

**TITLE OF REPORT:** Housing Revenue Account and Housing Capital Programme

**REPORT OF:** Darren Collins, Strategic Director, Corporate Resources  
Paul Dowling, Strategic Director, Communities and Environment

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### **Purpose of the Report**

1. Cabinet is asked to recommend that Council approve;
  - the Housing Revenue Account (HRA) budget for 2018/19, including proposed savings.
  - the proposed rent changes from 1 April 2018, in line with Government's policy on rent setting.
  - the detailed proposals for fees and charges.
  - the proposed Housing Capital Programme for the next five years (2018/19 to 2022/23).

### **Background**

2. The Local Government and Housing Act 1989 (Part VI) states that the Council has a duty to prevent a debit balance on the Housing Revenue Account.
3. Historically the Council has followed Government formula and guidelines to set the rent level. In July 2015 the Government announced that rents in social housing would be reduced by 1% a year for 4 years of which 2018/19 is the third year. This applies to both social and affordable tenancies.
4. A detailed review of fees and charges is carried out each year to ensure the HRA recovers the full costs associated with providing services to tenants.
5. The Housing Capital Programme is a rolling programme and is funded from revenue raised from rents. The detail of the proposed programme for the next five years is included in this report. Considering the HRA and the Housing Capital Programme together allows the Council to consider the choices necessary to maintain and enhance housing stock in the future.
6. Along with the changes to the rent setting guidelines, welfare reform continues to be one of the most significant risks to the HRA in terms of sustainability with Universal Credit being rolled out to anyone making a new claim in Gateshead from October 2017. The roll out is in stages and will be complete by September 2018

## Proposals

7. The proposed Housing Revenue Account for 2018/19 is set out in Appendix 2 which includes;
- As prescribed by Government a decrease in the average weekly rent of 1% for all housing tenancies as at 8th July 2015.
  - Savings totalling £0.980m in 2018/19 (Appendix 3)
  - A Management Fee of £11.827m for The Gateshead Housing Company to carry out its functions on behalf of the Council, including savings of £0.1m.
  - A repairs and maintenance budget of £22.587m, including savings of £0.4m.
  - The following proposals for fees and charges (details set out in Appendix 4);
    - Efficiency savings in the Concierge Service, Furniture Service admin costs and Angel Court communal areas are all passed onto tenants.
    - The new District Energy Scheme will reduce charges in East Street Flats and minimise increases at Warwick Court
    - Utility costs for Sheltered Accommodation have been reduced or minimised where applicable.
    - The maximum increase of 3% (CPI at Sept 2017) has only been applied to a limited number of low usage service charges.
    - No increases are proposed in relation to the gardening scheme, old furniture scheme, concessionary TV licences and kitchen appliances. This is as a result of either the prices being set nationally, an increase having a detrimental increase on demand, there being a fixed charge applied or continuing full cost recovery where applicable.
    - The care call fees and charges are unchanged but it should be noted that the model for charging and the subsidy of the service is currently being reviewed as part of the Council's budget proposals for 2017/18. The changes to these charges will be included in the fees and charges report will be presented to Cabinet in February 2018.
    - This is the third year of the five year stepped changes to achieve full cost recovery in relation to multi storey flats charges, various sheltered scheme charges, communal areas charges and Angel Court salaried employees as agreed by Cabinet in February 2016.

8. Allocation of resources from the HRA to support a Capital Programme for the next five years (2018/19 to 2022/23) is set out at Appendix 5, these proposals include;
- A Housing Capital Programme totalling £90.665m over five years of which £28.280m relates to 2018/19 which would require the use of £6.3m of HRA capital receipts and £2.6m of external funding. The Capital Programme will be kept under regular review by Cabinet to ensure that investment plans remain affordable.

## **Recommendations**

9. Cabinet is asked to recommend to Council:
- (i) The Housing Revenue Account as set out in Appendix 2, including The Gateshead Housing Company management fee, the repairs and maintenance budget and savings as detailed in Appendix 3.
  - (ii) The weekly rent reduction of 1% from 1 April 2018.
  - (iii) The fees and charges schedule as detailed in Appendix 4.
  - (iv) The Housing Capital Programme for the five years 2018/19 to 2022/23 as set out in Appendix 5.

