

# Cabinet

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**Wednesday 16 January 2019 at 2.00 pm**

**To be held at the Town Hall,  
Pinstone Street, Sheffield, S1 2HH**

**The Press and Public are Welcome to Attend**

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## **Membership**

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Councillor Julie Dore	(Leader of the Council)
Councillor Olivia Blake	(Cabinet Member for Finance and Deputy Leader)
Councillor Lewis Dagnall	(Cabinet Member for Environment and Streetscene)
Councillor Jackie Drayton	(Cabinet Member for Children & Families)
Councillor Jayne Dunn	(Cabinet Member for Education & Skills)
Councillor Mazher Iqbal	(Cabinet Member for Business and Investment)
Councillor Mary Lea	(Cabinet Member for Culture, Parks and Leisure)
Councillor Chris Peace	(Cabinet Member for Health and Social Care)
Councillor Jack Scott	(Cabinet Member for Transport and Development)
Councillor Jim Steinke	(Cabinet Member for Neighbourhoods and Community Safety)

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## **PUBLIC ACCESS TO THE MEETING**

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The Cabinet discusses and takes decisions on the most significant issues facing the City Council. These include issues about the direction of the Council, its policies and strategies, as well as city-wide decisions and those which affect more than one Council service. Meetings are chaired by the Leader of the Council, Councillor Julie Dore.

A copy of the agenda and reports is available on the Council's website at [www.sheffield.gov.uk](http://www.sheffield.gov.uk). You can also see the reports to be discussed at the meeting if you call at the First Point Reception, Town Hall, Pinstone Street entrance. The Reception is open between 9.00 am and 5.00 pm, Monday to Thursday and between 9.00 am and 4.45 pm. You may not be allowed to see some reports because they contain confidential information. These items are usually marked \* on the agenda.

Members of the public have the right to ask questions or submit petitions to Cabinet meetings and recording is allowed under the direction of the Chair. Please see the website or contact Democratic Services for further information regarding public questions and petitions and details of the Council's protocol on audio/visual recording and photography at council meetings.

Cabinet meetings are normally open to the public but sometimes the Cabinet may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last. If you would like to attend the meeting please report to the First Point Reception desk where you will be directed to the meeting room.

Cabinet decisions are effective six working days after the meeting has taken place, unless called-in for scrutiny by the relevant Scrutiny Committee or referred to the City Council meeting, in which case the matter is normally resolved within the monthly cycle of meetings.

If you require any further information please contact Simon Hughes on 0114 273 4014 or email [simon.hughes@sheffield.gov.uk](mailto:simon.hughes@sheffield.gov.uk).

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## **FACILITIES**

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There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

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**CABINET AGENDA  
16 JANUARY 2019**

**Order of Business**

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- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**

Appendix 2 of the report at item 12 (Month 8 Capital Approvals) is not available to the public and press because it contains exempt information described in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.
- 4. Declarations of Interest** (Pages 1 - 4)

Members to declare any interests they have in the business to be considered at the meeting
- 5. Minutes of Previous Meeting** (Pages 5 - 16)

To approve the minutes of the meeting of the Cabinet held on 12<sup>th</sup> December 2018.
- 6. Public Questions and Petitions**

To receive any questions or petitions from members of the public
- 7. Items Called-In For Scrutiny**

The Director of Legal and Governance will inform the Cabinet of any items called in for scrutiny since the last meeting of the Cabinet
- 8. Retirement of Staff** (Pages 17 - 20)

Report of the Executive Director, Resources.
- 9. The Enhanced Supported Living Framework** (Pages 21 - 32)

Report of the Executive Director, People Services.
- 10. Furnished Accommodation Procurement Strategy** (Pages 33 - 40)

Report of the Executive Director, Place.
- 11. Housing Revenue Account (HRA) Business Plan and HRA Budget 2019/20** (Pages 41 - 90)

Report of the Executive Director, Place.

**12. Month 8 Capital Approvals**  
Report of the Executive Director, Resources.

(Pages 91 - 130)

**NOTE: The next meeting of Cabinet will be held on  
Wednesday 13 February 2019 at 2.00 pm**

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## ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

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If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest (DPI)** relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period\* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

\*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
  - under which goods or services are to be provided or works are to be executed; and
  - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
  - the landlord is your council or authority; and
  - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
  - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
  - (b) either -
    - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
    - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Audit and Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Gillian Duckworth, Director of Legal and Governance on 0114 2734018 or email [gillian.duckworth@sheffield.gov.uk](mailto:gillian.duckworth@sheffield.gov.uk).

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Cabinet

Meeting held 12 December 2018

**PRESENT:** Councillors Julie Dore (Chair), Olivia Blake, Lewis Dagnall, Jackie Drayton, Mazher Iqbal, Mary Lea, Chris Peace and Jim Steinke

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**1. APOLOGIES FOR ABSENCE**

1.1 Apologies for absence were received from Councillors Jayne Dunn and Jack Scott.

**2. EXCLUSION OF PUBLIC AND PRESS**

2.1 No items were identified where it was proposed to exclude the public and press.

**3. DECLARATIONS OF INTEREST**

3.1 Councillor Olivia Blake declared a disclosable pecuniary interest in agenda item 8 (see minute 8 below) 'Mental Health Recovery Service Framework' as a Non-Executive Director of the Sheffield Health and Social Care Trust. Councillor Blake took no part in the discussion or vote on this item.

3.2 Councillor Lewis Dagnall declared a personal interest in agenda item 8 (see minute 8 below) 'Mental Health Recovery Service Framework' as the partner of a Non-Executive Director of the Sheffield Health and Social Care Trust.

