

TITLE OF REPORT: Housing Revenue Account and Housing Capital Programme

REPORT OF: **Darren Collins, Strategic Director, Corporate Resources**
Anthony Alder, Acting Strategic Director, Communities and Environment

Purpose of the Report

1. Cabinet is asked to recommend that Council approve;
 - the Housing Revenue Account (HRA) budget for 2019/20, including proposed savings.
 - the proposed rent changes from 1 April 2019, 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 (2019/20 to 2023/24).

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 2019/20 is the final 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. Welfare reform continues to be a significant risk to HRA sustainability since Universal Credit (UC) full service was implemented in Gateshead in October 2017.

Proposals

7. The proposed Housing Revenue Account for 2019/20 is set out in Appendix 2 which includes;
- As prescribed by Government in the Welfare Reform Act 2016 a decrease in the average rent of 1% for all housing tenancies as at 8 July 2015.
 - Savings totalling £2.170m in 2019/20 (Appendix 3)
 - A Management Fee of £15.488m for The Gateshead Housing Company to carry out its functions on behalf of the Council, including savings of £0.622m.
 - A repairs and maintenance budget of £24.928m, including savings of £0.467m.
 - The following proposals for fees and charges (details set out in Appendix 4);
 - Efficiency savings in the communal areas and reduced energy costs at the Angel Court sheltered scheme are passed onto tenants.
 - Communal area maintenance costs for Sheltered Accommodation have been reduced or minimised where applicable.
 - The maximum increase of 2.4% (CPI at Sept 2018) 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 because 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 service charges changed to a new charging model at April 2018 and it is proposed to increase charges by inflation for 2019/20.
 - This is the fourth year of the five year stepped changes to achieve full cost recovery where applicable in relation to multi storey flats charges, various sheltered scheme charges and communal areas charges as agreed by Cabinet in February 2016.
8. Allocation of resources from the HRA to support a Capital Programme for the next five years (2019/20 to 2023/24) is set out at Appendix 5, these proposals include;
- A Housing Capital Programme totalling £105.420m over five years of which £24.104m relates to 2019/20 which would require the use of £1m of HRA capital receipts. 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 1% rent reduction from 1 April 2019.
 - (iii) The fees and charges schedule as detailed in Appendix 4.
 - (iv) The Housing Capital Programme for the five years 2019/20 to 2023/24 as set out in Appendix 5.

For the following reasons:

- (i) To set a Housing Revenue Account for 2019/20 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.

APPENDIX 1

THE HOUSING REVENUE ACCOUNT (HRA) AND HOUSING CAPITAL PROGRAMME

Policy Context

1. The proposals within this report are consistent with Vision 2030 and they will contribute to achieving the objectives and priority outcomes set out in the Council's Thrive agenda.

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 several 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 £61.49m worth of loans maturing in the next five years.
3. The projected variances between the estimated and expected 2018/19 figures (Appendix 2) relate to projected 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 2018/19 and 2019/20 budgets (also Appendix 2) are an increase 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 2018/19 as a result of reprofiling schemes following slippage in the previous year.
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 £29.148m as at the end of March 2019. The business plan is currently projecting that the minimum balance will be reached by 2025/26.

Proposed Savings

6. Savings totalling £2.170m have been identified as a result of the 2019/20 budget setting process. Details are provided in Appendix 3. These savings have been accounted for within the HRA budget presented in Appendix 2. Where possible TGHC have met budget pressures and additional resource requirements from within current budgets.

Proposed Rent Changes

7. On 8 July 2015 the Chancellor announced that social housing rents would be reduced by 1% a year for 4 years, 2019/20 is the final year of this policy. The 2015 policy applies to all tenancies in place prior to this date and any subsequent tenancies awarded. The Government have confirmed that from April 2020 this will revert to the original policy of CPI +1% for a minimum period of five years and come under the jurisdiction of the Regulator of Social Housing.
8. The 1% rent reduction directive applies to all social and affordable rents. Applying the rent setting policy decreases average weekly rent on social tenancies by £0.81 from £78.19 to £77.38 and on affordable tenancies by £0.96 from £96.13 to £95.17 per week (all payable over 50 weeks).
9. Universal Credit continues to have a detrimental impact on rent collection and sustainability of tenancies as the natural migration of claims continues. The next stage of UC is the managed migration of any remaining claimants of Housing Benefit and other benefits onto the UC system. There will be some small-scale testing of this process starting in July 2019, with national migration due to start in November 2020 and completing in 2023/24.