For the following reasons:

- (i) To set a Housing Revenue Account for 2018/19 that is not in debit as required under the Local Government and Housing Act 1989 (Part VI).
- (ii) To realise the Council's policies and objectives in relation to Housing Strategy in order to maintain and enhance Council Housing provision in Gateshead.

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**CONTACT:** Suzanne Coulthard extension 3935

**THE HOUSING REVENUE ACCOUNT (HRA) AND HOUSING CAPITAL PROGRAMME**

**Policy Context**

1. The proposals are consistent with Vision 2030 and the Council Plan, and in particular support “Sustainable Gateshead”.

**Review of HRA Budget**

2. In order to facilitate decision making and strategically plan for Housing in the future the Council continually updates its 30 year HRA Business plan considering the long term future of the housing stock alongside the short term plans. The plan includes all known income and expenditure information alongside a number of key assumptions in relation to the anticipated levels of voids, right to buy sales and inflation. It also includes plans for borrowing and repaying debt in the future, paying particular attention to the £70m worth of loans maturing in the next five years.
3. The variances between the estimated and expected 2017/18 figures (Appendix 2) relate to increased void rent loss, additional capital investment and reduced cost of borrowing due to loans being refinanced at lower interest rates. In addition the use of budgeted contingency expenditure was lower than anticipated.
4. The main variances in relation to the 2017/18 and 2018/19 budgets (also Appendix 2) are a reduction to the management fee paid to TGHC and the supervision and management costs delivered by the Council, a decrease to the estimated cost of borrowing, and an increase in non-dwelling income. Capital expenditure funded from the HRA is greater than the previous year as per the 5 year capital programme agreed in 2017/18.
5. A minimum balance for the HRA of £3m was approved by Council in February 2012. It is projected that the HRA reserve will stand at £28.916m as at the end of March 2018. The business plan is currently projecting that the minimum balance will be reached by 2024/25.

**Proposed Savings**

6. In the last two years savings of £5.2m have been achieved. Savings totalling £0.980m have been identified as a result of the 2018/19 budget setting process, including a target of £0.5m allocated to TGHC. Details are provided in Appendix 3. TGHC have also minimised requests to increase the Management Fee and Repairs and Maintenance costs by meeting budget pressures and additional resource requirements from current budgets. These include funding the additional resources required to meet the demands of Universal Credit from current budget allocations (£0.276m)

## Proposed Rent Changes

7. On 8 July 2015 the Chancellor announced that rents in social housing would be reduced by 1% a year for 4 years resulting in a 12% reduction in average rents by 2020, 2018/19 is the third year of this policy. The Government have recently announced that from April 2020 the policy will revert back to the original policy of CPI +1%. The 2015 policy applies to all tenancies in place prior to this date and any subsequent tenancies awarded.
8. Applying the rent setting policy decreases the rents on social tenancies by the required 1%, resulting in an average reduction of £0.82 from £79.01 to £78.19 per week over 50 weeks.
9. In 2016/17 the Council acquired 11 properties from a private landlord at St Mary's Green, Whickham, as agreed by Cabinet on 11 October 2016. At this time the rents were set as affordable rent (80% of market rent). These tenancies must also receive the 1% reduction specified by the rent setting policy. This results in an average reduction of £0.97 from £97.10 to £96.13 per week over 50 weeks
10. At present Gateshead has two rent-free weeks at Christmas to help customers meet seasonal costs whilst avoiding falling into rent arrears. This arrangement will continue until the full implementation of Universal Credit, which is planned for September 2018. Prior to this tenant consultation will be undertaken on whether 52 week or monthly charging would be beneficial to tenants. If the average rent were to be paid over 52 weeks it would be £75.18 per week rather than £78.19 or alternatively a monthly rent would be £325.77 per month rather than £329.21. Any proposed changes would be brought to a future meeting of Cabinet for approval.
11. The proposed rent reductions and changes to fees and charges result in an overall reduction in costs to 18,042 tenants, or 93% of the total number of Council House tenants. This does not take into consideration any changes to Care Call charges that are included in the Council's fees and charges review.

