

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

EXPENDITURE	For Info	For Approval	For information			Description	
	Total Budget 2018/19	Proposed Budget 2019/20	Profiled Budget 2019/20	Total Budget 2019/20	Provisional Budget 2020/21		Provisional Budget 2021/22
	£'000	£'000	£'000	£'000	£'000		£'000
Improving Housing Quality							
Door Entry Systems & CCTV	687	628		628	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		3,388	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	65	614	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

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Major Structural works	7,131	2,645	1,701	4,346	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	503	3,248	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.

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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	1,300	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	1,050	250		250	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		3,492	27,024	25,670	25,528

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Delivery of New Council Homes							
New schemes	5,000				3,947	13,039	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		1,037	1,037	1,463		The approved budget for 2019/20 relates to the Rotherfield Crescent scheme.
Oxford Street conversion	1,064		1,125	1,125			Increasing housing supply through provision of council owned temporary accommodation. This includes a budget variation & reprofile of £0.561m, which is subject to approval as part of the TBM09 report to February PR&G Committee.
Portslade Police Station	127						
Redevelopment of vacant HRA garage sites	2,464						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		5,737	5,737	387		Scheme due for completion in 2020/21.
Buckley Close			2,720	2,720	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 .

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Victoria Road			3,805	3,805	7,048	2,061	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			790	790			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	17,087	20,519	15,507	17,576	
Total Programme	54,578		26,964	20,579	47,543	41,177	43,104	
Programme Funding								
Revenue Contribution to Capital			22,933	2,171	25,104	27,021	27,758	Funding from revenue surpluses.
Borrowing			2,402	12,512	14,914	9,222	9,858	Borrowing required mainly for new build development.
HRA reserves			250	1,500	1,750	80	80	Useable revenue and capital reserves
EDB Earmarked reserves			170		170	67		Earmarked reserve
Capital Receipts			1,029	4,396	5,425	4,607	5,228	Retained RTB receipts for New Build
Energy Grants/FITs			180		180	180	180	Funding received to support sustainability and carbon projects.
Total Funding	54,578		26,964	20,579	47,543	41,177	43,104	

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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	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	4,653
2016/17	3,966	15,249	19,332	4,083
2017/18	2,561	23,787	31,713	7,927
2018/19	5,431	41,890	41,890	
2019/20	4,611	57,259	60,672	3,413
2020/21	5,631	76,029	76,029	
2021/22	5,228	93,455	93,455	