As at 31 November 2018 2,706 (14.1%) of council tenants were in receipt of UC payments, this will continue to increase as new claims or change of circumstances are submitted. Rent collection rates for UC claimants is 89.67% compared to 98.99% for other tenants.

10. Every six to seven years 53 Mondays fall in a financial year and this will be the case in 2019/20. As rent debits are raised on Mondays this means that the HRA ordinarily benefits from an 'extra' week's rent when there are 53 Mondays in a year. This creates two issues to be addressed:
 - Compliance with the Welfare Reform Act 2016 to ensure 1% rent reductions. The definition within the legislation states that rent payable "in respect of that relevant year" shall be calculated on a daily basis and allows for 53 weeks to be charged as normal. The authority will decide on the rent charge once additional government guidance has been issued.
 - UC claimants will not receive additional funding to cover the additional weeks charge. This issue has been raised with the Department of Work and Pensions (DWP) to find a suitable long-term solution and the authority will make suitable arrangements once guidance has been received from the DWP.
11. The annual rent for Gateshead properties is currently charged over a 50-week period, giving tenants two rent-free weeks over the Christmas period. The weekly charging schedule is a common theme nationally and very few local authorities have moved to a monthly charging regime to match UC payment cycles. The Department for Work and Pensions (DWP) continue to develop their UC Central Payments System and intend to prompt housing providers to align rent schedules to a monthly collection cycle. Gateshead will continue to collect rents weekly and monitor income collection data, with a view to introduce optional monthly charging (including tenant consultation) when required.

12. The proposed rent reductions and changes to services charges result in an overall reduction in costs to 17,689 (92.3%) of Council tenants.

Fees and Charges

13. 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 19,161 live dwellings 5,590 tenants are liable for mandatory service charges and 1,724 tenants take up discretionary services. The 5,590 tenants liable for mandatory service charges include 3,261 that are liable for Care Call charges, a reduction from 3,840 following the change in service provision introduced in April 2018.
14. A total of 63.4% of Council tenants receive either Housing Benefit or Universal Credit. A number of the Council charges for services are eligible for 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 benefit eligible or are an optional service charge.
15. 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.
16. 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 fourth year of the stepped increases has been applied for 2019/20 where applicable. There are a number of areas where full cost recovery has been implemented in 2019/20 as a result of savings. In those areas where full cost recovery will not be implemented in 2019/20 the stepped charges have been reprofiled to take account of updated savings and costs to achieve full cost recovery by 1 April 2020. This is detailed in Appendix 4.
17. During 2018/19 the council introduced the District Energy Scheme (DES) into Warwick Court and East Street Flats to help relieve fuel pressure on tenants. The proposed charges for 2019/20 are set at a revised full cost recovery and will be further reviewed in April 2020 when a full year's data is available.

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, including compliance;
 - 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 £94m of the £105m 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. 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 £4.3m boiler replacement programme and £2.7m to continue window replacement programme and door entry system upgrades;
 - Over £24m 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 £7m of investment in fire safety improvements works in response to ongoing risk assessments;
 - Over £14m of investment in the new build programme including £2m for the Winlaton Assisted Living Scheme and £0.5m for the planned scheme at Seymour Street.
22. The Council continues to explore new build opportunities to develop additional dwellings within the HRA and £11m has been allocated to fund this work. In addition, the opportunity to utilise the additional borrowing powers will be considered during the year as potential schemes are identified. Any additional borrowing will need to be prudent, affordable and sustainable within the HRA in line with the Capital Strategy and Prudential Indicators.
23. Opportunities continue to be explored to attract external funding, such as Homes England grant funding, and has successfully been obtained to supplement the councils new build programme at the Winlaton Assisted Living Scheme and Seymour Street developments.
24. The proposed Housing Capital Programme for the period from 2019/20 to 2023/24 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. The long-term investment projections from 2024/25 have also been reprofiled with some projected spikes in expenditure relating to cyclical replacement works being brought forward to avoid potential issues of deliverability or affordability in future years.