## Fees and Charges

12. There are both mandatory and discretionary fees and charges in the HRA. Mandatory charges include energy costs and services, sheltered scheme officers, caretaking, cleaning and concierge. Discretionary include leased furniture packages, gardening and garages. Out of the 19,344 live dwellings, approximately 5,987 tenants are liable for mandatory service charges and 1,922 tenants take up discretionary services. The 5,987 tenants liable for mandatory service charges include 2,131 that are liable for Care Call charges as a condition of tenancy, this may change following the service review being undertaken by Care, Wellbeing and Learning.
13. A total of 58% of Council tenants receive Housing Benefit and a number of the Council charges for services are eligible for housing benefit; these are primarily services associated with buildings and cover charges such as cleaning, concierge, caretaking and part of the Sheltered Scheme Wardens. The majority of the proposed increases are either eligible for Housing Benefit or are a discretionary charge.
14. Guidance from Central Government is that fees and charges should be recovered in full where applicable. This is to protect other tenants from essentially contributing to

costs that they are not responsible for. Where possible the proposed inflationary increases detailed in Appendix 4 recover the full cost of charges.

15. In February 2016 Cabinet agreed to implement stepped increases for a number of charges to allow full cost recovery to be achieved over a period of five years whilst minimising impact on tenants. The third year of the stepped increases has been applied for 2018/19 where applicable. There are a number of areas where full cost recovery has been implemented in 2018/19 as a result of savings. In those areas where full cost recovery will not be implemented in 2018/19 the stepped charges have been profiled to take account of updated savings and costs to achieve full cost recovery by 1 April 2020. This is detailed in Appendix 4.
16. The council is introducing its District Energy Scheme (DES) into Warwick Court and East Street Flats from early 2018. This will relieve fuel pressure on tenants, as the proposed charging schedule is 10% lower than current commercial tariffs. East Street Flats tenants will immediately benefit from reduced charges and Warwick Court will see the gap between current charges & full cost recovery reduced.
17. The proposed fees and charges include the Care Call service which is the responsibility of Care, Wellbeing and Learning. The Council's agreed savings proposals for 2017/18 included an option to review the care call charging model and the level of subsidy for the service provided by the Councils General Fund. This review will change the charges included in Appendix 4 and will be brought to Cabinet in February 2018.

### **Housing Capital Programme 2018/19 to 2022/23**

18. Capital investment within the HRA is funded from the Major Repairs Reserve through a combination of the depreciation charged each year to the HRA and using additional voluntary HRA revenue contributions where possible to maximise the level of planned investment in the stock. The depreciation charge is met from rental income in the HRA, meaning that investment in the Housing Capital Programme is effectively funded via the rental income that is generated.
19. The following principles continue to be applied to assist in prioritising capital investment within the HRA:
  - Health and safety, safeguarding and statutory requirements;
  - Investing in identified decent homes improvements, including window replacement; and
  - Improving the sustainability and energy efficiency of the housing stock;
20. Based on the existing HRA Business Plan, it is estimated that £81.8m of the £90.665m funding requirement will be available from within the Major Repairs Reserve to support capital investment within the HRA over the next five years which will be supplemented using external funding and HRA capital receipts.
21. Opportunities continue to be explored to attract external funding, such as ERDF or ECO funding, to undertake additional stock improvements and energy efficiency improvements with the proposed programme attracting £1.8m of ERDF funding.

