

## NOTTINGHAM CITY HOMES

### REPORT OF DIRECTOR OF PROPERTY SERVICES

THE BOARD  
25 MARCH 2010

### NOTTINGHAM CITY COUNCIL HOUSING REVENUE ACCOUNT (HRA) - CAPITAL PROGRAMME ELEMENT

#### 1 SUMMARY

- 1.1 The Housing Revenue Account (HRA) is the Council's landlord account, which provides for the management and maintenance of the Council's stock of approximately 29,000 dwellings. Legislation requires this account to be ring-fenced from the other financial transactions of the City Council. It also has to be kept in balance and this is ultimately achieved through raising sufficient income through rents charged to tenants. In order for this to be achieved an annual budget presents detailed spending proposals for the forthcoming year and information showing how this is to be financed.

The Council reports its HRA budget annually and part of this report is the Public Sector Housing Capital Programme. This sets out the annual investment in the City Council's stock of housing. Management of the stock transferred to Nottingham City Homes (NCH) under a management agreement but ownership is retained by the City Council and as such Government funds are still awarded to the City Council. The allocation of these funds to individual schemes is discussed between the City Council and NCH with the final determination being the decision of the City Council.

#### 2 RECOMMENDATIONS

- 2.1 It is recommended that the Board approves of the implementation of the 2010/11 Capital Programme by Nottingham City Homes in line with the City Council's approved Housing Revenue Account for the same period.

#### 3 REPORT

- 3.1 The main focus of the Capital Programme from a NCH perspective is the setting out of the total cost of delivering Decent Homes within the City and the outlining of the financial resources for the programme which will be 'financed partly through the supported borrowing allocation available from Communities and Local Government (CLG), with the balance being met by the City'. As is noted, the Council's contribution towards this has not been fully secured, part of this will be from capital receipts and further work will be required in order to secure the funding. A remodelling undertaken by NCH however has sought to mitigate the risk that the programme could be underfunded and this is explored further within the report and item 5.1 of this report. Attached to the report at Appendix A is a copy of the Decent Homes-Secure Warm Modern Progress Update – January 2010.

- 3.2 CLG confirmed on the 23 December 2009 that the City Council will receive all of its expected funding for the year 2010/11.
- 3.3 The City Council have recommended the sales of some non purpose built properties generally referred to as 'Corporate' properties. The receipt from these sales is incorporated within the resources required to deliver the programme. It would be possible to increase the levels of sales of these properties to generate further resource for instance to fund any interventions required for the City Councils Sheltered Housing Strategy or on any further works to High Rise buildings.
- 3.4 Other highlights from the report reflect significant investment by the City Council in the safety of residents by significant programmes in the following areas;
- Fire Risk Assessments
  - DDA Work to Sheltered Property
  - Sheltered Property Major Works
  - Fire Alarm Installations
  - Smoke Alarms
- 3.5 The City Council has also approved funding for completion of schemes at New Highbury Vale and Newlands enabling the residents in those areas to receive improvements in their properties similar to those which have been completed for their neighbours. Some funding is available for commencing the demolition of Kingsthorpe and Kendale flats however this funding is spread over three years and this is likely to require further review in light of the significant flight from these blocks and the need to maintain high security during the period between decommissioning and demolition.

#### **4 OTHER OPTIONS**

- 4.1 NCH recommended that the Council implement several programmes which the Council has termed Capital Strategic Choices which are shown at Appendix E of the appended Capital Programme. It should be noted by the board that the Council has chosen to recommend the majority of the programmes however there are three points of difference from the recommendations made by NCH officers. These are;
- Fire Risk assessment work has been spread over two years £3.2m in 10/11 & £800k in 11/12
  - DDA works has also been spread over two years £2.4m in 10/11 & £800k in 11/12
  - Works to remove Radon gas has been removed with no allowance made in any year.