Key Outputs

Capital

25. The £24.104m investment in the 2019/20 capital programme includes the following key outputs:
- £3.322m invested into property improvements including the £1.5m for approximately 1,500 installations of aids and adaptations across the housing stock
 - £5.782m invested into the installation of fire safety doors across 1,968 council properties to make the properties compliant with statutory fire safety regulations
 - £11.7m invested into major works including £7m for maintaining decency, £1m to cover approximately 516 boiler replacements, £2m in strategic maintenance which is used to support repairs and voids works.
 - Over the next 5 years £13.8m has been earmarked for new housing developments with £3.3m in the 2019/20 capital programme. The £13.8m investment is anticipated to deliver 14 units at Winlaton, 7 units at Seymour Street and a further 108 units at various sites across the borough.

Revenue

26. The 2019/20 HRA revenue budget includes £25.471m for supervision and management and £22.960m for repairs and maintenance. Some of the key outputs in these areas are as follows:
- Gas - £2.5m budget to cover approximately 14,000 gas repair jobs, 19,000 gas serving jobs and 516 boiler installations.
 - Voids - £4m to cover approximately 1,700 void jobs which are required to bring properties back to a lettable standard.
 - Repairs & Maintenance - £7.3m to cover all repairs and maintenance work which equates to approximately 70,000 repairs per annum
 - Painting - £1.352m to cover year 1 of the 12-year painting programme
 - Compliance - £4.2m to cover compliance works including 465 fire risk assessments across all blocks with communal areas, 1,175 fire safety inspections to test and maintain fire safety equipment. Within this allocation £0.444m has been assigned to cover 2684 asbestos surveys and any resultant remedial work required. £0.5m is to fund all electrical testing which is forecast to cover 3650 properties in 2019/20.
 - The Management & Supervision element includes £15.488m for TGHC including Housing Management, Housing Services and Business Development Services. The remaining £9.982m covers council delivery of various services including grounds maintenance, furniture, insurance charges, contingency funding and various other minor services.

Next Steps

27. The 30-year business plan will continue to consider 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.
28. 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 following the removal of the HRA debt Cap, subject to prudential borrowing regulations.

Consultation

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

Alternative Options

30. There are no alternative options proposed.

Implications of Recommended Option

31. Resources

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

The proposed 2019/20 HRA budget (Appendix 2) has been set at a deficit of £8.382m which includes the £2.170m of savings detailed in Appendix 3. This deficit will be funded from the £29.148m of HRA reserves. The HRA 30-year Business plan currently anticipates that the minimum reserve level of £3m will be reached by 2025/26.

Significant additional resources have been added to the 2019/20 HRA Budget in relation to essential compliance works. An additional £2.782m has been added to the Capital Programme to fit fire safety doors across 1,968 council properties which has been identified as statutory requirement. A further £1.6m has been added to the 2019/20 HRA revenue budget in relation to fire risk assessments, asbestos inspections/remedial works, electrical testing and the associated staff to deliver this work.

- **Human Resources Implications** – Nil.
- **Property Implications** – Capital investment in HRA assets helps to improve the overall sustainability of the HRA and supports the delivery of corporate priorities under the Thrive agenda. The property implications of individual schemes will be considered and reported separately.

32. **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.

33. **Equality and Diversity Implications** – Nil
34. **Crime and Disorder Implications** – Nil
35. **Health Implications** – Nil
36. **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.
37. **Human Rights Implications** – Nil
38. **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

Welfare Reform Act 2016

HRA Budget 2019/20			
Housing Revenue Account - Income and Expenditure Account			
	Budget	Projection	Budget
	2018/19	2018/19	2019/20
	£'000	£'000	£'000
Income			
Dwelling rents (gross)	(72,879)	(72,384)	(71,469)
Non-dwelling rents (gross)	(1,375)	(1,304)	(1,379)
Charges for services and facilities	(3,544)	(3,330)	(3,559)
Leaseholders charges	(305)	(409)	(305)
Contribution towards expenditure	(1,000)	(952)	(975)
HRA investment income	(130)	(210)	(180)
Gain on Sales of Assets			
	(79,233)	(78,590)	(77,867)
Expenditure			
Supervision and Management	24,912	24,737	25,471
Repairs and Maintenance	20,633	20,613	22,960
Interest on borrowing	15,053	13,907	13,944
Capital Programme Funding	21,572	23,340	23,104
Increased provision for bad debt	720	720	700
Amortised premiums and discounts	11	11	
Debt management expenses	70	70	70
Impairment of Fixed Assets			
	82,972	83,398	86,249
Net Operating Cost	3,738	4,808	8,382

