

Leicester
City Council

WARDS AFFECTED
All Wards

HOUSING MANAGEMENT BOARD
HOUSING SCRUTINY COMMITTEE
CABINET
COUNCIL

12th JANUARY 2006
12th JANUARY 2006
24th JANUARY 2006
26th JANUARY 2006

HOUSING CAPITAL PROGRAMME 2005/06 and 2006/09

Report of the Principal Service Director of Housing (Resources) 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 2005/06 out-turn and proposes a three year housing capital programme for 2006/09, 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 2006/2009.
- 2.2 The Housing Capital Programme, if approved, will invest over £96.740m 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 Council on track to meet the Decent Homes target by 2010.**
- 2.3 The **Housing 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 Scrutiny Committee and recommend Council to:-
- (i) approve the revised programme, outlined in Appendix 2, for 2005/06 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 (£4.0m in 2006/07, 2007/08 and 2008/09) and £7.75m from utilizing the Prudential Borrowing Framework to support the Housing Capital Programme (£6m in 2006/2007 and £1.75m in 2007/2008);
- (iii) approve the Housing Capital Programme for 2006/2009 outlined at Appendix 3 including a small level (3.5%) of over programming, and delegate authority to the Corporate Director of 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 2006/7 programme, a grant of £2.75m to HomeCome to acquire properties in accordance with the Leicester Strategy for Affordable Housing and the Housing Needs Survey;
- (v) note that the 2006/07 Programme will be reviewed during the financial year, and the 2007/09 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 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 £48.415m, 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 2005/9, which shows the following:

	<u>2005/06</u> <u>£000</u>	<u>2006/07</u> <u>£000</u>	<u>2007/08</u> <u>£000</u>	<u>2008/09</u> <u>£000</u>
Resources	48259	37330	30580	28830
Programme	48415	38680	31695	29885
Less Overprogramming	<u>156</u>	<u>1350</u>	<u>1115</u>	<u>1055</u>
Net Spend Programme	48259	37330	30580	28830

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 £6m in 2006/7 and £1.75m in 2007/08, 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 (£168k in 2006/7, £618k in 2007/8 and £722k in 2008/9, 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.

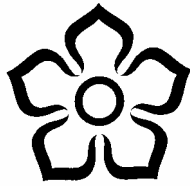
“as a last resort, to avoid future costs.

- (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 increases arises from subsidy generated by Government formula, and from rents set locally according to a national formula). Paragraph 4.4 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 2006/7 was calculated as follows:

	<u>£m</u>
Management Allowance	14.2
Maintenance Allowance	22.3
Capital Financing support	<u>12.0</u>
Sub Total	48.5
<u>Less</u>	
Guideline Rent	<u>(57.2)</u>
Negative Subsidy payable to the Government	(8.7)

- 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 negative subsidy position (adjusted for changes in capital finance costs) has improved by £4.7m from 2003/4 to 2004/5 and a further £2.1m from 2004/5 to 2005/6. A 1% worsening in negative subsidy amounts to £81k. 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 2009/10 shows the HRA could afford to lose £800k 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 2007/08 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 Also, the revised 2005/06 HRA budget allows 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.
- 3.10 Members are also asked to note the extent of other significant future commitments, and risks, on the Council:
- (a) £10m was approved for prudential borrowing for property improvement as part of the 2004/5 budget;
 - (b) Reports taken to Cabinet have identified the need for significant spending (presently estimated at around £20m) 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 this cost;
 - (c) If the Council decides to progress Building Schools for the Future 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.



Leicester
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WARDS AFFECTED
All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Housing Management Board
Housing Scrutiny Committee
Cabinet
2006
Council

12th January 2006

12th January 2006

24th January

26th January 2006

HOUSING CAPITAL PROGRAMME 2005/06 and 2006/09

SUPPORTING INFORMATION

1. **THE 2005/2006 PROGRAMME**

1.1 In October Members received a report on the situation at that time. The revised programme totalled £50.793m. Since then, there has been a considerable drop off in the resources generated through Right to Buy sales and therefore the programme has had to be adjusted to match the predicted resources available. The revised updated programme shows a total predicted spend of £48.415m. This is detailed at Appendix 1 for Members approval.

2. **Actual Expenditure to the End of October 2004.**

2.1 The actual expenditure to the end of October 2005 is £23.352m (compared to £14.685m in 2004/05), and again this is detailed in Appendix 1. This equates to c48% of the revised programme.

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 2006/07 programme. If the picture changes further during the year, this will be considered jointly, by the Corporate Director and Cabinet Member for Housing.