#### **5 FINANCIAL AND RISK IMPLICATIONS**

- 5.1 In December 2009, NCH remodelled the Decent Homes programme based upon the better information now available to NCH following the stock condition surveys undertaken so far. From this analysis it has been possible to suggest;
- the removal of contingency sums for the Decent Homes Programme in years 2011/12 to 2012/13 due to the greater certainty of surveys and costs,
  - re-profiling roof repair and replacement over a five year period and

- aligning the 5% environmental budget to the more efficient lower cost programme

NCH set out for the City Council the risks inherent in this approach for each action. The report notes that 'these actions will ensure that, assuming the continued funding from Homes and Communities Agency (HCA) is received at the previously indicated levels, the projected resources if achieved will balance to the scheme expenditure'. We would clarify this by stating that if we continue to mitigate the risks as stated then we will achieve the Nottingham Standard for all properties dependant upon the expected Government funding for the Decent Homes programme being delivered.

- 5.2 NCH believes that the removal of Radon gas from the properties identified in a previous City Council report will need to be addressed in the coming financial year and awaits the City Council's instructions in this regard.

## **6 IMPLICATIONS FOR NOTTINGHAM CITY HOMES OBJECTIVES**

- 6.1 Delivery of the Decent Homes programme is a key requirement for both the City Council and NCH.

## **7 VALUE FOR MONEY AND EFFICIENCY ISSUES**

- 7.1 The City Councils HRA report sets out the expected efficiency levels required to be met by NCH within the 2010/11.
- 7.2 The remodelled programme for achieving Decent Homes is due to the significant savings that NCH has generated through procurement, streamlining the works involved, and more accurate targeting of resource.

## **8 EQUALITY AND DIVERSITY IMPLICATIONS**

- 8.1 NCH Asset Management Strategy is subject to an Equality Impact Assessment.

## **9 BACKGROUND MATERIAL AND PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

- 9.1 Nottingham City Council – Budget Report - Annex 4 - HRA Budget 2010/11.

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**Date: 8 March 2010**

## Appendix 1

### Extract from – Nottingham City Council - Approved HRA Account 2010/11 -

#### Capital Programme Element

##### Context

Nationally, the establishment of the Homes and Community Agency in December 2008 has brought with it the responsibility for overseeing an integrated approach to housing and regeneration. This includes the delivery of Decent Homes. The national economic position has resulted in a sharp downturn in housing resources through the impact on RTB sales, and large scale voluntary land disposals. This has affected all local authorities and central government, since the sales feed into the resources available for social housing. The 75% of RTB sales, paid over to central government, forms part of a redistribution process of national housing resources. Private sector housing developments give rise to S106 contributions, which also make a contribution to affordable social housing. The Public Sector Housing Programme submitted for approval covers a three year period.

##### The Programme

The Public Sector Housing Capital Programme sets out the annual investment in the City Council's stock of housing. Management of the stock transferred to NCH under a management agreement but ownership is retained by the City Council and as such Government funds are still awarded to the City Council. The allocation of these funds to individual schemes is agreed between the City Council and NCH. **Table 10** shows the level of investment to 2012/13.

<b>TABLE 10: HRA CAPITAL PROGRAMME INVESTMENT</b>					
<b>ELEMENT</b>	<b>2009/10 £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>	<b>TOTAL £m</b>
Q3 Programme	55.602	52.738	70.871	66.397	245.608
Add: Strategic Choices - Housing Delivery	0.000	6.592	3.843	1.950	12.385
<b>TOTAL PROGRAMME</b>	<b>55.602</b>	<b>59.330</b>	<b>74.714</b>	<b>68.347</b>	<b>257.993</b>

The detailed Programme, including strategic choices of **£12.385m** is shown in **Appendix D**. The pressures and investments relating to the choices are detailed in **Appendix E**. Investment in the stock is designed to progress towards achieving the Government's Decent Homes Standard.