**4. MINUTES OF PREVIOUS MEETING**

4.1 The minutes of the meeting of Cabinet held on 21 November 2018 were approved as a correct record.

**5. PUBLIC QUESTIONS AND PETITIONS**

5.1 Public Question in respect of Muslim Burial Sites

5.1.1 Ibrar Hussain submitted the following question: 'I visited Shiregreen Cemetery on 11 December for a burial. The Muslim section is filling very fast and there is not much space left. In the next few months it will be full. In light of the current situation, what plans does the bereavement services have to accommodate the Muslim community in Sheffield as they promised a few years ago to me and the community onsite at a visit at Shiregreen cemetery a plot will be allocated.'

5.1.2 Mr Hussain added 'As for future planning ahead, what does the Council have for other sites i.e. Darnall, City Road and Abbey Lane, Council cemeteries and other sites could be adopted such as on East Earsham Street, Burngreave?'

5.1.3 As Mr Hussain was not in attendance at the meeting, the Chair, Councillor Julie Dore, commented that he would receive a written response from the Cabinet Member for Culture, Parks and Leisure, Councillor Mary Lea.

5.2 Public Questions in respect of Sheffield as a Green City/Replacement of Trees

5.2.1 David Dilner asked where was the proof to substantiate Councillor Mary Lea's claim that Sheffield is the 'Greenest City in Britain'. He had seen evidence that Sheffield was actually the sixth greenest city. Mr Dilner also asked if Councillor Lea was aware that replacing trees did not equate to replacing canopy?

5.2.2 Councillor Mary Lea commented that she believed Sheffield was the greenest city in Britain as satellite pictures had previously shown. Sheffield had more greenery than other cities. A green city was not just about tree cover but other aspects of environmental issues. She was very proud of Sheffield's image as the greenest city.

5.2.3 Councillor Julie Dore added that Cabinet were aware of the difference between trees and canopy and this had been the subject of discussions with Sheffield Trees Action Groups (STAG).

5.2.4 Councillor Lewis Dagnall, Cabinet Member for Environment and Streetscene, commented that the trees planted in the City in recent times were of an extra heavy standard, over 4cm more than the recommended heavy standard. The Trees and Woodlands Strategy, on the agenda for the meeting today, was recommending a specific strategy around highway trees to be considered by Cabinet in the New Year which would look at wider policies including wider canopy cover.

5.2.5 Councillor Dagnall further commented that there had been a renewed effort to establish an appropriate highway tree strategy for the benefit of the whole City and it was right to work with all stakeholder groups to produce the strategy.

5.2.6 Councillor Julie Dore stated that the Council had been responsive to changes in circumstances. It had been in everyone's interests to take time to proceed with the strategy in relation to highway trees so that consultation could be undertaken. She had every confidence in Councillor Dagnall to resolve any issues and continue to deliver the Streets Ahead contract and the expectations of the public in relation to highway improvements whilst at the same time responding to public concerns in relation to highway trees.

5.3 Public Question in respect of Councillor Code of Conduct

5.3.1 Nigel Slack commented that he would like to thank the Leader of the Council for her commitment to think seriously about a review of the Councillor Code of Conduct in her response to his question at the Council meeting on 5 December. Unfortunately, he believed the revelations in the Yorkshire Post over the weekend added an urgency to this matter that was not there at the Full Council meeting.

5.3.2 Mr Slack asked will the Council accept that this issue was now one that was

reflecting badly on the City and the Council, particularly with respect to the apparent carte blanche for Councillors to create fake accounts and to use those to abuse their colleagues and the public? Will Cabinet recommend that a review of the Code of Conduct is undertaken or at least started before the end of this current Council year and all the Scrutiny roles changing after the May elections?

- 5.3.3 Councillor Julie Dore responded that Councillors had a Code of Conduct which they had to adhere to. If any Councillors were suspected of breaches of the Code there was a Standards complaints process to follow.
- 5.3.4 Councillor Dore added that, in the specific case referred to by Mr Slack, an investigation had been carried out by the Director of Legal and Governance. Councillor Dore did not find the views expressed on this account acceptable, but it could not be found that this was a fake account set up by a Councillor.
- 5.3.5 Councillor Dore commented that it was increasingly difficult to get a collective understanding across the Council of the importance of the Code of Conduct. There had been an inference in the last meeting of Full Council from certain parties that the Code of Conduct appeared to 'gag' people. Councillor Dore did not agree with that view and believed that the Code of Conduct was important.
- 5.3.6 Councillor Dore was unaware when the last fundamental review of the Councillor Code of Conduct had taken place, but if that had not included guidance on Social Media this should be reviewed. Councillor Dore was aware of two posts on Twitter from current Councillors during the last meeting of Full Council. One of the posts referenced the Administration calling for a recorded vote regarding the report on the position of the Lord Mayor, which was not the case. The other post stated that the Administration was voting its own recommendations down on the same report by abstaining from voting. This also was not the case as the recommendations in the report were the recommendations of the Overview and Scrutiny Management Committee.

5.4. Public Question in respect of Fracking

- 5.4.1 Nigel Slack commented that, yesterday, the group Sheffield Against Fracking shared onto social media photographs of radioactive waste leaving the fracking site at Tinker Lane and heading out through Blyth. A previous question from Mr Slack had referenced his concerns over the treatment of fracking waste within the City in Chapeltown. Did the Council know what types of waste will be treated at this site and whether that included radioactive contamination? Is the Council informed if radioactive waste is transported into or through the City? What steps can the Council take to prevent that happening? What is the latest on any planning proposals for fracking within or adjacent to the City boundary?
- 5.4.2 Councillor Julie Dore responded that the Cabinet Member for Transport and Development was not in attendance at the meeting and would respond in writing to Mr Slack. However, she commented that the Council would only be contacted if there were risks which required changes to the Environment Agency permit, and had not been contacted in the instance referred to by Mr Slack. The Council would not necessarily be informed if radioactive material was being transported.

