

Appendix 4 - HRA Capital Programme and Funding 2019/20 - 2021/22

| | <i>For Info</i> | For Approval | <i>For info</i> | | | | |
|-------------------------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------|-----------------------------|-----------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXPENDITURE | <i>Original Budget 2018/19</i> | Proposed Budget 2019/20 | <i>Profiled Budget 2019/20</i> | <i>Total Budget 2019/20</i> | Provisional Budget 2020/21 | Provisional Budget 2021/22 | Description |
| | <i>£'000</i> | £'000 | <i>£'000</i> | <i>£'000</i> | £'000 | £'000 | |
| Improving Housing Quality | | | | | | | |
| Door Entry Systems & CCTV | 687 | 628 | 190 | 818 | 699 | 703 | A long-term programme to replace door entry systems across the city, where needed, as many are nearing the end of their serviceable life, with spare parts being difficult to source. This programme is constantly reviewed, alongside the communal main entrance door programme to ensure value for money. |
| Water Tanks, Ventilation, Lighting & Lightning Protection & Fire Alarms | 806 | 675 | | 675 | 537 | 539 | Projects help meet statutory requirements and ensure safety and welfare for residents through a replacement and improvement programme as required. |
| Lifts | 1,256 | 571 | 350 | 921 | 779 | 418 | The lift replacement and upgrade programme is a long-term commitment to council residents. The majority of lifts have now been replaced since its inception, and the programme is under ongoing review to ensure it continues to provide good value for money. |
| Fire Safety & Asbestos Management | 2,122 | 3,388 | 682 | 4,070 | 3,490 | 2,008 | Effectively managing the risks of both fire and asbestos materials is an ongoing need. . Includes both statutory requirements and provision for enhanced fire safety measures. In particular, including provision for a programme of retro-fitting of sprinklers, which continues, subject to consultation with residents. |
| Minor Capital Works | 401 | 549 | 115 | 664 | 355 | 364 | Investment in smaller capital repairs across the HRA stock as well as investing in car parks and garages. The budget for 19-20 includes additional investment in St James House Car Park. |
| Roofing | 1,602 | 1,752 | 175 | 1,927 | 1,059 | 1,255 | Helps to extend the life of assets, improves insulation and reduces responsive repairs. |
| Condensation & Damp Works | 431 | 244 | 148 | 392 | 274 | 314 | Health and welfare of council residents is assisted by tackling issues arising from condensation and damp in properties |

Appendix 4 - HRA Capital Programme and Funding 2019/20 - 2021/22

| | For Info | For Approval | For info | | | | |
|----------------------------------------------|-------------------------|-------------------------|-------------------------|----------------------|----------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXPENDITURE | Original Budget 2018/19 | Proposed Budget 2019/20 | Profiled Budget 2019/20 | Total Budget 2019/20 | Provisional Budget 2020/21 | Provisional Budget 2021/22 | Description |
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 | |
| Major Structural works | 7,131 | 2,645 | 2,341 | 4,986 | 6,530 | 7,068 | Meeting our landlord obligations through maintaining the structural and general external integrity of properties. |
| Major Empty Property works | 123 | 91 | | 91 | 87 | 126 | Extensive refurbishment of empty homes prior to re-letting. |
| Cyclical Repairs & Decorations | 3,844 | 2,745 | 675 | 3,420 | 2,599 | 2,868 | External and common way repairs and decorations across the city help reduce ongoing costs and keep properties well maintained. Property & Investment are working closely with residents to ensure internal decorations in blocks are consistently delivered across the city. |
| Future capital projects | 112 | 112 | | 112 | 112 | 112 | Specialist and other surveys to support future programmes. |
| Brighton & Hove Standard Works | | | | | | | |
| Dwelling Doors | 407 | 293 | | 293 | 249 | 282 | Replacing doors to properties with secure and efficient design helps residents feel safer. This programme includes the provision of fire-rated doors to dwellings where required. |
| Kitchens & Bathrooms | 1,911 | 1,671 | | 1,671 | 1,683 | 1,908 | This budget helps to ensure homes comply with the Brighton & Hove Standard. |
| Rewiring - Domestic/ Communal | 1,787 | 1,384 | | 1,384 | 1,346 | 1,431 | Safe and reliable and compliant electrical installations and efficient lighting are supported from this budget. |
| Windows | 1,602 | 1,806 | | 1,806 | 1,122 | 1,443 | Window replacement programmes meet the council's landlord obligations, improve energy efficiency, warmth and reduce ongoing repair costs. |
| Sustainability & Carbon Reduction | | | | | | | |
| Domestic/Communal Heating Improvements | 2,158 | 2,100 | | 2,100 | 2,099 | 2,104 | Efficient and modern replacement heating systems improve thermal comfort, reduce carbon emissions and resident fuel costs. |

