

Appendix 3 - HRA Capital Programme 2023/24 – 2027/28

	<b>For Approval</b>	<i>For info</i>						
	<b>Proposed Budget 2023/24 £'000</b>	<b>Profiled Budget 2023/24 £'000</b>	<b>Total Budget 2023/24 £'000</b>	<b>Provisional Budget 2024/25 £'000</b>	<b>Provisional Budget 2025/26 £'000</b>	<b>Provisional Budget 2026/27 £'000</b>	<b>Provisional Budget 2027/28 £'000</b>	<b>Description</b>
<b>Programme Expenditure</b>								
<b>Delivery of New Council Homes</b>								
Home Purchase Policy	15,000	1,000	16,000	10,000	4,500	2,650		Continued delivery of the Home Purchase Policy. 2023/24 budget would allow up to 60 properties. 40 properties in 2024/25 and 20 properties 2025/26 and 10 properties in 2026/27.
Other Acquisitions		5,205	5,205					Budget for the purchase of properties outside of the Home Purchase Policy, where opportunities and business cases present themselves.
Feasibility	350		350	300	200			Feasibility budget required to bring forward the new supply pipeline.
Converting spaces in existing buildings	1,730	516	2,246	2,200	2,200			Continued delivery of the Hidden Homes scheme where underutilised spaces are converted into new council homes.
Design Competition	682	1,625	2,307					Previous budget approved for Frederick Street and Rotherfield Crescent profiled in the financial

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								years to match the latest deliver programme.
Moulsecoomb Hub land		9,014	9,014					The appropriation is expected to take place during 2023/24. The November committee report requested further budget to bring the project up to the planning with final scheme and budget approval to be taken back to committee during 2022. The budget line reflects the approvals given to bring the scheme up to RIBA stage 3. Further detail can be found in the Housing Committee report from 22 <sup>nd</sup> June 2022.
Windlesham Close	1,350	685	2,035	4,341				Approval given for this scheme at the 1st July 2022, the budget has been profiled to match the latest estimates of the cashflow.
Palace Place		1,608	1,608					Approval given for this scheme at the 1st July 2022, the budget has been profiled to match the latest estimates of the cashflow.
Belgrave Day Centre, Portslade	934		934	331				Purchase of 49 homes from HBH LLP at the Portslade site.

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Coldean Lane, North of Varley Halls	6,160	(813)	5,347	857				Purchase of 127 homes from HBH LLP at the Coldean site. Final budget lines following the construction of homes during the previous financial years.
<b>Total Delivery of New Council Homes</b>	<b>26,206</b>	<b>18,840</b>	<b>45,046</b>	<b>18,029</b>	<b>6,900</b>	<b>2,650</b>		
<b>Improving Housing Quality</b>								
Main Door Entry Systems & CCTV	817		817	700	700	700	700	Repair and replacement of Main Entrance Doors. Long term programme of door entry system replacements, as systems fail or reach the end of their serviceable life, with spare parts unable to be sourced. These two programmes are reviewed alongside each other and works coordinated where feasible to ensure value for money. Installation and upgrade of CCTV systems to increase security of blocks.
Water Tanks, Ventilation, Lighting & Lightning Protection & Fire Alarms	1,930		1,930	1,600	1,490	1,500	1,580	Projects help meet statutory requirements and ensure safety and welfare for residents through replacement and improvements.

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Lifts	880		880	1,980	1,130	1,000	1,000	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	3,320		3,320	2,590	2,590	2,390	2,390	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 EWS1 surveys in 23/24.
Minor Capital Works	520		520	795	810	851	894	Investment in smaller capital repairs across the HRA stock as well as investing in car parks and garages.
Condensation & Damp Works	500		500	280	280	294	309	Health and welfare of council residents is assisted by tackling issues arising from condensation and damp in properties. The budget for 2023/24 has been increased

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								following the tragic Rochdale Borough Homes case and will keep this budget under review.
Major Structural works	2,338	5,760	8,098	8,383	6,500	6,300	6,200	Meeting our landlord obligations through maintaining the structural and general external integrity of properties.
Major Empty Property works	220		220	220	220	220	220	Extensive refurbishment of empty homes prior to re-letting.
Cyclical Repairs & Decorations	1,384		1,384	1,605	1,188	1,247	1,309	External and common way repairs and decorations across the city help reduce ongoing costs and keep properties well maintained. Housing Investment and Asset Management team work closely with residents to ensure internal decorations in blocks are consistently delivered across the city.
Seniors Housing Improvements	330		330	330	330	200	200	Meets the identified need from November 2019 to invest in the council's Seniors Housing schemes to improve security, accessibility and address any structural issues identified.
Future capital projects	250		250	250	250	250	250	Specialist and other surveys to support future programmes.