However, if there were large scale movements of nuclear power, it would be informed.

- 5.4.3 Councillor Dore added that any physical changes to a waste facility may require planning permission. Labour Party policy was against fracking.

## **6. ITEMS CALLED-IN FOR SCRUTINY**

- 6.1 There had been no items called-in for Scrutiny since the last meeting of the Cabinet.

## **7. RETIREMENT OF STAFF**

- 7.1 The Executive Director, Resources submitted a report on Council staff retirements.

- 7.2 **RESOLVED:** That this Cabinet :-

(a) places on record its appreciation of the valuable services rendered to the City Council by the following staff in the Place Portfolio:-

<u>Name</u>	<u>Post</u>	<u>Years' Service</u>
Kevin Beaumont	Administrative Officer, Capital Delivery Service	42
Robert Prigmore	Project Controls Manager, Planning Service	36

(b) extends to them its best wishes for the future and a long and happy retirement; and

(c) directs that an appropriate extract of this resolution under the Common Seal of the Council be forwarded to them.

## **8. MENTAL HEALTH RECOVERY SERVICE FRAMEWORK**

- 8.1 The Executive Director, People Services submitted a report seeking approval for the re-commissioning of the mental health recovery service framework. The Council has a statutory duty to meet the social care needs relating to Sheffield residents with mental health difficulties and who are assessed as having Care Act eligible needs. The framework sought to do this in a manner that was recovery focussed and outcome based.

- 8.2 **RESOLVED:** That Cabinet:-

- (a) approves the re-commissioning of the mental health recovery service framework in 2019; and
- (b) delegates authority to the Director of Finance and Commercial Services, in consultation with the Director of Legal and Governance, to take all

necessary steps to negotiate, agree terms of framework contracts and related contracts that will be entered into with successful tenderers to facilitate recommissioning of mental health recovery services.

### 8.3 **Reasons for Decision**

8.3.1 Officers believe the stated approach remains the most effective approach to meet the Council's statutory duties in a way that promotes recovery.

### 8.4 **Alternatives Considered and Rejected**

8.4.1 Enter into a block contract with a provider or providers as was the case prior to 2015. This has the advantage of fixing costs but is not outcome focussed and can act as a disincentive for a provider to progress people beyond services.

8.4.2 Cease to provide personalised packages of care and return to a more generic 'day centre' model. Officers do not believe that such a model would enable individuals to make progress towards recovery and such a model goes against the ethos of person centred care.

8.4.3 Continue to provide personalised packages but without an outcomes based model. Such an approach would remove the means to ensure that support goes beyond maintenance and aims towards a measurable focus on recovery.

8.4.4 To utilise the Home Care and Learning Disability frameworks. However these providers are CQC registered and work with much bigger packages of care. They also do not use the mental health recovery star which drives the outcome based contract.

8.4.5 Bringing these services back 'in house'. This would involve creating a new service or a significant increase in existing community re-enablement services within SCC. Such a service would enable greater controls of referrals, exits and cost management, by creating a block arrangement. However, the creation (or increase in existing services) required to deliver such provision 'in house' would result in the loss of market flexibility, innovation and competitive pricing. This offer does not currently exist but could be developed through specialist training.

## 9. **THE CITY OF SHEFFIELD (3 MULEHOUSE ROAD) COMPULSORY PURCHASE ORDER 2018**

9.1 The Executive Director, Place submitted a report seeking authority to make a Compulsory Purchase Order in respect of 3 Mulehouse Road, Sheffield, S10 1TA to allow it to be renovated and occupied.

9.2 **RESOLVED:** That:-

- (a) authority be given for the Council to make a Compulsory Purchase Order ("CPO") under the powers conferred by Section 17 of the Housing Act 1985 to acquire all land interests in respect of the land coloured pink as

shown on the Order Map, attached at Appendix 3, with title 'The City of Sheffield (3 Mulehouse Road) Compulsory Purchase Order 2018' (the "Order Land").;

- (b) Cabinet delegates authority to the Director of Legal & Governance to make the CPO for the Order Land, to take all necessary procedural steps prior to and after the making of the CPO, to enable the CPO to be submitted to the Secretary of State for confirmation, including:
  - (i) finalising the draft Statement of Reasons, as attached at Appendix 1 to the report;
  - (ii) serving notices of the making of the CPO on all persons entitled to such notice and placing all necessary notices in the press and on/around the Order Land;
  - (iii) submitting the CPO to the Secretary of State for confirmation as soon as possible following making of the CPO; and
  - (iv) self-confirming the CPO if authorised to do so by the Secretary of State;
- (c) Cabinet delegates authority to the Director of Legal & Governance to sign and serve any notices or documents necessary to give effect to these recommendations and to take all the other actions necessary to give effect to these recommendations;
- (d) as soon as the CPO is confirmed by the Secretary of State or self - confirmed where authorised by the Secretary of State, the Director of Legal and Governance be requested to advertise the confirmation, of the CPO and serve all necessary notices of the confirmation and once the CPO becomes operative, Cabinet delegates authority to the Director of Legal & Governance, in consultation with the Executive Director, Resources, to execute General Vesting Declarations under the Compulsory Purchase (Vesting Declarations) Act 1981, at the earliest opportunity and to thereafter serve all necessary documents and notices of the vesting of the Order Land in the Council;
- (e) Cabinet delegates authority to the Executive Director, Place, in consultation with the Director of Legal & Governance and the Executive Director, Resources, to manage the compulsory purchase process in accordance with all statutory requirements and to otherwise promote or support the promotion of confirmation of the CPO, including the preparation for, and giving of evidence at, any public inquiry;
- (f) Cabinet delegates authority to the Chief Property Officer to agree terms for the acquisition of the Order Land and to instruct the Director of Legal and Governance to complete the necessary documents; and
- (g) upon the completion of the acquisition of the Order Land, consideration be

given as to whether the property was needed for social housing, and if not, the Chief Property Officer be authorised to negotiate the disposal of the land and to instruct the Director of Legal and Governance to complete all the necessary legal documents for the completion of the disposal.