3.2 It is now estimated that resources to fund the 2005/06 will be as follows:

	<u>Previous</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>	<u>Revised</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>
HIP ALLOCATION		
Housing (ACG)	7333	7333
Major Repairs Allowance	12345*	12349*
Private Sector Renewal	840	840
Specified Capital Grant (SCG)	381	616
Major Repairs Allowance b/f	0	2018
	-----	-----
	20899	23156
Plus Capital Receipts		
Capital Receipts B/F	1136	0
Sale of Council Assets - Property and Land	7100	5500
Plus Capital Expenditure charged to Revenue Account (CERA)		
Use of Housing DSO Profits	200	200
Use of Housing Balances	2500	3000
Use of DSO Reserves	320	320
Commutated Sums	3000	1300
Plus Unsupported Credit Approval		
Prudential borrowing from Government	12000	12000
Plus SCA		
RSU Allocation for MDC	556	1119
NRF Funding	313	313
Sale of Night Shelter, reserves etc	1160	1017
Additional Credit Approval for HB DIP System	0	24
Loft Insulation Programme -Match funding from Public Utilities	250	250
Central Resources – CCTV Kirby Frith	60	60
	-----	-----
	49494	48259

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

3.3 The latest updated programme, outlined at Appendix 1, shows an estimated spend of £48.415 million, which is slightly above the resources available by £156k, but officers expect that further slippage will occur that will absorb this shortfall.

4. THE 2006/07 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>2005/2006</u> <u>Anticipated</u> <u>Resources</u> <u>£000</u>	<u>2006/2007</u> <u>Estimated</u> <u>Resources</u> <u>£000</u>
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>		
Housing (ACG)/Single Capital Pot	7333	7333
Major Repairs Allowance (MRA)	12349*	12731*
Private Sector Renewal	840	0
Specified Capital Grant (SCG)	616	616
MRA b/f	2018	0
	-----	-----
	23156	20680
Plus Capital Receipts		
Capital Receipts B/F	0	0
Sale of Council Assets - Property and Land	5500	6200

<u>Plus Capital Expenditure charged to Revenue Account (CERA)</u>		
Use of Housing DSO Profits	200	200
Use of Housing Balances	3000	4000
Use of DSO Reserves	320	0
Commuted Sum	1300	0
<u>Plus Unsupported Credit Approval</u>		
Prudential Borrowing Framework	12000	6000
<u>Plus SCA</u>		
Additional Credit Approval for HB DIP System	24	0
RSU Allocation for MDC	1119	0
NRF Funding	313	0
Sale of Night Shelter, reserves etc	1017	0
Loft Insulation Programme -Match funding from Public Utilities	250	250
Central Resources – CCTV Kirby Frith	60	0
	-----	-----
	48259	37330

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

- 4.2 The Capital Strategy agreed by Council on 26th November 2004 provided that 100% of the resources notionally allocated to Housing within the Single Capital Pot (SCP) should 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 £7.75m to support the Housing Capital Programme £6m in 2006/07 and £1.75m in 2007/8, and be used to meet the Government's Decent Homes Standard targets for both 2010 and over a thirty-year period. This would add £168k to revenue costs in 2006/7, £618k in 2007/8 and £722k in 2008/9. 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.
- 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 Should Members adopt the recommendation to use the Prudential Borrowing Framework over the next three years, and £12m of Housing Balances, it would mean the shortfall identified in the business case of the Stock Options Appraisal would be totally eliminated and the Government's Decent Homes target for 2010 and 30 year goal would be achieved.
- 4.6 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.
- 4.7 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 2006/07 programme. Officers have also made a provision of £3.25m (£2.75m for HomeCome and £500k for CPO's and supporting RSL's), within the programme, 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.
- 4.8 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 approximately 550 units per year.
- 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, Environmental Works and many more, have been included.
- 4.10 In considering the draft programme outlined at Appendix 3 for next financial year, Members' attention is particularly drawn to the following provision:
£8 million for replacing Windows and Doors, with uPVC Double Glazed Units,

£10 million for Kitchen and Bathroom modernisations,
 £750,000 for rewiring properties,
 £3.5 million for replacing old inefficient boilers,
 £800,000 Replacing Flat Roofs over shops
 £180,000 for Environmental Budgets for Community Associations,
 £500,000 for 'CRI' type initiatives from the new Community Associations,
 £500,000 for new Door Entry Systems
 £500,000 for Remodeling the Housing Stock
 £2.8 million for Disabled Adaptations and Disabled Facilities Grants (this is almost five times the amount made available by the Government for tackling disadvantage in peoples' homes),
 £250,000 for improvements in sheltered housing schemes,
 £300,000 for District Heating upgrades,
 £3.250 million for Purchasing Empty Homes and developing New Affordable Housing;
 £3.025 million for Renovation and Home Repair and Efficiency Grants in the Private Sector; and
 £500,000 for Loft Insulation.