NCH's housing service achieved two stars with excellent prospects for improvement, following a successful inspection in November 2008. This has enabled the Council to access the additional resources of **£165m** available from the Government's ALMO programme to deliver Decent Homes. In addition, there are other investment requirements, which contribute towards the delivery of Decent Neighbourhoods

The aim of the Public Sector Housing capital programme is to support the delivery of the Transforming Nottingham's Neighbourhoods priorities within the Community and Neighbourhood Renewal Strategy and Council Plan. The projects will also support delivery of the following:

- The commitment to working with partners to improve our neighbourhoods
- The improvement of the quality and mix of housing

- The improvement in the quality green space accessible to all

The programme takes account the NCH Asset Management Plan (AMP), known commitments from schemes in progress, health and safety issues and other service investment needs. Overall, the programme has been balanced within available financial resources during the period.

The NCH AMP was approved by Executive Board on 18 December 2007. The plan outlines the investment required to deliver decent homes for the Council's tenanted properties being completed in Nottingham within 2012/13. The total cost of delivering Decent Homes within the City will be financed partly through the supported borrowing allocation available from CLG, with the balance being met by the City. **Table 11** shows the summary resources identified to support the programme. The Council's contribution towards this has not been fully secured, part of this will be from capital receipts and further work will be required in order to secure the funding.

The forecasted resources in the 3 year period are **£203.469m** include supported borrowing of **£128.600m** major repairs allowance of **£50.984m** and prudential borrowing of **£4.272m**. The details are shown in **Appendix F**.

<b>TABLE 11: HRA CAPITAL PROGRAMME</b>					
<b>ELEMENT</b>	<b>2009/10 £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>	<b>TOTAL £m</b>
<b>Total Investment</b>	<b>55.602</b>	<b>59.330</b>	<b>74.714</b>	<b>68.347</b>	<b>257.993</b>
<b>RESOURCES</b>					
Capital Resources	55.152	56.405	70.439	60.722	<b>242.718</b>
Unsecured Capital Receipts	0.450	2.925	4.275	7.625	<b>15.275</b>
<b>TOTAL RESOURCES</b>	<b>55.602</b>	<b>59.330</b>	<b>74.714</b>	<b>68.347</b>	<b>257.993</b>
<b>BALANCED PROGRAMME</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>

#### The Remodelled Programme

The reduction in available resources caused by the economic downturn has been mitigated by a series of actions undertaken by NCH. Savings from procurement, streamlining the works involved, more accurate targeting of resources following the comprehensive stock survey and remodelling of the original investment profile will ensure that the programme is delivered within the agreed timescales of the 2007 AMP and to the standards agreed with tenants, (the Nottingham Decent Homes plus Standard). In addition, a phased release of assets, on a voluntary basis, has now been included as part of the available resources and the receipts will be used in full to finance the Programme. Approval to the disposal of non purpose built council houses was given by Executive Board on 20 October 2009. These actions will ensure that, assuming the continued funding from HCA is received at the previously indicated levels, the projected resources if achieved will balance to the scheme expenditure.

#### Savings

The most significant savings identified by the remodelling of the programme are the removal of contingency sums for the Decent Homes Programme in years 2011/12 to 2012/2013 due to the greater certainty of surveys and costs, re-profiling roof repair and replacement over a five year period and aligning the 5% environmental budget to the more efficient lower cost programme.

#### Other Funding Streams

All funding streams are being considered to ensure the effective investment measures are in place to supplement the Decent Homes programme. One major initiative is the HRA PFI, for which a bid has been submitted to the government to secure £200m in PFI credits for the Meadows area. Initial CLG approval has been given and work is now in progress on completing the outline business case. Other initiatives are still being considered.

In summary the contribution of the schemes in the 2010/11 Programme to various criteria is set out in **Table 12**:

<b>TABLE 12: 2010/11 SUMMARY PROGRAMME</b>	
<b>CRITERIA</b>	<b>£m</b>
Decent Homes	37.600
Regeneration	2.322
Major Repairs	1.594
Decommissioning	0.100
Public Realm	1.423
Health and Safety	8.741
Asset Management Strategy - Other	7.550
<b>TOTAL</b>	<b>59.330</b>

The HRA Budget makes allowance for the financing costs associated with Supported Borrowing and Prudential Borrowing, which qualify in full for subsidy on interest costs. There is no longer a requirement to make provision for the repayment of HRA debt. Prudential Borrowing does not qualify for subsidy and therefore interest and instalment charges fall on the HRA.