### **9.3 Reasons for Decision**

9.3.1 The property has been vacant since at least 2004 and is in a poor state of repair, attracting anti-social behaviour and is having a negative impact on the local community. There is a demand for this type of property within Sheffield and the Council has, without success, attempted to engage with the property owner, in an effort to get the property back into occupation, including an offer to purchase the property by agreement. In addition, particularly in respect of recent enforcement action taken by the Council, the owner has failed to take reasonable steps to make the property safe. In those circumstances, as an option of last resort, the Council consider, to ensure that the property is put back into occupation, that it is appropriate to seek a CPO in respect of the property.

### **9.4 Alternatives Considered and Rejected**

#### **9.4.1 Demolition**

The Property is in a state of disrepair, empowering the Council to take various steps to remedy the problem, including renovation and demolition. As the Property is an end terrace house, the demolition option would not be practical as support is required to the adjacent property. Demolition will not result in the provision of housing as it is believed that it is unlikely the owner would rebuild should this option be taken.

#### **9.4.2 Renovation**

The Council first visited the Property in 2004 and found it to be vacant. From this date, the Council has not observed or received any information that the property has been occupied. The owner has taken inadequate steps to prevent its deterioration despite the Council writing on several occasions to the owner to express their concern over the condition of the property and asking for the owner to explain his intentions for renovation and bringing the property back into occupation. It is therefore unlikely, should the Council do works in default, that this would result in the improvements to the Property being sustained. In those circumstances this option would be a poor use of limited resources and unlikely to achieve its purpose.

#### **9.4.3 Empty Dwelling Management Orders (EDMO)**

These orders enable the Council to effectively step into the shoes of the owner and manage the property. However, prior to occupation, the Council would have to refurbish the property. Given the poor condition of the property, the cost of bringing it up to a habitable condition is likely to be significant. Furthermore, it is doubtful that the rental income would cover the costs within the timescale of the EDMO, which is seven years. Therefore it is highly likely that the Council would

be unable to recover the significant costs of refurbishment, making this option inappropriate.

#### 9.4.4 **Purchase by Agreement**

The Council have actively pursued this option which would have enabled it to sell the Property at auction, so that it could be renovated and reoccupied. On 15 August 2017 and 6 August 2018, the Council wrote to the owner to offer to purchase the property by agreement. No response was received by the Council to those letters. However, the Council will continue to attempt to negotiate with the owner for as long as it considers reasonable to do so.

#### 9.4.5 **Compulsory Purchase**

All attempts at working with the owner have failed, as detailed in the Statement of Reasons. Due to the owner's failure to take proper action, the property, for which there is a demand, has remained in a poor state of repair for a significant period and there is little prospect of it being brought back into occupation. Compulsorily purchasing the Property is currently the only feasible option to ensure its renovation and re-occupation. For these reasons, this is the preferred option.

### 10. **MONTH 7 CAPITAL APPROVALS**

10.1 The Executive Director, Resources submitted a report providing details of proposed changes to the Capital Programme as brought forward in Month 07 2018/19.

10.2 **RESOLVED:** That Cabinet:-

- (a) approves the proposed additions and variations to the Capital Programme listed in Appendix 1 of the report, including the procurement strategies and delegates authority to the Director of Finance and Commercial Services or nominated Officer, as appropriate, to award the necessary contract; and
- (b) approves the acceptance of accountable body status for the grant funding detailed at Appendix 2 of the report.

#### 10.3 **Reasons for Decision**

10.3.1 The proposed changes to the Capital Programme will improve the services to the people of Sheffield.

10.3.2 To formally record changes to the Capital Programme and gain Member approval for changes in line with Financial Regulations and to reset the Capital Programme in line with latest information.

10.3.3 Obtain the relevant delegations to allow projects to proceed.



#### 10.4 **Alternatives Considered and Rejected**

- 10.4.1 A number of alternative courses of action are considered as part of the process undertaken by Officers before decisions are recommended to Members. The recommendations made to Members represent what Officers believe to be the best options available to the Council, in line with Council priorities, given the constraints on funding and the use to which funding is put within the Revenue Budget and the Capital Programme.

### 11. **FIELDS IN TRUST (CENTENARY FIELDS) - WORLD WAR 1 DEDICATION/CHARITABLE SITES**

#### Non-Charitable Trust Parks

- 11.1 The Executive Director, Place submitted a report seeking approval from Cabinet to proceed with applications for Centenary Fields in Trust for those parks which are not held on charitable trust.
- 11.2 It was reported that there was an error in the report and it should state that there were 28 non-charitable sites and not 27 and that Greenhill Park should be added to the list of parks in appendix 1 of the report.
- 11.3 **RESOLVED:** That Cabinet:-
- (a) gives approval to proceed with an application to designate the parks listed at Appendix 1 to this report, as a Centenary Field in conjunction with the Fields In Trust charity, to provide further protection to ensure that they will continue to be managed as public parks and recreation grounds in perpetuity;
  - (b) delegates authority to the Chief Property Officer, in consultation with the Director of Culture and Environment, to negotiate the terms of the documentation needed to dedicate the land; and to agree the parameters of the dedication area where the full site will not be dedicated;
  - (c) delegates authority to the Director of Culture and Environment, in consultation with the Director of Legal and Governance, to take all necessary action and complete the documentation needed to dedicate the land; and
  - (d) agrees that subject to recommendations (a) – (c) being concluded, the sites will be formally dedicated as Centenary Fields in a ceremony to be arranged during 2019.

