprogramming (3.5%)	0.959	0.907	0.799	0.799	0.794
TOTAL HOUSING CAPITAL PROGRAMME	26.245	25.163	22.136	22.086	22.086