

Annex 5

HRA Capital Programme 2017-18 to 2021-22

SCHEME	Unit Number	2016-17 Slippage/Deferred	2017-18	2018-19	2019-20	2020-21	2021-22	Scheme of Works 2017-18
	2017-18	£'000	£'000	£'000	£'000	£'000	£'000	
Major Works								
Re – Roofing	6 blocks	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.
Replacement Windows & Doors	50		150	110	110	110	110	An extra £40k needed for timber windows in 17/18.
Kitchen Replacements	100		400	400	700	700	700	Backlog complete. To be reviewed once stock condition data received.
Bathroom Replacements	100		200	200	300	300	300	Backlog complete. To be reviewed once stock condition data received.
Electrical Re – wiring	N/A		150	150	150	150	150	To be reviewed once stock condition data received.
Heating	320		415	415	415	415	415	New contract to be tendered in 16/17.
Fire Precaution Works	N/A		120	40	40	40	40	The 3 year programme will complete in 17/18.
Planned Refurbishments	33		50	50	50	50	50	Door entry systems identified.
Structural Repairs/ Repointing	7 Projects		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.
Thermal Insulation	53		40	10	10	10	10	Increased to £40k as works carried out when property becomes void.
Rainwater goods	N/A		20	20	20	20	20	Ad hoc works
Lift Replacement	2 Blocks	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.
Soil Stack	N/A		10	200	0	0	0	Trove Court and Kennedy House
Total Major Works		600	2,905	3,145	2,175	2,075	2,075	

Revenue Contribution to Capital								
Disabled Adaptations	N/A		300	300	300	300	300	This is a demand led budget and will be reviewed annually.
Estates Improvements	N/A		50	50	125	125	125	Reduced to £50k for 17/18 and 18/19. The budget will resume to £125k once the large scale structural programme has been completed.
Margate Housing Intervention	N/A	3,684	0	665	725	725	725	Development Programme 2011/12-2021/22 Affordable rent income to be re-invested
New Build Programme	N/A	9,207	0	0	0	0	0	Development Programme 2015-2018
Buy Back Scheme	N/A	100	0	0	0	0	0	
Fort Road Hotel	N/A	950	0	0	0	0	0	
Total HRA Capital Expenditure		14,541	3,255	4,160	3,325	3,225	3,225	Stock condition surveys may identify additional works. The budget proposal is based on current stock condition data.

Funding of the HRA Capital Programme		2016-17 Slippage	2017-18	2018-19	2019-20	2020-21	2021-22	
		£'000	£'000	£'000	£'000	£'000	£'000	
Major Repairs Reserve		600	2,905	3,145	2,175	2,075	2,075	
Prudential Borrowing		6,675						
External Funding		1,682						
New Properties Reserve		4,775		665	725	725	725	
1-4-1		131						
Revenue Contributions		678	350	350	425	425	425	
Total HRA Capital Programme Funding		14,541	3,255	4,160	3,325	3,225	3,225	

Reserve	Balance 31.03.2016	Proposed Drawdown 2016-17	Proposed Contribution 2016-17	Estimated Balance 31.03.2017	Proposed Drawdown 2017-18	Proposed Contribution 2017-18	Estimated Balance 31.03.2018	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
Major Repairs Reserve	7,171	3,678	3,089	6,582	3,047	3,300	6,835	Stock condition surveys may identify additional works.
New Properties Reserve	5,464	2,827	194	2,831	2,957	310	184	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	1,435	0	3,861	350	0	3,511	

New Development Programmes	Budget 2016-17 inc B/F	Estimated Spend 2016-17	Estimated Budget 2017-18	
Empty Property Programme	N/A	N/A	N/A	29 units of affordable housing complete and let in 2015-16 and 2016-17
Ramsgate Housing Intervention	612	612	N/A	17 units of affordable housing now complete and let in 2016-17
Margate Housing Intervention	5,884	2,200	3,684	5 units of affordable housing complete and let in 2016-17. 13 units to complete in 2017-18. 12 units to start on site in 2017-18
New Build Programme	10,077	870	9,207	Start on site due 2017-18
Coastguard Cottages Major Works	349	349	N/A	Works to complete in 2016-17
Buy Back Scheme	100	0	100	A property has been identified. Awaiting costs.
Fort Road Hotel	950	0	950	