#### 11.4 **Reasons for Decision**

By planting the new war memorial trees in parks, the Council has created a number of sites that ideally match the national Centenary Field designation criteria. In making such designations, the Council's commitment to maintaining

the newly planted war memorial in perpetuity for future generations is reinforced. Nominating these sites does not further increase the Council's current revenue commitment for maintenance or require any new capital investment.

#### 11.5 **Alternatives Considered and Rejected**

Sheffield City Council has been directly approached by Fields In Trust to nominate suitable sites within the City's boundary to be part of this national initiative. The City Council does not have to nominate a site, but this report provides the City the opportunity and option to now do so.

#### Charitable Sites

11.6 The Executive Director, Place submitted a report seeking approval from Cabinet to proceed with applications for Centenary Fields in Trust for those parks which are held on charitable trust.

11.7 **RESOLVED:** That Cabinet acting in its capacity as trustee of the charities holding the parks listed at appendix 1 of the report, gives approval and authority to:-

- (a) proceed with an application to designate the parks listed at Appendix 1 of the report, as a Centenary Field in conjunction with the Fields In Trust charity, to provide further protection to ensure that they will continue to be managed as public parks and recreation grounds in perpetuity;
- (b) delegate authority to the Chief Property Officer, in consultation with the Director of Culture and Environment, to negotiate the terms of the documentation needed to dedicate the land; and to agree the parameters of the dedication area if the full site is not to be protected;
- (c) delegate authority to the Director of Culture and Environment, in consultation with the Director of Legal and Governance, to take all necessary action and complete the documentation needed to dedicate the land; and
- (d) agrees that, subject to recommendations (a) – (c) being concluded, the sites will be formally dedicated as Centenary Fields in a ceremony to be arranged during 2019.

#### 11.8 **Reasons for Decision**

By planting the new war memorial trees in parks, the Council has created a number of sites that ideally match the national Centenary Field designation criteria. In making such designations, the Council's commitment to maintaining the newly planted war memorial in perpetuity for future generations is reinforced. Nominating these sites does not further increase the Council's current revenue commitment for maintenance or require any new capital investment.

**11.9 Alternatives Considered and Rejected**

Sheffield City Council has been directly approached by Fields In Trust to nominate suitable sites within the City's boundary to be part of this national initiative. The City Council does not have to nominate a site, but this report provides the City the opportunity and option to now do so.

**12. THE SHEFFIELD TREES AND WOODLANDS STRATEGY 2018-2033**

12.1 The Executive Director, Place submitted a report presenting the new Trees and Woodlands Strategy for trees within Sheffield's greenspaces for the period 2018-2033. The City's street trees are to be dealt with in a separate strategy.

12.2 **RESOLVED:** That Cabinet:-

- (a) notes the contents of the Sheffield Trees and Woodlands Strategy 2018-2033 (attached as an appendix to this report) and approves it as a statement of the Council's vision and aims;
- (b) approves the Strategy's Five Year Action Plan; and
- (c) notes that the implementation of any of the proposed actions may be subject to further decision making in accordance with the Leader's Scheme of Delegation.

**12.3 Reasons for Decision**

12.3.1 Sheffield is known as one of the greenest cities in Britain with one of the highest numbers of urban trees. Of the 2.7 million trees managed by Sheffield City Council, a large proportion is to be found in our ancient woodlands or upland forests on the edge of the city. These areas attract over 25 million visits each year, and we are proud of our rich variety of urban parks, woodland, countryside and green spaces.

12.3.2 This Strategy complements Sheffield's Outdoor City Economic Strategy, demonstrating that our trees and woodlands provide outstanding opportunities for health and relaxation. However, there is still a lot to be done to address health inequalities across the City and this Strategy will ensure that access to good quality woodlands is improved for the people of the City who need it the most.

12.3.3 By working with partners we can maintain and protect Sheffield's valuable tree resource, ensuring the realisation of the wide range of benefits that trees and woodlands can offer, not just for today's citizens but for generations to come.

**12.4 Alternatives Considered and Rejected**

12.4.1 The only alternative option is to not have a Trees & Woodlands Strategy. This will not allow the Council to plan for the future and prioritise work and resource allocation in maintaining Sheffield's trees and woodlands.

**13. SHEFFIELD LOCAL OFFER FOR CHILDREN AND YOUNG PEOPLE LEAVING CARE**

13.1 The Executive Director, People Services, submitted a report requesting Cabinet to celebrate, support and endorse the publication of the Sheffield Local Offer for Children and Young People Leaving Care. Whilst there is a statutory duty to publish under Section 2 of the Children and Social Work Act 2017, it is asked that this be welcomed as part of ensuring every Sheffield Care Leaver is able to achieve their full potential and give them the best possible start towards adulthood.

13.2 **RESOLVED:** That Cabinet endorses the publication of the Sheffield Local Offer for Children and Young People Leaving Care.

**13.3 Reasons for Decision**

13.3.1 Supporting the recommendations in this report will ensure that the Local Authority meets its statutory duty to publish a Local Offer for Care Leavers.

**13.4 Alternatives Considered and Rejected**

13.4.1 There were no alternative options presented in the report.



**Author/Lead Officer of Report:**  
Simon Hughes/Principal Committee Secretary

**Tel:** 27 34014

**Report of:** *Executive Director, Resources*

**Report to:** *Cabinet*

**Date of Decision:** *16<sup>th</sup> January 2019*

**Subject:** *Staff Retirements*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- Expenditure and/or savings over £500,000	<input type="checkbox"/>	
- Affects 2 or more Wards	<input type="checkbox"/>	
Which Cabinet Member Portfolio does this relate to? <i>N/A</i>		
Which Scrutiny and Policy Development Committee does this relate to? <i>N/A</i>		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If YES, what EIA reference number has it been given? <i>(Insert reference number)</i>		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-		

**Purpose of Report:**

To report the retirement of the following staff from the Council's Service and to convey the Council's thanks for their work.

