

	Notes	2013/14 Outturn	2014/15 Original Budget (Cabinet 11/02/2014)	2014/15 Revised (Council 25/03/2014)	2014/15 Revised June 2014	2015/16	2016/17	2017/18	2018/19	
2010/12 Programme										
Miscellaneous		1,000								
2012-17 DHIP Programme										
Year 1 programme slippage (including Major Aids & Adaptations completed under DHIP)										
Year 2 Programme Slippage	Works completed in Year 2 (2013/14) that will be paid from year 3.				245,000					
HCA Funded Properties (90% of pre 2012 failures)			8,560,000	8,560,000	7,941,105	-	-	-	-	
NWLDC Funded Properties (10% + post 2012 failures)	Includes funding for Decent Home works to an additional 305 properties at an additional cost of £2,444,270. Post 2015/16 as per PIMSS	12,320,000	1,426,667	3,076,725	6,139,890	4,500,000	4,500,000	4,500,000	4,500,000	
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	132,000	
Asbestos Handling	Disposal of asbestos, following R&D asbestos surveys	49,000	450,000	450,000	450,000	50,000	50,000	50,000	50,000	
Year 3 and 4 Scoping Surveys	Final year of scoping surveys	267,000								
2012-17 HPIP Programme										
2013/14 Slippage					378,000					
Fire Risk Assessment Remedial Works	Includes provision for fire risk assessment work, including doors, signage, external openings.	7,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Lift Replacement	6 lift replacements at Sheltered Schemes	14,000	300,000	300,000	300,000					
Fire Alarm / Emergency Lighting	Sheltered scheme & communal flats emergency lighting and fire alarm upgrades	15,000	194,000	194,000	194,000					
Communal Boilers	4 schemes + Woulds/Cherry Tree	50,000								
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	190,000	310,000	310,000	310,000	187,500	187,500	187,500	187,500	
Fuel swaps (solid fuel to gas supply)	Energy company rebate on fuel swaps income = £12k estimate	6,000	78,000	78,000	78,000	25,000	25,000	25,000	25,000	
Garage Modernisation	One off £100k provision for demolitions, resurfacing & lighting works		100,000	100,000	100,000	-	-	-	-	
Carbon Monoxide Detectors	Potential delivery through solid fuel servicing contractor as will not exceed CV by more than 50%	13,000		-	-	-	-	-	-	
DH Works in Voids and Tenanted Properties	Additional provision added 13/14 to reflect historic expenditure trends	528,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	Anticipate higher void costs in 2014/15, however provision not increased since 2013/14 O/T £530k against £850k budget.
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	29,000	380,000	380,000	380,000	350,000	350,000	350,000	350,000	Underspend from 2013/14 (£111k) not added to 2014/15 as contract let on £1.43m to 2017/18
Development Site Preparations	Related to decommissioned sheltered schemes.		40,000	40,000	40,000	-	-	-	-	
Insulation Works	Principally external wall works. External grant income anticipated.		660,000	660,000	660,000	-	-	-	-	
Green & Decent Installations	Pilot costs for 2013/14, recurring budget requirement from 2015/16 for ongoing programme. External grant awarded (see funding below).		125,000	125,000	125,000	250,000	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.	33,000								
Speech Module	Replacement of speech module equipment in hard wired older persons accommodation.		50,000	50,000	50,000	50,000	50,000	50,000	50,000	
Capital Programme Delivery Costs	Includes Decent Homes Improvement Programme contingency	701,000	698,000	698,000	698,000	623,000	623,000	623,000	623,000	£126k forecast capacity within this budget (£80k provision + £46k 'Contract Manager')
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	500,000	
One for One replacement programme	RTB receipts that must be made available for one for one replacement					122,178				
One for One replacement programme	NWLDC Contribution					285,083				
Capital Allowances 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									
Total Programme Costs		14,223,000	14,676,667	16,326,725	19,393,995	7,964,761	7,557,500	7,557,500	7,557,500	
Funding										
Usable balances held		4,008,000	1,720,500	1,720,500	3,235,000	-	10,034	9,907	10,227	
Retained Right to Buy Receipts (RTB)	Based on assumed income projections in accordance with the the Right to Buy and One for One replacement policy	143,000	203,618	203,618	203,618	190,293	185,686	177,463	170,051	
RCCO	Balancing transfer from HRA to be verified through HRA Business Plan Model. For 2014/15 the provision based on gaining access to all properties within the programme. Any properties for which access is not gained and the works are not carried out will result in a reduced value (see comments below)	250,000	490,000	1,679,058	2,922,413	3,462,000	3,110,000	3,172,000	3,240,000	
Decent Homes Backlog Funding		9,026,000	8,560,000	8,560,000	7,941,105	-	-	-	-	
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	3,978,000	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).	40,000	325,000	325,000	325,000	100,000	100,000	100,000	100,000	
Windfall RTB receipts	Based on attributable debt income projections in accordance with the the Right to Buy and One for One replacement policy			461,000	770,859	231,503	170,687	117,358	56,680	
Green & Decent Funding					18,000					
Total Funding		17,458,000	15,290,118	16,940,176	19,393,995	7,974,796	7,567,407	7,567,727	7,567,959	
Cumulative Over / (Under Resource)		3,235,000	613,451	613,451	-	10,034	9,907	10,227	10,459	

The RCCO provision required for 2014/15 and subsequent years is dependent upon the number of properties within Year 3 of the Decent Homes Improvement Programme that we're able to gain access to in order to complete works.

For every pre 2012 failing property that we're unable to complete works in there will be a reduction in average expenditure of £8,014 per property and a reduction in decent homes backlog funding of £6,802 per property, the net affect being a reduction in expenditure of £1,212 per property. The value of RCCO will therefore fall for every pre 2012 failing property where work is not completed by £1,212 per property.

For every post 2012 failing property within the program that we are unable to gain access to there will be a reduction in expenditure of £8,014 per property. The value of RCCO will therefore fall for every post 2012 failing property where work is not completed by £8,014 per property.