#### Right to Buy (RTB) Receipts (Table 13)

The resource projections include the following assumptions for receipts from the RTB scheme after applying the pooling requirement and costs of disposal.

<b>TABLE 13 : PROJECTED RTB RECEIPTS</b>					
<b>PROJECTION</b>	<b>2009/10 £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>	<b>Total £m</b>
Q2 Projection	0.000	0.295	0.885	0.000	1.180
Revised Projection	0.665	0.777	0.777	0.777	2.996
<b>RESOURCE INCREASE/(REDUCTION)</b>	<b>0.665</b>	<b>0.482</b>	<b>(0.108)</b>	<b>0.777</b>	<b>1.816</b>

There is currently a requirement to pay over to the Government 75% of RTB sales receipts for national redistribution. RTB receipts are used to support private sector housing sector programme in the All Other Services programme in the General Fund

#### HRA Other Capital Receipts

HRA capital receipts (other than RTB receipts) up to the values stated can be treated as 100% usable and not subject to pooling. The receipts may be used to finance any capital expenditure. Previously approved City Council policy on the allocation of capital receipts will require these sums to be used for Public Sector Housing; **£15.275m** is included in projections.

Executive Board approved the disposal of non purpose built council houses (aka “corporates”) on 20 October 2009. The first phase of disposals has now started and 10 properties are estimated to be sold by the end of March. Q2 projected total sales of 80 properties at c. **£56k** per property but latest intelligence suggests that 170 sales could be achieved at an average cost of **£45k**. These are included as low risk receipts in the capital programme shown in **Annex 3** the risk matrix has not been applied to these projections.

**Table 14** shows the latest projections have increased from £4.480m to **£15.275m**. Receipts will be monitored closely to ensure projections reflect the latest position.

<b>TABLE 14: SALE OF CORPORATES</b>					
<b>PROJECTION</b>	<b>2009/10 £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>	<b>Total £m</b>
<b>Quarter 2</b>	0.560	1.120	2.800	0.000	<b>4.480</b>
<b>Revised Projection</b>	0.450	2.925	4.275	5.625	<b>13.275</b>
<b>Land Sale</b>	0.000	0.000	0.000	2.000	<b>2.000</b>
<b>TOTAL PROJECTION</b>	<b>0.450</b>	<b>2.925</b>	<b>4.275</b>	<b>7.625</b>	<b>15.275</b>
<b>(REDUCTION)/ INCREASE</b>	<b>(0.110)</b>	<b>1.805</b>	<b>1.475</b>	<b>7.625</b>	<b>10.795</b>

#### Capital Allowance

Under existing regulations the need to pool receipts generated by the disposal of other HRA (i.e. Non RTB receipts) assets can be removed in certain circumstances. This requires the establishment of a capital allowance relating to works to be undertaken meeting specified criteria, including the provision of affordable social housing and regeneration schemes.

**Table 15** shows the capital expenditure on Decent Homes which qualifies for capital allowance.

<b>TABLE 15: DECENT HOMES FUNDING</b>				
	<b>2009/10 £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>
Decent Homes	34.631	37.600	51.659	46.540