22. The Council has also been awarded £0.7m of HCA funding, as part of the Care and Support Specialised Housing Fund, towards a proposed Assisted Living scheme facilitating the development of an additional 15 units.
23. The planned investment in the Housing Capital Programme is flexible and is subject to ongoing review which is informed by the outputs from detailed stock condition surveys. At this stage it is envisaged that over the next five years the investment will include:
  - Over £60m of investment in undertaking estate based major works in accordance with the Decent Homes standard, including the replacement of kitchens, bathrooms and electrical improvements in addition to a £4.5m boiler replacement programme and £3.7m to continue window replacement programme and door entry system upgrades;
  - Over £13.6m of investment in general stock improvements, including the renewal/refurbishment of lifts, communal electrics and investment in external insulation to improve thermal efficiency of existing dwellings as well as the continuing provision of major and minor adaptation works to dwellings;
  - Over £13m of investment in exceptional extensive works, including £5.3m, towards the part ERDF funded HEIGHTS energy efficiency scheme at Harlow Green and Regent Court, with a further £3.3m to replace the façade and windows at Regent Court;
  - Over £3.7m of investment in the new build programme including £2.5m for the Winlaton Assisted Living Scheme and £1.2m for the planned scheme at Seymour Street.
24. The Council continues to explore new build opportunities to develop new build dwellings within the HRA.
25. The proposed Housing Capital Programme for the period from 2018/19 to 2022/23 is set out in Appendix 5. The future allocations will continue to be reviewed regularly to reflect the progress on committed projects and the availability of resources within the HRA to support capital investment.

### **Next Steps**

26. The 30 year business plan will continue to take into account factors mentioned in this report such as income from rents, decisions regarding repayment of debt, the Housing Capital Programme provision, a minimum HRA reserve of £3m and the impact of welfare reform on rent collection.
27. The Council will continue to monitor Government guidance and announcements to ensure that all initiatives are considered, with particular reference to the potential to increase borrowing capacity for those Authorities that have reached their debt cap.

### **Consultation**

28. Consultation has taken place with the Leader and Deputy Leader and Cabinet Members for Housing and The Gateshead Housing Company.

## **Alternative Options**

29. There are no alternative options proposed.

## **Implications of Recommended Option**

### **30. Resources**

a) **Financial Implications** – The Strategic Director, Corporate Resources, confirms that the financial implications are reflected in Appendices 1, 2, 3, 4 and 5.

b) **Human Resources Implications** – Nil.

c) **Property Implications** – Capital investment in HRA assets helps to improve the overall sustainability of the HRA and supports the delivery of Council Plan priority outcomes. The property implications of individual schemes will be considered and reported separately.

31. **Risk Management Implications** – The added risks arising from self-financing and welfare reform means that the Council must continue to manage and maintain its housing stock from the rents collected. The 30 year HRA business plan is being updated to enable this to be monitored and to ensure that decisions are made, where appropriate, to ensure the housing stock is maintained in the future.
32. **Equality and Diversity Implications** – Nil
33. **Crime and Disorder Implications** – Nil
34. **Health Implications** – Nil
35. **Sustainability Implications** – The report contains a number of measures, which will help deliver a more Sustainable Gateshead and ensure sustainable use of the Council's resources in delivering corporate priorities.
36. **Human Rights Implications** – Nil
37. **Area and Ward Implications** – All wards will be affected by the proposals in this report.

## **Background Information**

Rent Standard Guidance April 2016

The Housing Revenue Account Self Financing Determinations February 2012.



## Housing Revenue Account - Income and Expenditure Account

	Budget 2017/18 £'000	Projection 2017/18 £'000	Budget 2018/19 £'000
<b>Income</b>			
Dwelling rents (gross)	(74,729)	(74,329)	(72,879)
Non-dwelling rents (gross)	(1,341)	(1,354)	(1,375)
Charges for services and facilities	(3,541)	(3,456)	(3,544)
Leaseholders charges	(305)	(379)	(305)
Contribution towards expenditure	(855)	(870)	(1,000)
HRA investment income	(110)	(150)	(130)
Gain on Sales of Assets			
	<b>(80,881)</b>	<b>(80,539)</b>	<b>(79,233)</b>
<b>Expenditure</b>			
Supervision and Management	27,076	24,014	24,912
Repairs and Maintenance	18,647	18,633	20,633
Interest on borrowing	15,159	14,878	15,053
Capital Programme Funding	19,250	20,774	21,572
Increased provision for bad debt	600	600	720
Amortised premiums and discounts	13	13	11
Debt management expenses	70	70	70
Impairment of Fixed Assets			
	<b>80,815</b>	<b>78,982</b>	<b>82,972</b>
<b>Net Operating Cost</b>	<b>(66)</b>	<b>(1,556)</b>	<b>3,738</b>

