

## Annex 1

## HRA Capital Programme 2017-18 to 2021-22

SCHEME	Unit Number	2016-17 Slippage	2017-18	2018-19	2019-20	2020-21	2021-22	Scheme of Works 2017-18
	2017-18	£'000	£'000	£'000	£'000	£'000	£'000	
<b>Major Works</b>								
<b>Re – Roofing</b>	TBD	400	300	300	100	100	100	4-15 Royal Crescent roofing works deferred from 16/17 to combine with Structural Works in 17/18. Richard Court, Loughborough Court, Leona Court, Rebecca Court and Turner Court roofing due in 17/18 and 18/19.
<b>Replacement Windows &amp; Doors</b>	TBD		150	110	110	110	110	An extra £40k needed for timber windows in 17/18.
<b>Kitchen Replacements</b>	TBD		400	400	700	700	700	Backlog complete. To be reviewed once stock condition data received.
<b>Bathroom Replacements</b>	TBD		200	200	300	300	300	Backlog complete. To be reviewed once stock condition data received.
<b>Electrical Re – wiring</b>	TBD		150	150	150	150	150	To be reviewed once stock condition data received.
<b>Heating</b>	TBD		415	415	415	415	415	New contract to be tendered in 16/17.
<b>Fire Precaution Works</b>	TBD		120	40	40	40	40	The 3 year programme will complete in 17/18.
<b>Planned Refurbishments</b>	TBD		50	50	50	50	50	Door entry systems identified.
<b>Structural Repairs/ Repointing</b>	TBD		1,050	1,050	180	180	180	Structural repairs including balconies at Balmoral Court, Janice Court, Turner Court, Rebecca Court, Chatham Court and Loughborough Court. Churchfields will need further review but structural repairs due in 17/18. Royal Crescent structural and roofing repairs due in 17/18.
<b>Thermal Insulation</b>	TBD		40	10	10	10	10	Increased to £40k as works carried out when property becomes void.
<b>Rainwater goods</b>	TBD		20	20	20	20	20	Ad hoc works
<b>Lift Replacement</b>	TBD	200	0	200	100	0	0	Programme currently under review. Two lifts have been completed. The budget has been reduced for the remaining lifts based on the costs of the completed works. Trove and Kennedy have been identified for 17/18.
<b>Soil Stack</b>	TBD		10	200	0	0	0	Trove Court and Kennedy House
<b>Total Major Works</b>		600	2,905	3,145	2,175	2,075	2,075	

<b>Revenue Contribution to Capital</b>								
<b>Disabled Adaptations</b>			<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	This is a demand led budget and will be reviewed annually.
<b>Estates Improvements</b>	<b>TBD</b>		<b>50</b>	<b>50</b>	<b>125</b>	<b>125</b>	<b>125</b>	Reduced to £50k for 17/18 and 18/19. The budget will resume to £125k once the large scale structural programme has been completed.
<b>Margate Housing Intervention</b>			<b>0</b>	<b>665</b>	<b>725</b>	<b>725</b>	<b>725</b>	Affordable rent income to be re-invested
<b>Total HRA Capital Expenditure</b>		<b>600</b>	<b>3,255</b>	<b>4,160</b>	<b>3,325</b>	<b>3,225</b>	<b>3,225</b>	<b>Stock condition surveys may identify additional works. The budget proposal is based on current stock condition data.</b>

<b>Funding of the HRA Capital Programme</b>		<b>2016-17 Slippage £'000</b>	<b>2017-18 £'000</b>	<b>2018-19 £'000</b>	<b>2019-20 £'000</b>	<b>2020-21 £'000</b>	<b>2021-22 £'000</b>	
Major Repairs Reserve		600	2,905	3,145	2,175	2,075	2,075	
New Properties Reserve				665	725	725	725	
Revenue Contributions			350	350	425	425	425	
<b>Total HRA Capital Programme Funding</b>		<b>600</b>	<b>3,255</b>	<b>4,160</b>	<b>3,325</b>	<b>3,225</b>	<b>3,225</b>	

<b>Estimated Balance of Reserves</b>	<b>2015-16 £'000</b>	<b>2016-17 £'000</b>	<b>2017-18 £'000</b>	<b>2018-19 £'000</b>	<b>2019-20 £'000</b>	<b>2020-21 £'000</b>	<b>2021-22 £'000</b>	
Major Repairs Reserve	7,171	7,001	7,254	7,257	8,382	9,507	10,632	Stock condition surveys may identify additional works.
New Properties Reserve	5,464	2,814	3,136	2,789	2,379	1,563	434	Affordable rent income to be re-invested in New properties Reserve to fund the New Build Programme and Housing Intervention Programmes.
HRA Balances	5,296	4,751	5,722	5,084	5,369	5,812	5,387	