**Recommendations:**

To recommend that Cabinet:-

- (a) place on record its appreciation of the valuable services rendered to the City Council by the above-mentioned members of staff in the Portfolios stated;
- (b) extend to them its best wishes for the future and a long and happy retirement; and
- (c) direct that an appropriate extract of the resolution now made under the Common Seal of the Council be forwarded to those staff above with over 20 years' service.

**Background Papers: None**

*(Insert details of any background papers used in the compilation of the report.)*

1. **PROPOSAL**

1.1 To report the retirement of the following staff from the Council's Service and to convey the Council's thanks for their work:-

<b><u>Portfolio</u></b>		<b><u>Years'</u></b>
<b><u>People</u></b>		<b><u>Service</u></b>
Timothy Marsden	Social Worker Level 2	35
Lindsey Savage	Business Manager, Children and Families	38
<b><u>Resources</u></b>		
Barbara Howson	Senior Customer Service Advisor	32

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**Author/Lead Officer of Report:** (Joe Horobin/Richard Parrott)

**Tel:** (27 34282)

**Report of:** *Executive Director, People Services*

**Report to:** *Cabinet*

**Date of Decision:** *16 January 2019*

**Subject:** *Enhanced Supported Living Framework: people with a learning disability and/or autism who display behaviour that challenges*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
- Expenditure and/or savings over £500,000		<input checked="" type="checkbox"/>		
- Affects 2 or more Wards		<input type="checkbox"/>		
Which Cabinet Member Portfolio does this relate to? <i>Health and Social Care</i>				
Which Scrutiny and Policy Development Committee does this relate to? <i>Cabinet</i>				
Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given? 84				

Does the report contain confidential or exempt information?

Yes

No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-

*“The (**report/appendix**) is not for publication because it contains exempt information under Paragraph (**insert relevant paragraph number**) of Schedule 12A of the Local Government Act 1972 (as amended).”*

### **Purpose of Report:**

The report proposes the provision of Enhanced Supported Living Framework for people with a learning disability and/or autism who display behaviour that challenges.

### **Recommendations:**

#### **That Cabinet**

- i. Approves the provision of supported living services for people with a learning disability and/or autism who display behaviour that challenges (“**Enhanced Supported Living Services**”) in order to provide positive outcomes and sustainable quality at best value for the people of Sheffield; and
- ii. Delegates authority to the Director of Adult Services in consultation with the Director of Finance and Commercial Services and also the Director of Legal and Governance:
  - a. to decide the procurement strategy for Enhanced Supported Living Services;
  - b. to negotiate and agree the invitation to tender documentation including the terms of the framework contract and any call-off contracts in respect of the Enhanced Supported Living Services;
  - c. to award the framework contracts to the successful services providers chosen by the Council;
  - d. to take all other necessary steps not covered by existing delegations to achieve the outcomes outlined in this report.
- iii. Notes that the Council may call off services from the Enhanced Supported Living Services framework on behalf of Sheffield CCG as described in paragraph 1.20 below; and delegates authority to the Director of Adult Services, in consultation with the Director of Finance and Commercial Services and also the Director of Legal and Governance, to approve the terms of the arrangement with Sheffield CCG and also take all other necessary steps in order to minimise the Council’s risks in such arrangement.

**Background Papers:***(Insert details of any background papers used in the compilation of the report.)*

<b>Lead Officer to complete:-</b>			
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.		
	Finance: <i>Sam Dunker</i>		
	Legal: <i>Rachel Ma</i>		
	Equalities: <i>Ed Sexton</i>		
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>			
2	<b>EMT member who approved submission:</b> <i>Jayne Ludlam</i>		
3	<b>Cabinet Member consulted:</b> <i>Jackie Drayton</i>		
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.		
	<table border="1"> <tr> <td><b>Lead Officer Name:</b> Joe Horobin <i>Richard Parrott</i></td> <td><b>Job Title:</b> Head of Commissioning <i>Commissioning Manager, People Portfolio</i></td> </tr> </table>	<b>Lead Officer Name:</b> Joe Horobin <i>Richard Parrott</i>	<b>Job Title:</b> Head of Commissioning <i>Commissioning Manager, People Portfolio</i>
<b>Lead Officer Name:</b> Joe Horobin <i>Richard Parrott</i>	<b>Job Title:</b> Head of Commissioning <i>Commissioning Manager, People Portfolio</i>		
	<b>Date:</b> 12 December 2019		

## 1. PROPOSAL

- 1.1. “Children, young people and adults with a learning disability and/or autism who display behaviour that challenges, including those with a mental health condition, have the right to the same opportunities as anyone else to live satisfying and valued lives and, to be treated with the same dignity and respect. They should have a home in their community, be able to develop and maintain relationships and get the support they need to live a healthy, safe and fulfilling life”<sup>1</sup>.
- 1.2. This report proposes Sheffield City Council (“**the Council**”) to issue an invitation to tender for an Enhanced Supported Living framework for people with a learning disability and/or autism who display behaviour that challenges. This will contain the Council’s vision and aspirations for community-based support along with technical instructions to providers, specifications for services and evaluation methodology.
- 1.3. The proposal is that the Enhanced Supported Living Framework will be available to young people with learning disabilities aged 16 and 17 in addition to working age and older adults.

