

**HOUSING CAPITAL PROGRAMME - 2022/ 23 + 4 Year plan**

<b>PROPOSED INVESTMENT PLAN:</b>	<b>2021/22 ACTUAL</b>	<b>2022/23 Provisional</b>	<b>2023/24 Provisional</b>	<b>2024/25 Provisional</b>	<b>2025/26 Provisional</b>	<b>2026/27 Provisional</b>	<b>NOTES</b>
<b>Future Major Repairs;</b>							
Kitchens	1,193,179	750,000	791,250	822,109	849,238	870,469	Annual inflation added
Bathrooms + WC	700,000	500,000	527,500	548,073	566,159	580,313	Annual inflation added
Central Heating	691,296	550,000	580,250	602,880	622,775	638,344	Annual inflation added
Rewiring , smoke detector and CO detector	407,332	500,000	527,500	548,073	566,159	580,313	Annual inflation added
Electrical testing	200,000	300,000	316,500	328,844	339,695	348,188	Annual inflation added
Blocks Refurbishments inc. environmental works	4,546,363	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000	Extend existing contract by 18m to 2yr - New contract and blocks to be identified from Nov 2025 onwards
Blocks Cyclical Programme	500,000	800,000	800,000	800,000	800,000	800,000	Works to HPO from 1st April 2022
Specialist Lift Replacements	58,140	0	0	0	0	0	Delete after 21/22
Communal Lighting Replacement to blocks	2,200,000	500,000	100,000	50,000	50,000	50,000	Carry all forward remaining from 21/22
Internal Soil Stacks	0	100,000	105,500	109,615	113,232	116,063	Annual inflation added
Stairlift Replacement	10,000	0	0	0	0	0	Pass to HPO to manage a R+M plus replace contract
Door Entry Cameras / systems	15,000	0	0	0	0	0	Pass to HPO to manage a R+M plus replace contract
Tenant oncosts	50,000	50,000	0	0	0	0	Delete after 21/22
Sheltered Refurbishment - LOWGATES	1,837,706	2,520,000	0	0	0	0	Carry all forward remaining from 21/22
<b>Externals;</b>							
Roof Renewals inc loft insulation, S&F's, hanging tiles and metal roofs	1,498,322	750,000	791,250	822,109	849,238	870,469	Annual inflation added
DPC/Damp Works and Pointing General	637,523	500,000	527,500	548,073	566,159	580,313	Annual inflation added
Fences + gates, footpaths + drives inc. new off street parking	772,543	750,000	791,250	822,109	849,238	870,469	Annual inflation added
Windows and Doors	1,400,000	1,400,000	1,477,000	1,534,603	1,585,245	1,624,876	Annual inflation added
<b>Future Major Works Total</b>	<b>16,717,404</b>	<b>11,970,000</b>	<b>10,335,500</b>	<b>10,536,485</b>	<b>10,757,138</b>	<b>10,929,817</b>	
<b>Contingent Major Repairs;</b>							
Asbestos Removal Works	200,000	200,000	211,000	219,229	226,464	232,125	Estimate based on Savills expenditure profile
Asbestos Management / R&D Surveys	100,000	500,000	527,500	548,073	566,159	580,313	Estimate based on Savills expenditure profile
Fire Risk Works	2,489,182	1,500,000	1,582,500	1,644,218	1,698,477	1,740,939	Carry all forward remaining from 21/22
Fire Risk Assessments	50,000	50,000	52,750	54,807	56,616	58,031	
Compliance	100,000	100,000	100,000	100,000	100,000	100,000	Carry all forward remaining from 21/22
<b>Contingent Major Repairs Total</b>	<b>2,939,182</b>	<b>2,350,000</b>	<b>2,473,750</b>	<b>2,566,326</b>	<b>2,647,715</b>	<b>2,711,408</b>	
<b>Environmental Works + Related Assets;</b>							
Footpath Proactive Maintenance	121,454	100,000	105,500	109,615	113,232	116,063	Pass to HPO?
Structural Works	200,000	200,000	211,000	219,229	226,464	232,125	
Holme Hall Estate Improvements	0	100,000	3,000,000	3,500,000	3,500,000	0	Feasibility required - estimated £10m over 3 years?
<b>Environmental + Related Assets Total</b>	<b>321,454</b>	<b>400,000</b>	<b>3,316,500</b>	<b>3,828,844</b>	<b>3,839,695</b>	<b>348,188</b>	
<b>Exceptional Extensive;</b>							
External Wall Insulation / Render programme works	300,000	250,000	250,000	250,000	250,000	250,000	
<b>Exceptional Extensive Total</b>	<b>300,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	
<b>Adaptations;</b>							
Disabled Adaptations	770,843	750,000	500,000	500,000	500,000	500,000	
<b>Disabled Adaptations Total</b>	<b>770,843</b>	<b>750,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	
<b>Improvements;</b>							
Neighbourhood Action Plan-Barrow Hill Imps	2,429,918	500,000	0	0	0	0	Carry all forward remaining from 21/22
Common Room Refurbishment	50,000	50,000	0	0	0	0	Carry all forward remaining from 21/22
<b>Improvements Total</b>	<b>2,479,918</b>	<b>550,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>New Build;</b>							
New Build - site to be identified	0	1,000,000	2,423,190	2,505,578	2,575,735	2,627,249	Need to re-jig once sites are identified
New Build construction - Brockwell Court	1,219,455	0	0	0	0	0	