HRA Saving Proposals 2019/20

Housing Revenue Account - Savings

	Budget 2019/20 £'000
TGHC	
Management & Supervision	107
Repairs & Maintenance	467
Housing Services	48
	<u>622</u>
Others	
Service Charge Income	89
Savings in borrowing costs	1,109
Interest Receivable	50
HRA Contribution to DHP	100
Central Establishment & other associated costs	200
	<u>1,548</u>
Total Savings	<u><u>2,170</u></u>

Housing Revenue Account, Fees and Charges 2019/20 Proposals					
Ref	SERVICES	VAT	2.4% CPI at Sept 2018		
			CURRENT CHARGE 2018/19	PROPOSED CHARGE 2019/20	Movement
			£ per Week	£ per Week	£ per Week
WARWICK COURT MULTI STOREY					
	<u>Gas Heating</u>				
1	Bed-sit	O/S	3.62	4.02	0.40
2	One Bed Flat	O/S	5.35	5.95	0.60
	<u>Repairs & Maintenance of Communal Areas</u>				
3&4	Bed-sit & One Bed Flat	O/S	4.39	4.39	0.00
EAST ST FLATS					
	<u>Gas Heating & Hot Water</u>				
5	Bed-sit	O/S	4.39	4.83	0.44
6	One Bed Flat	O/S	6.73	7.40	0.67
7	Two Bed Flat	O/S	8.49	9.33	0.84
8	Three Bed Flat	O/S	10.54	11.58	1.04
ANGEL COURT EXTRA CARE SCHEME					
9	Gas & Electric	O/S	13.90	14.75	0.85
	<u>Communal Facilities</u>				
10	Maintenance of Communal Areas - Flats	O/S	13.12	10.30	-2.82
11	Maintenance of Communal Areas - Bungalows	O/S	2.07	1.63	-0.44
12	Furnishings and laundry - Flats	O/S	5.66	4.25	-1.41
13	Furnishings and laundry - Bungalows	O/S	1.18	0.89	-0.29
14	Scheme manager	O/S	10.92	11.88	0.96
15	Cleaning of corridors and windows	O/S	6.99	7.58	0.59
16	Provision of domestic home support	O/S	8.71	8.89	0.18
SHELTERED ACCOMMODATION					
	<u>Gas Heating</u>				
18	Flat	O/S	9.40	8.71	-0.69
19	Sheltered Scheme Officer Properties	O/S	11.25	10.42	-0.83
20	Communal Areas	O/S	1.56	1.44	-0.12
	<u>Electricity</u>				
21	Flat	O/S	4.02	3.56	-0.46
22	Sheltered Scheme Officer Properties	O/S	8.46	4.65	-3.81
23	Communal Areas	O/S	3.70	3.18	-0.52
24	Repairs & Maintenance of Communal Areas (contained units only)	O/S	2.48	2.48	0.00
	<u>Cleaning</u>				
25	Cleaning (communal areas for contained units only)	O/S	5.41	6.19	0.78
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	12.64	13.20	0.56
29	Mobile Sheltered Scheme Officer	O/S	2.89	4.45	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 2019/20 Proposals

Ref	SERVICES	VAT	2.4% CPI at Sept 2018		
			CURRENT CHARGE 2018/19	PROPOSED CHARGE 2019/20	Movement
			£ per Week	£ per Week	£ per Week
31	LOW RISE BLOCKS Communal Areas - Cleaning	O/S	1.42	1.76	0.34
32	MID RISE BLOCKS Communal Areas - Cleaning	O/S	3.53	4.21	0.68
33	MULTI STOREY FLATS Concierge & cleaning	O/S	11.19	10.69	-0.50
34	Caretaking & cleaning	O/S	7.68	8.08	0.40
35	REGENT COURT Maintenance of fire safety system	O/S	0.39	0.50	0.11
36	DISPERSED HOMELESS UNITS <u>Heat & light</u> 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			
39	<u>Furnishings</u> 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			
45	OUTSIDE USE OF COMMUNAL LOUNGES Up to 1 hour	E	7.35	7.53	0.18
46	Up to 2 hours	E	13.52	13.85	0.32
47	1 Session (2 - 4 hours)	E	20.84	21.34	0.50
48	2 Sessions	E	38.30	39.22	0.92
49	3 Sessions	E	53.11	54.38	1.27
50	USE OF GUEST ROOMS AT SHELTERED ACCOMMODATION <u>No en-suite amenities</u> Single (charge per night)	S	7.52	7.70	0.18
51	Couple (charge per night)	S	8.56	8.77	0.21
52	<u>Partial en-suite</u> Single (charge per night)	S	9.32	9.54	0.22
53	Couple (charge per night)	S	9.86	10.10	0.24
54	<u>Full en-suite</u> Single (charge per night)	S	10.62	10.88	0.25
55	Couple (charge per night)	S	11.70	11.98	0.28