### The Transforming Care Programme

- 1.4. Following the Winterbourne View scandal in 2011 the Government introduced the Transforming Care programme. This aims to improve health, care and support services so that people with a learning disability and/or autism who display behaviour that challenges can move from more restrictive or institutional settings and live in the community with the right support. The right support in the community will also mean fewer people will need to go into hospital for their care.
- 1.5. Sheffield’s Transforming Care programme is delivered in partnership between the Council, Sheffield Clinical Commissioning Group (“**Sheffield CCG**”), Sheffield Health and Social Care Trust and representatives of people who use services and family carers. We are members of a sub-regional partnership (the ‘footprint’) that includes Rotherham, Doncaster and North Lincolnshire Councils, CCGs and NHS Provider Trusts.  
  
NHS England has set challenging performance targets for all ‘footprint’ areas to reduce the number of in-patient beds and increase community-based support: this includes Residential Care and Supported Living services.
- 1.6. Since the start of the Transforming Care programme, approximately 48 people have moved from hospital to community settings. There are currently 18 Sheffield people still living in some form of hospital/restrictive setting local community-based housing and support over the next three to five years.  
  
A larger number of people who display behaviour that challenges live in residential and nursing care services outside Sheffield, and may wish to return to the city if the right support was available locally. A number of others are at risk of hospital

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<sup>1</sup> “Supporting people with a learning disability and/or autism who display behaviour that challenges, including those with a mental health condition”. Service model for commissioners of health and social care services: LGA, ADASS and NHS England, October 2015

admission unless there is more resilient support available in their communities.

There is also a small number of children young people with learning disabilities (aged 16 and 17) who are moving into adulthood, who display behaviour that challenges, and who need to move on from the family home or from 24/7 high cost out of city education and care services.

We estimate that in total up to 20 people may be in need of resilient local Supported Living services to help them live in the least restrictive settings in Sheffield over the next three years.

1.7. In addition to displaying behaviour that challenges, people in the Transforming Care group of individuals may also

- have complex histories (including ‘forensic’ and/or offending histories) and risky behaviours;
- have spent a long time in secure hospital or other restrictive / institutionalised settings;
- be living in other restrictive and/or high cost settings including out of city settings;
- be at risk of admission to hospital, or breakdown in their current support;
- have complex sensory needs arising from autism.

1.8. Supported living is widely seen as the model of choice for accommodation and support for people with learning disabilities who do not live with their families, offering security of tenancy, increased disposable income and choice of where to live and who to live with. This has been set out in national policy and guidance from Valuing People (2001) to NICE Guidance (March 2018).

1.9. There is however a gap in local community-based support for people who display behaviour that challenges, including people with forensic or offending histories, who are living in some form of hospital/restrictive setting and who need to move back to Sheffield. This means that some people in the Transforming Care cohort have moved from hospital settings to out of city residential care services.

In addition, this gap in the market limits opportunities for people with learning disabilities who live in out of city residential care services to return to Sheffield if that is what they wish to do. It also limits our ability to prevent hospital admission and placements in restrictive out of city services.

1.10. Clinical Commissioning Groups (“CCG”) in the Yorkshire and Humber region are procuring a ‘regional enhanced community living framework’. This will be in place in January 2019. The regional specification, outcomes framework and associated pricing structure has been developed with the intention of supporting individuals who have been the most challenging to support in the community within the Transforming Care cohort. Providers on this framework will operate over the whole of each of the sub-regional ‘footprint’ areas.

We have worked with the CCG’s regional team over the last year and we have helped shape each other’s work. Whilst the CCG’s regional framework will be a helpful addition to the local market, our analysis is that we nevertheless require an enhanced Supported Living framework for Sheffield.

Details on the local market and the reasons for developing a Sheffield enhanced

framework are provided in the following sections.

### **Supported Living in Sheffield**

1.11. In September 2014 the Council established its first Supported Living Framework (“**the 2014 Framework**”). This increased the number of Supported Living providers in Sheffield, helping to significantly increase in the number of people living in Supported Living settings and reduce the number living in residential and nursing care. Our evaluation has identified real improvements outcomes for the people supported.

1.12. The hourly rates in the 2014 Supported Living Framework were ‘market led’, and were structured into price bands that included ‘Core’ and ‘Enhanced’ level services. The hourly rates were ‘market led: the Core service had a range of £12.23 to £13.99 per hour and the Enhanced had a range of £12.29 to £14.99.

It had been intended that the Enhanced Supported Living Services would support people with more intensive support needs including people who display behaviour that challenges. In practice, the Enhanced Supported Living Service was rarely deployed, and none of the Framework providers were able to support the small number of people with the most challenging behaviour or forensic histories of those in the Transforming Care cohort.

1.13. The 2014 Framework expired in September 2017. The Council carried out a joint tender for a new Home Care and Supported Living framework, implemented in October 2017 (“**the 2017 Framework**”). In December 2017 we re-opened the framework and have further increased the number of Supported Living providers in Sheffield.

1.14. The 2017 Framework is a contract without guarantee of business, with service contracts called-off for individuals as required. It is a 24 hour city wide arrangement, currently supporting approximately 600 people with an annual spend of approximately £22.708 million.

1.15. The 2017 Framework introduced a single pricing structure for Home Care and Supported Living: this represented a fee increase for all Supported Living providers on the Council’s framework. The rates vary geographically to reflect different travel times between visits, with a discounted rate for Supported Living ‘schemes’ where travel time is not a factor. The 2018/19 discounted Supported Living scheme rate is £15.07 per hour.

1.16. The new fixed rates removed the distinction between “Core” and “Enhanced” Supported Living services.

Under the 2017 Framework, the current Supported Living framework specification and prices do not reflect the costs of the additional support needs of people with a learning disability and/or autism who display behaviour that challenges, or with forensic or offending histories.

As a result people moving on from hospital and other restrictive settings do not have sufficient choice of local supported living services. A small number of people are supported in Sheffield by supported living providers who are not on the current Framework. This includes people with a learning disability who display behaviour that challenges, some of whom have moved to Supported Living from hospital settings. These arrangements are funded by either direct payments or Sheffield

CCG.