## APPENDIX D

### PORTFOLIO : HOUSING DELIVERY

PROG REF	SCHEME	EST TOTAL £m	SPENT TO 31 MAR 09 £m	2009/10 £m	2010/11 £m	2011/12 £m	2012/13 £m
	<b><u>PUBLIC SECTOR HOUSING PROGRAMME</u></b>						
	<b><u>Retained Housing Managed Schemes</u></b>						
	<b><u>Regeneration Projects</u></b>						
AHC519C	St Anns Estate Action - Phase T	0.848	0.844	0.004	0.000	0.000	0.000
AHC521A	St Anns Estate Action - Stonebridge Park	5.274	2.307	1.785	0.932	0.250	0.000
AHE5400	Neighbourhood Regeneration	0.182	0.032	0.150	0.000	0.000	0.000
AHB010A	Widdecombe Lane - Acquisition / Consultants						
	Fees / Demolition / 8 new homes	1.226	0.000	0.186	1.040	0.000	0.000
	Kingsthorpe / Kendale - Demolition	1.100	0.000	0.000	0.300	0.400	0.400
AHO545A	HRA Shop Improvement Strategy	0.448	0.240	0.058	0.050	0.050	0.050
	<b>TOTAL REGENERATION PROJECTS</b>	<b>9.078</b>	<b>3.423</b>	<b>2.183</b>	<b>2.322</b>	<b>0.700</b>	<b>0.450</b>

PROG REF	SCHEME	EST TOTAL £m	SPENT TO 31 MAR 09 £m	2009/10 £m	2010/11 £m	2011/12 £m	2012/13 £m
	<b>Major Repairs</b>						
AHC516B	Newlands - Further Phases	2.814	2.800	0.014	0.000	0.000	0.000
AHC5310	Office Improvements	2.912	1.982	0.330	0.200	0.100	0.300
AHC533A	Foxton Gardens - Extra care scheme for older people	0.705	0.421	0.284	0.000	0.000	0.000
AHH5260	Highwood House - Adaptation and improvements	0.260	0.247	0.013	0.000	0.000	0.000
AHI5451	Warden Aided - Lift Replacement Programme	0.160	0.090	0.000	0.070	0.000	0.000
	13/14 Denton Green	0.018	0.000	0.018	0.000	0.000	0.000
AHC5350	Corporate Properties	0.010	0.000	0.010	0.000	0.000	0.000
AHM505B	Victoria Centre - Major roof repairs	4.207	0.507	0.004	0.396	1.750	1.550
	Highbury Vale	0.585	0.000	0.000	0.292	0.293	0.000
	Newlands	1.908	0.000	0.000	0.636	0.636	0.636
	<b>TOTAL MAJOR REPAIRS</b>	<b>13.580</b>	<b>6.048</b>	<b>0.673</b>	<b>1.594</b>	<b>2.779</b>	<b>2.486</b>

PROG REF	SCHEME	EST TOTAL £m	SPENT TO 31 MAR 09 £m	2009/10 £m	2010/11 £m	2011/12 £m	2012/13 £m
	<b><u>PUBLIC SECTOR HOUSING (continued)</u></b>						
	<b><u>Property Decommissioning</u></b>						
AHI5430	Warden Aided - Property Decommissioning	3.884	3.145	0.529	0.100	0.010	0.100
		<b>3.884</b>	<b>3.145</b>	<b>0.529</b>	<b>0.100</b>	<b>0.010</b>	<b>0.100</b>
	<b><u>Public Realm</u></b>						
AHC518C	Top Valley - Environmental works	2.050	0.369	0.288	0.823	0.290	0.280
AHM353L	St Anns 10 Environmental Works	3.943	3.882	0.061	0.000	0.000	0.000
AHE531A	Pavements and Lighting on Estates - Refurbish & improve HRA network	1.890	0.917	0.253	0.240	0.240	0.240
AHM5300	Paving Works (Area committee Schemes)	2.230	0.912	0.238	0.360	0.360	0.360
		<b>10.113</b>	<b>6.080</b>	<b>0.840</b>	<b>1.423</b>	<b>0.890</b>	<b>0.880</b>
	<b><u>Health and Safety</u></b>						
AHC5270	IT Development Programme	1.831	1.318	0.100	0.213	0.100	0.100
AHE5410	Sanctuary Project	0.200	0.040	0.040	0.040	0.040	0.040
AHH523A	Adaptations to Council homes for disabled persons	22.135	13.662	2.473	2.000	2.000	2.000
AHH525A	Preventative Adaptations for Older People (PAD)	0.975	0.500	0.100	0.120	0.125	0.130
AHI543B	Care Alarms - New, replace & upgrade systems	0.686	0.145	0.206	0.335	0.000	0.000
AHI5461	Care Alarm - BTCN21 Compliance Works	0.760	0.539	0.000	0.221	0.000	0.000
AHI543D	NCH - Care Alarms	0.115	0.015	0.025	0.025	0.025	0.025
AHI5471	Sheltered Accommodation DDA Survey & Provision of Seating at Woodthorpe/Winchester	0.022	0.014	0.008	0.000	0.000	0.000
AHI543E	Fire alarms - Kinston & Newgate Courts	0.064	0.000	0.064	0.000	0.000	0.000
AHS523A	City Wide CCTV / Door Entry Improvements continued overleaf	1.908	1.527	0.148	0.123	0.100	0.010

