

Annex 4

HRA Capital Programme 2018-19 to 2022-23

SCHEME	Approx. Unit Numbers 2018-19	2017-18 Slippage £'000	2018-19 £'000	2019-20 £'000	2020-21 £'000	2021-22 £'000	2022-23 £'000	Scheme of Works 2018-19
Major Works								
Re – Roofing	5 Flat Roofs 28 Pitched Roofs	500	300	460	460	460	460	£300k slippage and £100k additional funding in 2018-19 required for the 5 flat roofs at Richard Court, Loughborough Court, Leona Court, Rebecca Court and Turner Court. £200k slippage due to Royal Crescent contract being on hold while waiting costs for block 19-23 to review if both blocks can be carried out at the same time. Scaffolding costs are included in the costs of those identified from the stock condition data.
Window & Door Replacements	20	35	75	110	110	110	110	A new contract is due to start in Q3 2017-18. £35k slippage from 2017-18 programme. Future works identified from the stock condition survey
Kitchen Replacements	106		420	480	480	480	480	Properties identified from stock condition data
Bathroom Replacements	58		180	160	160	160	160	Properties identified from stock condition data
Rewiring	99		170	170	170	170	170	Properties identified from stock condition data
Heating	227		435	500	500	500	500	Properties identified from stock condition data
Fire Precaution Works:	550		810	100	100	100	100	£675k required in 2018-19 to carry out the remaining fire safety works identified from the KFR risk assessments at the high rise blocks. £135k also required to carry out the works at the remaining identified blocks. From 2019-20 £100k will be required to continue with non urgent fire safety works.
Planned Refurbishments	20		50	12	0	0	0	Door entry system replacement programme due to complete in 2019-20
Structural Repairs	6 Blocks	987	213	876	310	310	310	£600k slippage due to Royal Crescent contract being on hold while awaiting costs for block 19-23. £900k is required to carry out the balcony repairs at the low rise blocks. These will be carried out at the same time as the roofs to reduce scaffolding costs. £387k slippage, £213k in 2018-19 and £300k in 2019-20. Works from 2019-20 onwards have been identified from the stock condition data.
Thermal Insulation	120	24	10	50	50	50	50	A new contract is due to start in Q3 2017-18. £24k slippage from 2017-18 programme. Future works identified from the stock condition survey
Lift Refurbishment & Replacements	3-4 Lifts		120	60	60	60	60	Brunswick Court, Trove Court and Kennedy House lifts are in need of urgent replacement. Brunswick Court will be replaced in 2017-18, along with 1 or both of the lifts at Trove Court and Kennedy House. The lift replacement programme was due to complete in 2017-18, however 6 lifts are still due to be replaced (Staner Court, Harbour Towers, Janice Court and Turner Court). In 2016-17 £250k was returned to the major repairs reserve as it was determined that at that time no replacements were required. It is proposed to reallocate the £260k back into the capital programme from 2019-20 to 2022-23 to be able to carry out the remaining replacements.

Annex 4

HRA Capital Programme 2018-19 to 2022-23

SCHEME	Approx. Unit Numbers 2018-19	2017-18 Slippage £'000	2018-19 £'000	2019-20 £'000	2020-21 £'000	2021-22 £'000	2022-23 £'000	Scheme of Works 2018-19
Soil Stack Replacements	12		200	0	0	0	0	£200k for Trove Court and Kennedy House soil stack replacements
Total Major Works		1546	3793	2978	2400	2400	2400	
Revenue Contribution to Capital								
Disabled Adaptations			300	300	300	300	300	This is a demand led budget and will be reviewed annually.
Estate Improvements			0	0	0	0	0	The budget will be reviewed once the additional fire safety works have been carried out
SMART Meter Project			0	0	0	0	0	A new SMART Meter Bill has been released. EKH are currently reviewing the bill to determine if we have any landlord obligations.
Margate Housing Intervention		500	391	417	488	647	660	Development programme 2011-12-2021-22. £500k slippage in relation to Warwick Road development. Affordable rent income to be re-invested to continue with programme
New Build Programme		4,500						HCA development programme 2015-18. Programme due to complete in 2019-20. £4.5m slippage in relation to phase 3 of the programme.
141 Acquisitions Programme		1,000						Programme to start in 2017-18 and will roll into 2018-19. £1m slippage in relation to purchase completions. Further match funding to be identified as affordable rent income is re-invested.
Total HRA Capital Expenditure		7546	4484	3695	3188	3347	3360	
Budget agreed in 2017/18			3495	2600	2500	2500	2500	
Difference			598	678	200	200	200	