- 4.11 Included in the above programme is an amount of £500,000, £250k 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 4100 properties will gain from this initiative and this will help in the Council's drive to achieve both our and the Government's environmental targets.
- 4.12 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.
- 4.13 It is recommended that a sum of £500,000 be set aside next year for those schemes that the Community Associations identify as having the highest priority within their area next year, on top of the £180,000 for the Environmental Budgets, which are under the direct control of the Community Associations.
- 4.14 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, ie
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).

4.15 In addition, they **must**:

- only require a capital injection (ie 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.

4.16 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 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 2005/06

- b) Joint report of the Corporate Director of Housing and the Chief Finance Officer on Capital Programme 2004/05 and 2005/08 to Housing Scrutiny Committee on 20th January 2005 and Cabinet on 24th January 2005.
- c) Joint report of the Corporate Director of Housing and the Chief Finance Officer on the Capital Programme Outturn 2004/05 to Cabinet on 13th June 2005 and Housing Scrutiny Committee on 1st September 2005.
- d) Joint report of the Corporate Director of Housing and the Chief Finance Officer on Capital Monitoring 2005/06 to the Housing Scrutiny Committee on 20th October 2005 and Cabinet on 26th September 2005.

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**

	2005/06	2006/07	2007/08	2008/09	
	Estimated	Estimated	Estimated	Estimated	TOTAL
	Resources	Resources	Resources	Resources	Resources
	£000	£000	£000	£000	£000
<u>HIP ALLOCATION/SINGLE CAPITAL POT</u>					
Housing (ACG)/Single Capital Pot	7333	7333	7333	7333	29332
Major Repairs Allowance (MRA)*	12349	12731	12731	12731	50542
Private Sector Renewal	840	0	0	0	840
Specified Capital Grant (SCG)	616	616	616	616	2464
MRA b/f	2018	0	0	0	2018
	23156	20680	20680	20680	85196
<u>Plus Capital Receipts</u>					
Sale of Council Assets - Property and Land	5500	6200	3700	3700	19100
<u>Plus Capital Expenditure Charged to Revenue Account (CERA)</u>					
Use of Housing DSO Profits	200	200	200	200	800
Use of Housing Balances	3000	4000	4000	4000	15000
Use of DSO Reserves	320	0	0	0	320
<u>Plus Unsupported Credit Approval</u>					
Prudential Borrowing	12000	6000	1750	0	19750
<u>Plus SCA</u>					
RSU Allocation for MDC	1119	0	0	0	1119
Reserves for MDC/Sale of Night Shelter/NRF	1330	0	0	0	1330
<u>Plus Other Resources</u>					
Commuted Sums in year and previous	1300	0	0	0	1300
Dip Fund	24	0	0	0	24
Public Utilities Contribution to Loft Insulation Programme	250	250	250	250	1000
Central Resources - Kirby Frith CCTV	60	0	0	0	60
	48259	37330	30580	28830	144999