PROG REF	SCHEME	EST TOTAL £m	SPENT TO 31 MAR 09 £m	2009/10 £m	2010/11 £m	2011/12 £m	2012/13 £m
	<b><u>PUBLIC SECTOR HOUSING (continued)</u></b>						
	Fire Risk Assessments	4.000	0.000	0.000	3.200	0.800	0.000
	DDA Works to Sheltered Properties	3.200	0.000	0.000	2.400	0.800	0.000
	Sheltered Property Major Works	0.500	0.000	0.000	0.000	0.250	0.250
	Fire Alarm Installations	0.192	0.000	0.000	0.064	0.064	0.064
	Smoke Alarms	2.000	0.000	0.000	0.000	1.000	1.000
		0.000	0.000	0.000	0.000	0.000	0.000
	<b>TOTAL HEALTH &amp; SAFETY</b>	<b>38.588</b>	<b>17.760</b>	<b>3.164</b>	<b>8.741</b>	<b>5.304</b>	<b>3.619</b>
	<b>TOTAL - Retained Schemes</b>	<b>75.243</b>	<b>36.456</b>	<b>7.389</b>	<b>14.180</b>	<b>9.683</b>	<b>7.535</b>
	<b><u>Nottingham City Homes Managed Asset Management Strategy-Decent Homes</u></b>						
AHM5100	Decent Homes Programme	29.130	29.130	0.000	0.000	0.000	0.000
AHM511A	Efficiency Savings Target	0.000	0.000	0.000	0.000	0.000	0.000
AHM8000	Windows	21.072	3.984	11.088	6.000	0.000	0.000
AHM8050	Doors	0.000	0.000	0.000	0.000	0.000	0.000
AHM8100	Heating	24.161	3.649	9.000	9.000	2.512	0.000
AHM8150	Internals	111.164	4.267	13.543	20.827	41.000	31.527
AHM512A	Roofing	12.900	0.000	0.000	0.000	5.000	7.900
AHM514A	Communal	4.160	0.000	0.000	0.000	1.147	3.013
AHM8810	Environmentals	8.873	0.000	1.000	1.773	2.000	4.100
		<b>211.460</b>	<b>41.030</b>	<b>34.631</b>	<b>37.600</b>	<b>51.659</b>	<b>46.540</b>