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Dwelling Doors	990		990	990	990	1,040	1,092	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	2,480		2,480	2,590	2,590	2,720	2,856	This budget helps to ensure homes comply with the Brighton & Hove Standard.
Rewiring - Domestic/ Communal	1,735		1,735	1,820	1,840	1,932	2,029	Safe and reliable and compliant electrical installations and efficient lighting are supported from this budget.
Windows	1,443	200	1,643	2,154	2,135	2,242	2,354	Window replacement programmes meet the council's landlord obligations, improve energy efficiency, warmth and reduce ongoing repair costs.
Roofing	1,223		1,223	1,205	1,100	1,155	1,213	Helps to extend the life of assets, improves insulation and reduces responsive repairs.
<b>Sustainability &amp; Carbon Reduction</b>								
Domestic/Communal Heating Improvements	2,230		2,230	2,530	2,640	2,772	2,911	Efficient and modern replacement heating systems improve thermal comfort, reduce carbon emissions and resident fuel costs.

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Energy Efficiency & Low Carbon Heating	1,670		1,670	1,740	3,300	2,000	2,000	This programme will help take up a range of opportunities to further improve the energy rating of our homes and to identify projects that will help move towards zero carbon from our service delivery activities by 2030.
New Solar Panels Programme	440	800	1,240	1,540	1,540	1,000	1,000	Project Management support is now in place to deliver the solar PV programme, procurement of a new contract has begun and should be in place Spring 2023. We are planning a 3 year programme delivering up to 1000 new systems, budgets have been re-profiled on this basis.
<b>Tackling Inequality</b>								
Environmental Improvements	625	100	725	360	360	360	360	This budget funds environmental and communal area improvement work based on resident priorities. It also includes provision for the

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								refurbishment of housing owned playgrounds (as reported to ETS Committee in January 2021).
Disabled Aids & Adaptations	1,600		1,600	1,600	1,600	1,600	1,600	Enabling vulnerable residents to continue to live independently in their homes through investment in housing adaptations.
Conversions & Extensions	660		660	700	730	750	750	Tackling overcrowding across the city is of key importance to ensure good quality housing.
<b>Total Investment in existing Housing Stock</b>	<b>27,585</b>	<b>6,860</b>	<b>34,445</b>	<b>35,962</b>	<b>34,313</b>	<b>32,523</b>	<b>33,217</b>	
<b>Total Other Projects</b>	<b>250</b>		<b>250</b>	<b>250</b>	<b>100</b>	<b>100</b>	<b>100</b>	
<b>Total Programme</b>	<b>54,041</b>	<b>25,700</b>	<b>79,741</b>	<b>54,241</b>	<b>41,313</b>	<b>35,273</b>	<b>33,317</b>	
<b>Programme Funding</b>								
Revenue Contribution to investment in existing housing stock	19,358		19,358	18,949	20,096	18,614	18,901	24/25 to 27/28 figures are illustrative and will be adjusted accordingly as the 30 year business plan is updated.
Borrowing	28,035	20,872	48,907	26,760	19,687	15,864	14,416	Borrowing required to fund capital investment.
HRA reserves	1,090		1,090	4,800				Useable revenue and capital reserves.



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Capital Receipts	750		750					Capital receipts for use against new housing delivery.
RTB Receipts	2,028	1,074	3,102	2,652	1,350	795		Retained RTB receipts for New Build.
Energy Grants/FITs	180		180	180	180			Funding received to support sustainability and carbon projects.
Grant Funding		2,649	2,649					Land Release Funding grant received and Homes England grant for the purchase of HBH LLP Properties.
Commuted Sums	1,800	300	2,100	900				Funding to support the purchase of properties through the Home Purchase Policy.
Leaseholder Income	800		800					
Earmarked rent reserve		805	805					
<b>Total Funding</b>	<b>54,041</b>	<b>25,700</b>	<b>79,741</b>	<b>54,241</b>	<b>41,313</b>	<b>35,273</b>	<b>33,317</b>	