Housing Revenue Account, Fees and Charges 2019/20 Proposals					
Ref	SERVICES	VAT	2.4% CPI at Sept 2018		
			CURRENT CHARGE 2018/19	PROPOSED CHARGE 2019/20	Movement
			£ per Week	£ per Week	£ per Week
	KITCHEN APPLIANCES				
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) New tenants from April 2010 onwards				
65	Mini Package	E	10.14	10.38	0.24
66	Package Option 1	E	18.60	19.05	0.45
67	Package Option 2	E	26.38	27.01	0.63
68	Package Option 3	E	34.14	34.96	0.82
69	Package Option 4	E	41.87	42.88	1.00
70	Admin Charge	E	2.14	2.14	0.00
	GARAGES				
71	Brick Garages (Council)	O/S	5.40	5.46	0.06
72	Brick Garages (Private)	S	9.10	9.21	0.11
73	Commercial Use	S	11.91	12.05	0.14
74	Commercial Storage	S	19.90	20.14	0.24
75	Parking Bays	S	21.26	21.52	0.26
76	DIGITAL AERIAL PROVISION	S	0.22	0.22	0.00
	CARE ALARMS, LIFELINES / DISPERSED ALARMS				
77A	Sheltered Scheme	S*	3.90	3.95	0.05
77B	Bronze	S*	5.10	5.20	0.10
77C	Silver	S*	5.67	5.82	0.16
77D	Gold	S*	8.74	8.94	0.21
77E	Smoke Alarm Monitoring	S*	0.00	0.70	0.70
78	Mortgage questionnaire	S	81.30	83.25	1.95
79	Rent reference	S	40.68	41.65	0.98
80	GARDENING SCHEME	S	6.05	6.05	0.00
81	Communal TV Licence	S	0.07	0.08	0.01

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 2019/20 to 2023/24						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£'000	£'000	£'000	£'000	£'000	£'000
CAPITAL INVESTMENT						
HOUSING REVENUE ACCOUNT						
Improvement Works						
Lift Replacement/Refurbishment	500	500	500	500	500	2500
Replacement of Communal Electrics	260	260	260	260	260	1300
External Wall Insulation Works to Non-Traditional Properties	172	374	374	379	379	1678
T-Fall Insulation & ventilation	50	50	50	50	50	250
Warden Call Renewal	200	200	200	200	200	1000
Timber Replacements	100	100	100	100	100	500
Aids and Adaptations	1,500	1,500	1,500	1,500	1,500	7500
Multi Storey Modernisation works	100	350	2450	2450	2450	7800
Sheltered Unit modernisation works	240	240	240	240	240	1200
Neighbourhood Improvements	200	200	200	200	200	1000
Total Improvement Works	3,322	3,774	5,874	5,879	5,879	24,728
Exceptional Extensive Works						
Fire Safety Work / Compliance	5,782	380	380	100	100	6742
Total Exceptional Extensive Works	5782	380	380	100	100	6742
Major Future Works						
Decent Homes - Investment Programme	7,000	7,500	8,000	8,000	8,000	38,500
Stock Condition Surveys and Scheme Design	400	400	400	400	400	2,000
Back Boiler Renewal and Replacements	1,000	1,000	750	750	750	4,250
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	750	500	500	500	400	2,650
Major Future Works	11,700	11,950	12,200	12,200	12,100	60,150
Housing Developments						
Property conversions feasibility	60	500	0	0	0	560
New Build Investment – Winlaton Assisted Living	1790	0	0	0	0	1,790
New Build Investment – Seymour Street	450	0	0	0	0	450
New Build - Various	1000	2500	2500	2500	2500	11,000
Total Housing Developments	3,300	3,000	2,500	2,500	2,500	13,800
TOTAL HRA CAPITAL INVESTMENT	24,104	19,104	20,954	20,679	20,579	105,420
Major Repairs Reserve Contribution	-23,104	-16,604	-18,454	-18,179	-18,079	-94,420
HRA Capital Receipts	-1,000	-2,500	-2,500	-2,500	-2,500	-11,000
Total Planned HRA Funding	-24,104	-19,104	-20,954	-20,679	-20,579	-105,420