

Appendix 4 - HRA Capital Programme and Funding 2018/19 - 2020/21

EXPENDITURE	Original Budget 2017/18	Proposed Budget 2018/19	Provisional Budget 2019/20	Provisional Budget 2020/21	Description
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>	
Improving Housing Quality					
Door Entry Systems & CCTV	939	687	643	733	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 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	730	806	640	741	Projects help to ensure safety and welfare for residents through a replacement and improvement programme.
Lifts	1,077	784	1,403	1,094	The lift replacement and upgrade programme is a long-term commitment to BHCC 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	696	1,972	2,053	2,030	Effectively managing the risks of both fire and asbestos materials is an ongoing need. This also assumes a 5-year sprinkler programme.
Minor Capital Works	402	401	321	381	Investment in smaller capital repairs across the HRA stock as well as investing in car parks and garages.
Roofing	1,245	1,602	1,412	1,269	Helps to extend the life of assets, improves insulation and reduces responsive repairs. For 2018/19 some £0.300m of this budget is allocated to major re-roofing projects.

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Condensation & Damp Works	498	431	385	444	Welfare of BHCC residents is assisted by tackling the causes of mould growth.
Major Structural works	3,590	4,488	4,964	5,119	To maintain the structural and general external integrity of properties. The budget for 2018/19 includes for major works at high rise flats, including Albion Hill and Tyson Place/St Johns Mount.
Major Empty Property works	124	123	128	127	Extensive refurbishment of empty homes prior to re-letting.
Cyclical Decorations	3,314	2,856	1,797	2,031	External and common way repairs and decorations across the city help reduce ongoing costs and keep properties well maintained.
Future capital projects	74	112	112	112	Specialist and other surveys to support future programmes.
Brighton & Hove Standard Works					
Dwelling Doors	373	407	308	317	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	1,930	1,911	1,604	1,713	This budget helps to ensure homes comply with the Brighton & Hove Standard.
Rewiring - Domestic/ Communal	1,831	1,787	1,373	1,713	Safe and reliable electrical installations and efficient lighting are supported from this.
Windows	1,370	1,602	1,283	1,396	Window replacement programmes improve energy efficiency, warmth and reduce ongoing repair costs.
Sustainability & Carbon Reduction					
Domestic/Communal Heating Improvements	2,087	2,158	2,988	2,989	Efficient and modern replacement heating systems reduce carbon emissions and

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					resident's fuel costs.
Insulation improvements	63	62	64	63	Improving insulation levels in the roof and other parts of buildings reduces mould growth and heating costs.
Home Energy Efficiency & Renewables	51	51	51	51	Many homes now benefit from solar panels and this programme will help take opportunities to spread this further.
Tackling Inequality					
Estate Development Budget (EDB)	181	348	354	183	Residents are able to prioritise smaller projects through this continuing and well supported budget. Assumes full utilisation of EDB earmarked reserves over 2 years
Fencing	62	62	64	63	
Disabled Aids & Adaptations	1,150	1,150	1,150	1,150	By supporting required adaptations to homes, residents can continue to enjoy their homes for longer.
Conversions & Extensions	560	632	386	495	Tackling overcrowding across the city to ensure good quality housing.
Conversions of existing bed-sits	460	0	0	0	Improving dwellings' layout in several seniors housing schemes to meet modern standards. This programme has now been completed as there are no further properties considered appropriate/cost effective to hold void for conversion.
Converting spaces in existing buildings	609	549	331	330	A programme to deliver new homes by converting existing redundant spaces. The programme has delivered 5 new homes to date.
Purchase properties	-	1,000	2,000	2,000	Report to H&NH Committee for a small programme to purchase former council properties/other similar properties. The £1m budget for 2018/19, will be

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					supplemented with any reprofile (budgets carried forward) from the 2017/18 budget of £2m.
Housing ICT Budget	80	1,050	80	80	New Housing Management system.
Stonehurst Court conversion	1,045	0	0	0	Reported at H&NH Committee Jan 2017.
Oxford Street conversion	1,120	0	0	0	Reported at H&NH Committee Jan 2017. Budget reprofiled to 2018/19.
Total Investment in existing Housing Stock	25,661	27,031	25,894	26,624	
Building New Council Homes					
Kite Place	5,000	0	0	0	Scheme completed 2017/18.
Selsfield Drive	2,617	3,258	0	0	Due for completion June 2018.
Hobby Place	6,076	0	0	0	Scheme due for completion 2017/18.
Further New Build – New Schemes (*)		5,000	6,000	6,000	Any new schemes will be reported through H&NH Committee and PR&G - to be funded by borrowing and RTB receipts.
Further New Build – Design competition	500	1,000	0	0	£1.5m already approved and reprofiled to the capital programme for 2018/19.
Feasibility	0	55	0	0	
Total Building New Council Homes	14,193	9,313	6,000	6,000	
Total Programme *	39,854	36,344	31,894	32,624	
Programme Funded by:					
Revenue Contribution to Capital	25,579	25,555	24,043	26,151	Funding from revenue surpluses.
FUNDING:					
Borrowing	7,073	6,130	5,083	3,874	Borrowing required mainly for new build development.
HRA reserves	1,300	1,050			Useable revenue and capital reserves.
EDB earmarked reserve		170	169		
Capital Receipts	5,597	3,259	2,499	2,499	Retained RTB receipts for New Build.

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ESFRS contribution	125				Funding due from East Sussex Fire and Rescue Service, 50% contribution towards sprinklers budget.
Energy Grants/Feed-in Tariffs (FITs)	180	180	100	100	Funding received to support sustainability and carbon projects.
Total Funding *	39,854	36,344	31,894	32,624	

* The Capital Programme includes potential Further New Build Schemes estimated at £5m in 2018/19. These schemes have not been drawn up in detail and would all be subject to Housing & New Homes Committee approval (including determination of rent levels) and approval of Policy, Resources & Growth Committee before proceeding. Each scheme will become a separate Capital Programme item and the Capital Programme for 2018/19 will therefore change in accordance with the final approved scheme values. This will also affect the funding and financing of each scheme.

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 up to Quarter 2 2017/18 are assumed to be spent:

Financial Year	RTB Receipts £'000	New Build Expenditure Required £'000	New Homes for Neighbourhoods (NHFN) Forecast Expenditure £'000	(Under) / Over achieved £'000
Pre 2015/16	-	-	1,788	1,788
2015/16	609	2,030	6,684	4,654
2016/17	4,575	15,250	19,332	4,082
2017/18	7,136	23,787	31,250	7,463
2018/19	12,567	41,890	45,544	3,654
2019/20	17,178	57,260	57,259	0
2020/21 up to Q2	19,638	65,460	65,461	0