Appendix 4 - HRA Capital Programme and Funding 2019/20 - 2021/22

| | <i>For Info</i> | For Approval | <i>For info</i> | | | | |
|---------------------------------------------------|--------------------------------|--------------------------------|--------------------------------|-----------------------------|-----------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXPENDITURE | <i>Original Budget 2018/19</i> | Proposed Budget 2019/20 | <i>Profiled Budget 2019/20</i> | <i>Total Budget 2019/20</i> | Provisional Budget 2020/21 | Provisional Budget 2021/22 | Description |
| | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | |
| Insulation improvements | 62 | 61 | | 61 | 62 | 63 | Improving insulation levels in the roof and other parts of buildings improves thermal comfort, reduces mould growth and resident heating costs. |
| Home Energy Efficiency & Renewables | 601 | 51 | 550 | 601 | 51 | 51 | Many homes now benefit from solar panels. This programme will help take up other opportunities to further improve the energy rating of our homes. |
| Tackling Inequality | | | | | | | |
| Estate Development Budget | 348 | 355 | | 355 | 247 | 181 | Residents are able to prioritise smaller projects through this continuing and well supported budget. Also utilising EDB earmarked reserves. |
| Environmental Improvements | | 400 | | 400 | 400 | 400 | New budget to fund environmental and communal area improvement work. |
| Fencing | 62 | 61 | | 61 | 62 | 63 | Maintaining and improving our neighbourhoods and estates. |
| Disabled Aids & Adaptations | 1,150 | 1,150 | | 1,150 | 1,150 | 1,150 | Enabling vulnerable residents continue to live independently in their homes through investment in housing adaptations. . |
| Conversions & Extensions | 632 | 550 | | 550 | 599 | 598 | Tackling overcrowding across the city is of key importance to ensure good quality housing. |
| Housing ICT Budget | 1,200 | 250 | 950 | 1,200 | 80 | 80 | As part of the modernisation of the HRA's ICT (and in support of the implementation of the new housing management system) investment is required for replacement servers and new ICT hardware. |
| Estate Service Vehicle Replacement | 280 | | | | | | |
| Total Investment in existing Housing Stock | 30,716 | 23,532 | 6,176 | 29,708 | 25,670 | 25,528 | |

Appendix 4 - HRA Capital Programme and Funding 2019/20 - 2021/22

| | <i>For Info</i> | For Approval | <i>For info</i> | | | | |
|------------------------------------------|--------------------------------|--------------------------------|--------------------------------|-----------------------------|-----------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXPENDITURE | <i>Original Budget 2018/19</i> | Proposed Budget 2019/20 | <i>Profiled Budget 2019/20</i> | <i>Total Budget 2019/20</i> | Provisional Budget 2020/21 | Provisional Budget 2021/22 | Description |
| | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | <i>£'000</i> | |
| Delivery of New Council Homes | | | | | | | |
| New schemes | 5,000 | | | | 4,341 | 17,069 | This is the forecast expenditure required to meet the use of RTB receipts requirement. Specific schemes have yet to be identified for future years to utilise the receipts. |
| Converting spaces in existing buildings | 880 | 1,432 | 146 | 1,578 | 272 | 326 | Increasing housing supply through an ongoing Hidden Homes programme to deliver new homes by converting existing redundant spaces. |
| Purchase properties | 2,763 | 2,000 | 1,500 | 3,500 | 2,000 | 2,000 | Increasing housing supply through our expanded Home Purchase Policy approved by Committee in 2018. |
| Design competition | 2,500 | | 200 | 200 | 2,300 | | The approved budget for 2019/20 relates to enabling works at the Rotherfield Crescent scheme. |
| Oxford Street conversion | 1,064 | | 1,125 | 1,125 | | | Increasing housing supply through provision of council owned temporary accommodation. The 2019/20 budget consists of £0.564m reprofiled from 2018/19 (approved by PR&G as part of the TBM7 report) and an additional budget of £0.561m that is being added (a budget variation) as part of the TBM9 report to PR&G giving the £1.125m total. |
| Portslade Police Station | 127 | | | | | | |
| Redevelopment of vacant HRA garage sites | 2,464 | | 83 | 83 | | | Increasing housing supply through our New Homes for Neighbourhoods programme. 2018/19 budget relates to development at Kensington Street. |
| Lynchet Close | 954 | | | | | | Scheme completed in 2018/19 |
| Wellsbourne Development | 69 | | | | | | Scheme completed in 2018/19 |
| Selsfield Drive | 7,663 | | 5,109 | 5,109 | 1,537 | | Scheme due for completion in 2020/21. |
| Buckley Close | | | 2,583 | 2,583 | 240 | | Increasing housing supply through our New Homes for Neighbourhoods programme. Total budget of £2.96m approved at December PR&G for the development of 12. |