New Build construction - Markham Court	160,000	60,000	0	0	0	0	0	Carry all forward remaining from 21/22
New Build construction - Middlecroft cluster	1,564,916	0	0	0	0	0	0	Carry all forward remaining from 21/22
New Build construction - Aston Court	0	680,000	0	0	0	0	0	
New Build construction - Westwood Avenue	2,210,000	0	0	0	0	0	0	Carry all forward remaining from 21/22
New Build construction - Mastin Moor (Miller, Edale + Lansbury/Rose)	1,250,000	3,000,000	0	0	0	0	0	Carry all forward remaining from 21/22
New Build feasibility (fees)	50,000	50,000	50,000	50,000	0	0	0	
<b>New Build Total</b>	<b>6,454,371</b>	<b>4,790,000</b>	<b>2,473,190</b>	<b>2,555,578</b>	<b>2,575,735</b>	<b>2,627,249</b>		
<b>Miscellaneous spend;</b>								
Property Acquisitions	2,048,355	1,791,645	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Stock condition survey	185,915	20,000	21,000	21,714	22,322	22,768	22,768	Carry all forward remaining from 21/22
Northgate Upgrade	258,750	60,000	60,000	60,000	60,000	60,000	60,000	Carry all forward remaining from 21/22
<b>Miscellaneous Spend Total</b>	<b>2,493,020</b>	<b>1,871,645</b>	<b>1,081,000</b>	<b>1,081,714</b>	<b>1,082,322</b>	<b>1,082,768</b>		
<b>TOTAL</b>	<b>32,476,192</b>	<b>22,931,645</b>	<b>20,429,940</b>	<b>21,318,947</b>	<b>21,652,605</b>	<b>18,449,430</b>		

<b>FINANCED BY</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>
Revenue Financing	14,579,031	3,404,994	1,798,005	3,573,878	3,197,919	3,594,694
Borrowing	0	3,598,424	4,651,748	4,521,330	5,201,981	1,559,179
Useable Capital Receipts	6,093,561	4,124,827	2,177,386	1,450,939	1,479,985	1,522,518
Grants and Contributions	0	0	0	0	0	0
Major Repairs Reserve	11,803,600	11,803,400	11,802,800	11,772,800	11,772,720	11,773,040
<b>TOTAL RESOURCES AVAILABLE</b>	<b>32,476,192</b>	<b>22,931,645</b>	<b>20,429,940</b>	<b>21,318,947</b>	<b>21,652,605</b>	<b>18,449,430</b>
Potential overspend / borrowing	0	0	0	0	0	0