## HRA Saving Proposals 2018/19

**Housing Revenue Account - Savings**

	<b>Budget 2018/19 £'000</b>
<b>TGHC</b>	
Management & Supervision	100
Repairs & Maintenance	400
	<u>500</u>
<b>Others</b>	
Remove transitional grant for Sheltered Support services	48
External Income	145
Savings in borrowing costs	106
Central Establishment & other associated costs	180
	<u>480</u>
<b>Total Savings</b>	<b><u>980</u></b>

## Appendix 4

<b>Housing Revenue Account, Fees and Charges 2018/19 Proposals</b>					
Ref	SERVICES	VAT	3% CPI at Sept 2017		
			CURRENT CHARGE 2017/18	PROPOSED CHARGE 2018/19	Movement
			£ per Week	£ per Week	£ per Week
<b>WARWICK COURT MULTI STOREY</b>					
	<u>Gas Heating</u>				
1	Bed-sit	O/S	3.38	3.62	0.24
2	One Bed Flat	O/S	5.00	5.35	0.35
	<u>Repairs &amp; Maintenance of Communal Areas</u>				
3&4	Bed-sit & One Bed Flat	O/S	3.80	4.39	0.59
<b>EAST ST FLATS</b>					
	<u>Gas Heating &amp; Hot Water</u>				
5	Bed-sit	O/S	4.55	4.39	-0.16
6	One Bed Flat	O/S	6.98	6.73	-0.25
7	Two Bed Flat	O/S	8.80	8.49	-0.31
8	Three Bed Flat	O/S	10.92	10.54	-0.38
<b>ANGEL COURT EXTRA CARE SCHEME</b>					
9	Gas & Electric	O/S	10.94	13.90	2.96
	<u>Communal Facilities</u>				
10	Maintenance of Communal Areas - Flats	O/S	12.31	13.12	0.81
11	Maintenance of Communal Areas - Bungalows	O/S	1.94	2.07	0.13
12	Furnishings and laundry - Flats	O/S	7.54	5.66	-1.88
13	Furnishings and laundry - Bungalows	O/S	1.57	1.18	-0.39
14	Scheme manager	O/S	12.46	10.92	-1.54
15	Cleaning of corridors and windows	O/S	6.61	6.99	0.38
16	Provision of domestic home support	O/S	8.71	8.71	0.00
<b>SHELTERED ACCOMMODATION</b>					
	<u>Gas Heating</u>				
18	Flat	O/S	10.72	9.40	-1.32
19	Sheltered Scheme Officer Properties	O/S	12.38	11.25	-1.13
20	Communal Areas	O/S	1.56	1.56	0.00
	<u>Electricity</u>				
21	Flat	O/S	3.96	4.02	0.06
22	Sheltered Scheme Officer Properties	O/S	7.42	8.46	1.04
23	Communal Areas	O/S	3.00	3.70	0.70
24	Repairs & Maintenance of Communal Areas (contained units only)	O/S	2.28	2.48	0.20
	<u>Cleaning</u>				
25	Cleaning (communal areas for contained units only)	O/S	4.95	5.41	0.46
26	Cleaning (communal lounge for separate units only)	O/S	0.71	0.71	0.00
	<u>Sheltered Scheme Officers</u>				
27/28	Sheltered Scheme Officer	O/S	12.09	12.64	0.55
29	Mobile Sheltered Scheme Officer	O/S	1.33	2.89	1.56
30	Concessionary TV Licence (£7.50 p.a per room)	E	0.15	0.15	0.00