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

APPENDIX 2

HOUSING CAPITAL PROGRAMME 2005/2009

HRA SCHEMES

	2005/6	2006/7	2007/8	2008/9	Total
	£m	£m	£m	£m	£m
1. HRA 10 YEAR TARGET					
Plastering/Renewing Kitchens & Bathrooms	9.000	10.000	9.500	9.700	38.200
Cladding – MHC Bungalows	0.650	0.000	0.000	0.000	0.650
30 year+ Rewiring	0.750	0.600	0.600	0.640	2.590
Re-roofing/Re-guttering	0.600	0.400	0.300	0.500	1.800
Repair External Elements - Pointing etc	0.171	0.200	0.200	0.200	0.771
Repair External Elements – Aikman Ave Structural Works	0.005	0.000	0.000	0.000	0.005
Energy Efficiency Work incl. Central Heating Boilers	2.500	3.500	3.000	3.000	12.000
Environmental Works	0.096	0.100	0.100	0.100	0.396
Outhouse Doors	0.200	0.500	0.250	0.500	1.450
Flat Roofs over Shops	0.000	0.800	0.300	0.800	1.900
Sheltered Housing Improvements	0.500	0.250	0.250	0.250	1.250
Structural Works	0.420	0.500	0.500	0.500	1.920
Renew Cladding to BISF Houses	0.300	0.000	0.000	0.000	0.300
Replacement of Door Entry Phones	0.125	0.200	0.100	0.100	0.525
Replacement of Wood Doors with uPVC Doors	5.000	0.000	0.000	0.000	5.000
Energy Works	0.000	0.500	0.300	0.300	1.100
Window & Door Replacement Programme	9.190	7.250	4.000	0.400	20.840
St Matthews Windows, Gutters and Fascias	1.650	0.000	0.000	0.000	1.650
Replacement Windows in Tower Blocks	0.014	0.000	0.000	0.000	0.014
DHS Pipework etc	0.121	0.150	0.100	0.150	0.521
New Central Heating Installations	0.180	0.150	0.100	0.150	0.580
St. Matthews District Heating Scheme	0.150	0.150	0.100	0.150	0.550
HRA 10 Year Target Total	31.622	25.250	19.700	17.440	94.012

2. Other HRA Schemes

CCTV Camera's Kirby Frith	0.060	0.000	0.000	0.000	0.060
Bungalow Improvements	0.000	0.500	0.300	0.000	0.800
Health and Safety Issues incl targetted alarms & Tank repl.	0.400	0.400	0.250	0.400	1.450
New Door Entry Systems	0.400	0.250	0.250	0.400	1.300
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	0.500	0.500	0.500	2.000
Disabled Adaptations to Council dwellings	0.866	0.800	0.750	0.750	3.166
Service Improvements	0.500	0.500	0.450	0.500	1.950
Integrated Housing Management System & EDMS	0.400	0.000	0.000	0.000	0.400
Beaumont Leys Core Area Redesign	0.134	0.100	0.000	0.000	0.234
Replacement of Radio Alarm System	0.320	0.100	0.000	0.000	0.420
Other HRA Schemes Total	3.780	3.350	2.700	2.760	12.590
HRA Total	35.402	28.600	22.400	20.200	106.602

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	0.988	2.100	2.000	2.000	7.088
SCG/GF Commitments Total	2.988	4.100	4.000	4.000	15.088

4. SCG/GF New Starts Programme

Energy Efficiency Grants (DFG's & Renewal Areas)	0.150	0.225	0.225	0.225	0.825
Environmental Works in Renewal Areas/Home Improvement Areas	0.575	0.340	0.250	0.340	1.505
Home Repair Grants (incl. City Wide Home Maintenance Strategy and Care & Repair)	0.740	0.600	0.400	0.400	2.140
St Saviours Renewal Area	0.840	0.000	0.000	0.000	0.840
Group Repair Schemes	0.022	0.000	0.000	0.000	0.022
SCG/GF New Starts Programme	2.327	1.165	0.875	0.965	5.332

SCG/GF Total	5.315	5.265	4.875	4.965	20.420
5. Other GF Commitments					
Fees	0.030	0.025	0.025	0.025	0.105
Capitalisation of salaries	0.469	0.500	0.500	0.500	1.969
Other GF Commitments Total	0.499	0.525	0.525	0.525	2.074
6. Other General Fund New Starts Programme					
Empty Homes and New Affordable Housing via RSL's	0.400	0.500	0.500	0.500	1.900
HomeCome	3.000	2.750	2.500	2.750	11.000
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
Multi Disciplinary Centre	2.631	0.100	0.000	0.000	2.731
Improvements to Council Hostels	0.234	0.200	0.150	0.200	0.784
Care in the Community – Alarm Systems	0.080	0.065	0.065	0.065	0.275
Loft Insulation Programme	0.500	0.500	0.500	0.500	2.000
HB Dip System	0.024	0.000	0.000	0.000	0.024
Play Equipment	0.200	0.050	0.050	0.050	0.350
Other General Fund New Starts Total	7.199	4.295	3.895	4.195	19.584
Other General Fund Total	7.698	4.820	4.420	4.720	21.658
OVERALL GENERAL FUND TOTAL	13.013	10.085	9.295	9.685	42.078
PROGRAMME TOTAL	48.415	38.685	31.695	29.885	148.680
Less Overprogramming (3.5%)	0.156	1.355	1.115	1.055	3.681
TOTAL HOUSING CAPITAL PROGRAMME	48.259	37.330	30.580	28.830	144.999
Resources	48.259	37.330	30.580	28.830	144.999