

2014/15 TO 2017/18 HRA CAPITAL PROGRAMME								APPENDIX 3
	Notes	2013/14 Approved Programme	2013/14 Revised Programme Jan 2014	2014/15	2015/16	2016/17	2017/18	
<b>2012-17 DHIP Programme</b>								
Year 1 programme slippage (including Major Aids & Adaptations completed under DHIP)			1,192,450					
Year 1 Programme Additional costs			-					
HCA Funded Properties (90% of pre 2012 failures)		8,500,000	9,026,000	8,560,000	-	-	-	
NWLDC Funded Properties (10% + post 2012 failures)	Post 2015/16 as per PIMSS	1,417,000	1,376,000	3,076,725	4,500,000	4,500,000	4,500,000	2014/15 amended to reflect additional spend
Major Aids & Adaptations completed under DHIP			453,000					
Enabling Works Provision	Works in addition to core DHIP spec which are essential to complete jobs.	415,000	415,000	415,000	132,000	132,000	132,000	
Enabling Works for Decants	Including decs/soft furnishing and decant allowance	30,000	30,000		-	-	-	
Asbestos Handling	Disposal of asbestos, following R&D asbestos surveys	450,000	450,000	450,000	50,000	50,000	50,000	
Year 3 Scoping Surveys	Assumed cost £164 per survey	225,000	267,000					
Year 4 Scoping Surveys	Assumed cost £164 per survey. Year 1-4 scoping surveys = 4,475 = total stock.							
<b>2012-17 HPIP Programme</b>								
Fire Risk Assessment Remedial Works	Includes provision for fire risk assessment work, including doors, signage, external openings.	80,000	35,500	40,000	40,000	40,000	40,000	
Lift Replacement	6 lift replacements at Sheltered Schemes	300,000	-	300,000				
Fire Alarm / Emergency Lighting	Sheltered scheme & communal flats emergency lighting and fire alarm upgrades	340,000	146,000	194,000				
Communal Boilers	4 schemes + Woulds/Cherry Tree	146,000	80,000					
Measham (Riverway) Staircases	Reinforced concrete communal staircase remedial works	60,000	32,000					
Defective floor slabs (red ash floors)/Damp proofing (loughborough rd and other identified in year)	Assumption of average of 25 properties p.a. @ £6k each. Loughborough rd - 17 properties, other - 15 properties pa £2.5k each. Budget originally intended for chemical injection, likely that other remedial works will be completed instead within same budget provision	422,500	300,000	310,000	187,500	187,500	187,500	
Fuel swaps (solid fuel to gas supply)	Energy company rebate on fuel swaps income = £12k estimate	67,000	67,000	78,000	25,000	25,000	25,000	
In Year Priorities	No current provision held			-	-	-	-	
Garage Modernisation	One off £100k provision for demolitions, resurfacing & lighting works	50,000		100,000	-	-	-	
Carbon Monoxide Detectors	Potential delivery through solid fuel servicing contractor as will not exceed CV by more than 50%	15,000	15,000	-	-	-	-	
DH Works in Voids and Tenanted Properties	Additional provision added 13/14 to reflect historic expenditure trends	1,455,000	850,000	850,000	850,000	850,000	850,000	
Major Aids & Adaptations	Expenditure on flat floor shower on DHIP needs a virement of additional costs over standard bathroom to be transferred out of this budget where there is not an active A&A referral @ an approx cost of £1200 pp	380,000	140,000	380,000	350,000	350,000	350,000	

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Development Site Preparations	Related to decommissioned sheltered schemes. £20k, provision left in for 12/13 for rebuilding wall at Heather House	40,000	40,000	40,000	-	-	-	
Insulation Works	Principally external wall works. External grant income anticipated.	525,000	-	660,000	-	-	-	
Green & Decent Installations	Pilot costs for 2013/14, recurring budget requirement from 2015/16 for ongoing programme. External grant income anticipated.	125,000	-	125,000	250,000	250,000	250,000	
IBS Upgrade (Contract Module)	Provision for repairs data requirements required to support implementation of repairs diagnostics and mobile working. Moved from 2012/13 to 2013/14.	25,000	25,000					
Dynamic Scheduling	Required for Mobile Working (Dynamic Scheduling) project.	34,550	34,550					
Speech Module	Replacement of speech module equipment in hard wired older persons accommodation.			50,000	50,000	50,000	50,000	
Capital Programme Delivery Costs	Includes Decent Homes Improvement Programme contingency	763,000	763,000	698,000	623,000	623,000	623,000	
Unallocated/Contingency	Contingency prior to 2015/16 incorporated into individual budget lines. For 2015/16 onwards separate provision held to ensure adequate capacity available to meet in years needs as and when identified.			-	500,000	500,000	500,000	
<b>Capital Allowances</b>								
Programme to be defined	Review of income from asset disposals will determine capacity within this budget. Potential option of funding works within Other Investment category from this source							
<b>Total Programme Costs</b>		<b>15,865,050</b>	<b>15,737,500</b>	<b>16,326,725</b>	<b>7,557,500</b>	<b>7,557,500</b>	<b>7,557,500</b>	
<b>Funding</b>								
A&A Grant								
Usable balances held @ 31/03/12		2,913,000	4,008,000	1,720,500	613,451	625,295	608,795	
Retained Right to Buy Receipts (RTB)	Based on projections from Spreadsheet agreed on 01/11/2012. Target/estimate to be used one year in arrears.	174,000	143,000	203,618	228,344	200,000	200,000	
RCCO	Balancing transfer from HRA to be verified through HRA Business Plan Model.	250,000	250,000	1,679,058	3,250,000	3,250,000	3,250,000	
Decent Homes Backlog Funding		8,500,000	9,026,000	8,560,000	-	-	-	
Major Repairs Allowance	More detailed work to be undertaken as part of HRA Business Planning and in reference to HRA component depreciation.	3,991,000	3,991,000	3,991,000	3,991,000	3,991,000	3,991,000	
Asset Disposals (Capital Allowance)	Income from sale of HRA (non RTB) assets. Target/estimate to be used one year in arrears. (Includes Broughton Street District Heating building).	65,000	40,000	325,000	100,000	100,000	100,000	
Windfall RTB receipts				461,000				
<b>Total Funding</b>		<b>15,893,000</b>	<b>17,458,000</b>	<b>16,940,176</b>	<b>8,182,795</b>	<b>8,166,295</b>	<b>8,149,795</b>	
<b>Cumulative Over / (Under Resource)</b>		<b>27,950</b>	<b>1,720,500</b>	<b>613,451</b>	<b>625,295</b>	<b>608,795</b>	<b>592,295</b>	