## Housing Revenue Account, Fees and Charges 2018/19 Proposals

Ref	SERVICES	VAT	3% CPI at Sept 2017					
			CURRENT CHARGE 2017/18	PROPOSED CHARGE 2018/19	Movement			
			£ per Week	£ per Week	£ per Week			
<b>LOW RISE BLOCKS</b>								
31	Communal Areas - Cleaning	O/S	1.17	1.42	0.25			
<b>MID RISE BLOCKS</b>								
32	Communal Areas - Cleaning	O/S	2.88	3.53	0.65			
<b>MULTI STOREY FLATS</b>								
33	Concierge & cleaning	O/S	13.19	11.19	-2.00			
34	Caretaking & cleaning	O/S	7.44	7.68	0.24			
<b>REGENT COURT</b>								
35	Maintenance of fire safety system	O/S	0.38	0.39	0.01			
<b>DISPERSED HOMELESS UNITS</b>								
<u>Heat &amp; light</u>								
36	Sharing Bed-sit (each)	O/S	Charges set in-line with LHA Rates					
37	Two Bed Flat	O/S						
38	Three Bed Flat	O/S						
<u>Furnishings</u>								
39	Sharing Bed-sit (each)	O/S						
40	Two Bed Flat	O/S						
41	Three Bed Flat	O/S						
42	Warden	O/S						
43	Laundry	O/S						
44	Cleaning	O/S						
<b>OUTSIDE USE OF COMMUNAL LOUNGES</b>								
45	Up to 1 hour	E	7.14	7.35	0.21			
46	Up to 2 hours	E	13.13	13.52	0.39			
47	1 Session (2 - 4 hours)	E	20.23	20.84	0.61			
48	2 Sessions	E	37.19	38.30	1.12			
49	3 Sessions	E	51.56	53.11	1.55			
<b>USE OF GUEST ROOMS AT SHELTERED ACCOMMODATION</b>								
<u>No en-suite amenities</u>								
50	Single (charge per night)	S	7.30	7.52	0.22			
51	Couple (charge per night)	S	8.31	8.56	0.25			
<u>Partial en-suite</u>								
52	Single (charge per night)	S	9.05	9.32	0.27			
53	Couple (charge per night)	S	9.57	9.86	0.29			
<u>Full en-suite</u>								
54	Single (charge per night)	S	10.31	10.62	0.31			
55	Couple (charge per night)	S	11.36	11.70	0.34			

## Housing Revenue Account, Fees and Charges 2018/19 Proposals

Ref	SERVICES	VAT	3% CPI at Sept 2017		
			CURRENT CHARGE 2017/18	PROPOSED CHARGE 2018/19	Movement
			£ per Week	£ per Week	£ per Week
<b>KITCHEN APPLIANCES</b>					
56	Portobello	S	0.41	0.41	0.00
57	Cranesville	S	2.71	2.71	0.00
58	Millbrook	S	1.70	1.70	0.00
59	Norfolk Place	S	2.71	2.71	0.00
60	Hallgarth	S	1.70	1.70	0.00
<b>FURNITURE CHARGES</b>					
<b>a) Up to April 2010</b>					
61	Bed Sit (package)	O/S	7.22	7.22	0.00
62	One Bed Flat (Package)	O/S	13.14	13.14	0.00
63	Two Bed Flat (Package)	O/S	19.57	19.57	0.00
64	Three Bed House (Package)	O/S	26.14	26.14	0.00
<b>b) New tenants from April 2010 onwards</b>					
65	Mini Package	E	9.94	10.14	0.20
66	Package Option 1	E	18.24	18.60	0.36
67	Package Option 2	E	25.86	26.38	0.52
68	Package Option 3	E	33.47	34.14	0.67
69	Package Option 4	E	41.05	41.87	0.82
70	Admin Charge	E	2.64	2.14	-0.50
<b>GARAGES</b>					
71	Brick Garages (Council)	O/S	5.32	5.40	0.08
72	Brick Garages (Private)	S	8.97	9.10	0.13
73	Commercial Use	S	11.73	11.91	0.18
74	Commercial Storage	S	19.61	19.90	0.29
75	Parking Bays	S	20.95	21.26	0.31
76	<b>DIGITAL AERIAL PROVISION</b>	S	0.17	0.22	0.05
<b>CARE ALARMS, LIFELINES / DISPERSED ALARMS</b>					
77	52 week charge	S*	4.39	Optional Charge tbc	
77 a	50 week charge	S*	4.57		
78	Mortgage questionnaire	S	78.93	81.30	2.37
79	Rent reference	S	39.49	40.68	1.18
80	<b>GARDENING SCHEME</b>	S	6.05	6.05	0.00
81	<b>Communal TV Licence</b>	S	0.07	0.07	0.00

**Charges are 50 week charge unless otherwise stated**

\* Where installation of alarm is requested by tenant VAT is standard rated. If alarm is already built into property and part of rent or is part of care package VAT is outside the scope.