Appendix 4 - HRA Capital Programme and Funding 2019/20 - 2021/22

| | For Info | For Approval | For info | | | | |
|--------------------------------------------|-------------------------|-------------------------|-------------------------|----------------------|----------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXPENDITURE | Original Budget 2018/19 | Proposed Budget 2019/20 | Profiled Budget 2019/20 | Total Budget 2019/20 | Provisional Budget 2020/21 | Provisional Budget 2021/22 | Description |
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 | |
| Victoria Road | | | 1,972 | 1,972 | 7,048 | 2,119 | Increasing housing supply through our New Homes for Neighbourhoods programme. Total budget of £12.914m approved at December PR&G for the development of 45 homes and the re-provision of a Sports Pavilion at Victoria Road, Portslade. |
| Property purchase from Orbit HA | | | 500 | 500 | | | Increasing housing supply through provision of council owned temporary accommodation. Refurbishment costs relating to the purchase of 15 homes for use as Temporary Accommodation. |
| Feasibility | 377 | | 227 | 227 | 150 | 150 | |
| Total Delivery of New Council Homes | 23,861 | 3,432 | 13,445 | 16,877 | 17,888 | 21,664 | |
| Total Programme | 54,578 | 26,964 | 19,621 | 46,585 | 43,558 | 47,192 | |
| Programme Funding | | | | | | | |
| Revenue Contribution to Capital | | 22,432 | 2,672 | 25,104 | 27,021 | 27,758 | Funding from revenue surpluses. |
| Borrowing | | 2,403 | 9,900 | 12,303 | 10,388 | 12,220 | Borrowing required mainly for new build development. |
| HRA reserves | | 750 | 2,450 | 3,200 | 580 | 580 | Useable revenue and capital reserves |
| EDB Earmarked reserves | | 170 | | 170 | 67 | | Earmarked reserve |
| ESFRS contribution | | | 347 | 347 | | | Funding due from East Sussex Fire and Rescue Service towards Sprinkler programme |
| Capital Receipts | | 1,029 | 3,777 | 4,806 | 5,322 | 6,454 | Retained RTB receipts for New Build |
| Energy Grants/FITs | | 180 | | 180 | 180 | 180 | Funding received to support sustainability and carbon projects. |
| Land Release Funding | | | 475 | 475 | | | Funding for works at Selsfield Drive and Victoria Road |
| Total Funding | 54,578 | 26,964 | 19,621 | 46,585 | 43,558 | 47,192 | |

Appendix 4 - HRA Capital Programme and Funding 2019/20 - 2021/22

Right to Buy (RTB) Receipts Monitoring

In June 2012, the council signed an agreement to retain RTB Receipts, which can be used to fund up to 30% of a new build development. The agreement requires these amounts to be spent within 3 years of receipt, otherwise the council will be required to repay them to the Government with interest at a rate of 4% above the base rate on a day to day basis compounded with three monthly rests.

The following table sets out current and planned usage, showing that all receipts are assumed to be spent: -

| Financial year for receipts to be spent by | In year RTB receipts | Affordable Housing Expenditure required | Affordable Housing forecast expenditure | (Under) / over achieved |
|---------------------------------------------------|-----------------------------|------------------------------------------------|------------------------------------------------|--------------------------------|
| | £'000 | £'000 | £'000 | £'000 |
| Pre 2015/16 | - | - | 1,788 | 1,788 |
| 2015/16 | 609 | 2,030 | 6,684 | 4,654 |
| 2016/17 | 3,966 | 15,250 | 19,332 | 4,082 |
| 2017/18 | 2,561 | 23,787 | 31,713 | 7,926 |
| 2018/19 | 5,431 | 41,890 | 41,890 | - |
| 2019/20 | 4,611 | 57,260 | 58,291 | 1,031 |
| 2020/21 | 5,631 | 76,030 | 76,030 | - |
| 2021/22 | 6,454 | 97,543 | 97,543 | - |