PROG REF	SCHEME	EST TOTAL £m	SPENT TO 31 MAR 09 £m	2009/10 £m	2010/11 £m	2011/12 £m	2012/13 £m
	<b><u>PUBLIC SECTOR HOUSING (continued)</u></b>						
	<b><u>Asset Management Strategy - Other Works</u></b>						
AHM515A	Contingency	0.000	0.000	0.000	0.000	0.000	0.000
AHM8450	Asbestos	8.716	0.816	1.000	1.000	3.000	2.900
AHM8500	Fire Damage and Modifications	4.547	0.547	1.000	1.000	1.000	1.000
AHM8550	Management Fee and Surveys	12.628	2.310	4.004	2.500	1.907	1.907
AHM8600	TV Aerials	2.500	0.300	1.200	1.000	0.000	0.000
AHM8650	Major Void Properties	16.449	5.533	4.000	2.000	2.458	2.458
AHM700B	Related Assets	10.549	0.282	1.217	0.050	4.000	5.000
AHM516A	Cutins (Surveys)	2.014	0.000	0.000	0.000	1.007	1.007
		<b>57.403</b>	<b>9.788</b>	<b>12.421</b>	<b>7.550</b>	<b>13.372</b>	<b>14.272</b>
	<b><u>Non Asset Management Strategy Works</u></b>						
AHM8800	NCH Asset Mgt Strategy - Roll Over	1.161	0.000	1.161	0.000	0.000	0.000
		<b>1.161</b>	<b>0.000</b>	<b>1.161</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
	<b>TOTAL - Nottingham City Homes</b>	<b>270.024</b>	<b>50.818</b>	<b>48.213</b>	<b>45.150</b>	<b>65.031</b>	<b>60.812</b>
	<b>TOTAL - Public Sector Housing</b>	<b>345.267</b>	<b>87.274</b>	<b>55.602</b>	<b>59.330</b>	<b>74.714</b>	<b>68.347</b>

## APPENDIX E

<b>CAPITAL STRATEGIC CHOICES - HRA</b>				
<b>SCHEME</b>	<b>TOTAL £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>
<b>PRESSURES</b>				
Fire Risk Assessments	4.000	3.200	0.800	0.000
DDA Work to Sheltered Property	3.200	2.400	0.800	0.000
Sheltered Property Major Works	0.500	0.000	0.250	0.250
Fire Alarm Installations	0.192	0.064	0.064	0.064
Smoke Alarms	2.000	0.000	1.000	1.000
<b>TOTAL</b>	<b>9.892</b>	<b>5.664</b>	<b>2.914</b>	<b>1.314</b>
<b>INVESTMENTS</b>				
Highbury Vale	0.585	0.292	0.293	0.000
Newlands	1.908	0.636	0.636	0.636
<b>TOTAL</b>	<b>2.493</b>	<b>0.928</b>	<b>0.929</b>	<b>0.636</b>
<b>GRAND TOTAL</b>	<b>12.385</b>	<b>6.592</b>	<b>3.843</b>	<b>1.950</b>

## APPENDIX F

<b>CAPITAL PROGRAMME 2009/10 - 2012/13 - HRA</b>					
<b>PROGRAMME ELEMENT</b>	<b>ORIGINAL 2009/10 £m</b>	<b>2009/10 £m</b>	<b>2010/11 £m</b>	<b>2011/12 £m</b>	<b>2012/13 £m</b>
<b>Housing Delivery (HRA)</b>	<b>54.639</b>	<b>55.602</b>	<b>59.330</b>	<b>74.714</b>	<b>68.347</b>
<b>Resources Available</b>					
Resources b/fwd	0.000	3.323	0.000	0.000	0.000
Supported Borrowing	37.600	5.600	5.600	0.000	0.000
ALMO Supported Borrowing	0.000	32.000	32.000	47.900	43.100
Prudential Borrowing	0.000	0.000	0.440	3.211	0.621
Major Repairs Allowance		16.939	17.033	17.050	16.901
Grants & Contributions	17.069	0.100	0.700	0.100	0.100
Capital Receipts	1.117	0.000	0.000	0.000	0.000
<b>TOTAL RESOURCES</b>	<b>55.786</b>	<b>57.962</b>	<b>55.773</b>	<b>68.261</b>	<b>60.722</b>
<b>Shortfall in resources #1</b>	<b>(1.147)</b>	<b>(2.360)</b>	<b>3.557</b>	<b>6.453</b>	<b>7.625</b>
<b>SHORTFALL IN RESOURCES</b>			<b>15.275</b>		
<b>Unsecured capital Receipts</b>		0.450	2.925	4.275	7.625
<b>Shortfall in resources #2</b>		<b>(2.810)</b>	<b>0.632</b>	<b>2.178</b>	<b>0.000</b>
Rephasing to match spend		2.810	(0.632)	(2.178)	0.000
<b>SHORTFALL IN RESOURCES</b>			<b>0.000</b>		