Tenants with disabilities VAT is zero-rated.

## Capital Programme 2018/19 to 2022/23

Project	18/19 (£'000)	19/20 (£'000)	20/21 (£'000)	21/22 (£'000)	22/23 (£'000)	(£'000)
<b>Improvement Works</b>						
Lift Replacement/Refurbishment	500	500	500	500	500	2,500
Replacement of Communal Electrics	250	250	250	250	250	1,250
External Wall Insulation (Non-Traditional)	519	0	0	0	0	519
T-Fall Insulation	100	20	0	0	0	120
Warden Call Renewal	250	250	250	250	250	1,250
Timber Replacements	100	100	100	100	100	500
Aids and Adaptations	1,500	1,500	1,500	1,500	1,500	7,500
Multi Storey Improvements	36	0	0	0	0	36
<b>Total Improvement Works</b>	<b>3,255</b>	<b>2,620</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>13,675</b>
<b>Exceptional Extensive Works</b>						
Equality Act Works – Multi Storey Flats	485	190	190	190	195	1,250
Equality Act Works – Communal Lounges	50	50	050	50	50	250
Fire Safety Works - General	100	100	100	100	100	500
Fire Safety Works – Smoke Detection	400	0	0	0	0	400
Tower Block Energy Efficiency Improvements - HEIGHTS	5,340	0	0	0	0	5,340
Regent Court Improvement Works	3,300	0	0	0	0	3,300
Multi Storey Service	200	450	450	450	450	2,000
<b>Total Exceptional Extensive Works</b>	<b>9,875</b>	<b>790</b>	<b>790</b>	<b>790</b>	<b>795</b>	<b>13,040</b>
<b>Catch Up Works and Major Future Works</b>						
Decent Homes - Investment Programme	6,750	7,000	7,500	8,000	8,000	37,250
Stock Condition Surveys and Scheme Design	400	400	400	400	400	2,000
Back Boiler Renewal and Replacements	1,000	1,000	1,000	750	750	4,500
Programme Management	550	550	550	550	550	2,750
Strategic Maintenance	2,000	2,000	2,000	2,000	2,000	10,000
Window Replacement and Door Entry System Upgrade	700	750	750	750	750	3,700
<b>Total Catch Up Works and Major Future Works</b>	<b>11,400</b>	<b>11,700</b>	<b>12,200</b>	<b>12,450</b>	<b>12,450</b>	<b>60,200</b>
<b>Estate Works</b>						
Estate Regeneration	0	0	0	0	0	0
New Build – Winlaton Assisted Living	2,550	0	0	0	0	2,550
New Build – Seymour Street	1,200	0	0	0	0	1,200
<b>Total Estate Works</b>	<b>3,750</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,750</b>
<b>Total Planned HRA Investment</b>	<b>28,280</b>	<b>15,110</b>	<b>15,590</b>	<b>15,840</b>	<b>15,845</b>	<b>90,665</b>
Major Repairs Reserve Contribution	(21,572)	(15,110)	(14,790)	(14,490)	(15,845)	(81,807)
External Grant Funding	(2,550)	0	0	0	0	(2,550)
HRA Capital Receipts	(4,158)	0	0	0	0	(4,158)
Potential Future HRA Capital Receipts	0	0	(800)	(1,350)	0	(2,150)
<b>Total Planned HRA Funding</b>	<b>(28,280)</b>	<b>(15,110)</b>	<b>(15,590)</b>	<b>(15,840)</b>	<b>(15,845)</b>	<b>(90,665)</b>