All these providers outside the 2017 Framework are registered with the Care Quality Commission and, in other words, they are not included in the Council's quality management processes.

- 1.17. Enhanced Supported Living Services for people who display behaviour that challenges must be highly resilient, able to provide intensive and skilled person centred support that is sustainable in the long term. Providers need to foster a culture of positive values, attitudes and ways of working, and build trust and resilience in their workforce.

Higher levels of 'non-contact' staff time are required, for training, reflective practice, staff supervision and team working. Higher ratios of management to front line staff are required, with strong and visible leadership. There is a need to retain experienced staff as part of the core team and to assist with the development of less experienced staff.

In particular, there needs to be an emphasis on consistent application of 'Positive Behaviour Support' (PBS) - a national standard in supporting people who display behaviours that challenge. PBS is based on the understanding that challenging behaviours are learned, and so are open to change.

- 1.18. It is envisaged that over time, people supported on the Enhanced Supported Living framework will gain the skills, confidence and independence that enable

- their required level of 'paid for' support to reduce;
- their support to move from the Enhanced Framework to the standard Supported Living Framework.

- 1.19. Access to the Enhanced Supported Living Framework will be managed through a senior management process.

- 1.20. The Council will procure the Enhanced Supported Living Framework Contract. Where the Council considers appropriate and where it is necessary upon Sheffield CCG's request (for instance where individuals are fully eligible for Continuing Healthcare funding), the Council may Call Off certain services from the Framework on behalf of Sheffield CCG. Most of these will be services that are jointly funded by the Council and NHS Continuing Healthcare ("CHC") but some are fully funded by CHC. The Council will recharge Sheffield CCG for any service purchased.

## **Procurement**

- 1.21. Invitation to tender the new framework for the provision of Enhanced Supported Living Services will be carried out in January 2019, with a start date for the framework in April 2019, both subject to the Cabinet's approval of this report.

## **2. HOW DOES THIS DECISION CONTRIBUTE?**

- 2.1. The proposal will contribute to the Better Health and Wellbeing ambition, specifically by helping make sure people who display behaviours that challenge, who are currently excluded from community life, can access the right care and support to live a life like anyone else at home and in the community.

- 2.2. The proposals in this report will:
- Support resilient enhanced Supported Living services in Sheffield.
  - Allow providers to appropriately reward and support frontline care workers.
  - Enable providers and commissioners to move towards more person-centred and outcome-focussed support for people who display behaviours that challenge.

### **3. HAS THERE BEEN ANY CONSULTATION?**

- 3.1. Members of the Sheffield Transforming Care Steering Group have been closely involved in developing, and are fully supportive of, this framework. The group includes officers from the Council, Sheffield CCG, Sheffield Health and Social Care Trust and representatives of people who use services and family carers.
- 3.2. ‘Speak up Rotherham’ who facilitate co-production work for our Transforming Care footprint held a workshop in Sheffield in October 2017 where people with learning disabilities and their families shared their experiences and aspirations for housing and support.
- 3.3. The Enhanced Supported Living Services’ specification builds on the specification for the 2017 Home Care and Supported Living specification, which was based on extensive consultation that highlighted a mixture of positive feedback and areas for further development.
- The Enhanced Supported Living Services’ specification is also closely informed by the national Transforming Care programme and ‘Building the Right Support’ documentation, production of which included co-production with people with learning disabilities and their families.
- 3.4. In January 2018 we held a workshop with organisations that provide Supported Living services to people who display behaviours that challenge. This has informed and shaped the additional requirements in the Enhanced Supported Living Framework.
- 3.5. In August 2018 we carried out a ‘soft market test’ with Supported Living providers seeking feedback on the additional costs of delivering support to people who display behaviours that challenge, and what contributed to these.

### **4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION**

#### **Equality of Opportunity Implications**

- 4.1. The proposals are designed to improve the resilience, availability and quality of Supported Living delivered to people who display behaviours that challenge. The resulting improvements will not impact disproportionately on any section of the population of people who require care and support.
- 4.2. Equality Impact Assessment 84 has been completed and is summarised below:
- These Supported Living services aim to achieve better outcomes for people with learning disabilities and/or autism who display behaviours that challenge. Contracts for the provision of Enhanced Supported Living Services will have a positive impact for people using the services and their carers because



- The Framework will offer a real choice of supported living options that meets people's needs and aspirations, receiving support in the least restrictive settings that meets their needs. This will enable them to overcome barriers to full participation in their local community.
- Different models of co-production / collaboration will be used in the procurement of complex needs support involving the individuals and their families and / or circles of support/advocates. This will ensure people have a voice and their individual needs are considered as part of the assessment of needs and support planning of their future care and support services.
- The Framework will ensure people are supported to live in neighbourhoods where they will be supported to have a connection and feel part of their local community, and where they feel safe and welcome.

### **Financial and Commercial Implications**

- 4.3. Low pay remains a challenge to the sustainability and quality of the care sector. The Council remains committed to introducing the Foundation Living Wage across all contracts. A separate piece of work is underway to determine the costs associated with this and how this can be achieved.
- 4.4. The additional requirements set out in 1.17 above mean that resilient and sustainable Enhanced Supported Living services incur higher costs than standard Supported Living services.
- 4.5. Nevertheless, Supported Living for people who display behaviours that challenge is cost effective when compared to Residential Care. In Supported Living the tenant pays their accommodation and daily living costs through their own income, normally their benefits. Many higher cost Residential Care providers have high accommodation costs, often several times the rents in Supported Living tenancies. Many higher cost Residential Care providers also charge significant organisational costs, in some cases over £1,000 per person per week, to cover Head Office and Return on Capital costs.
- 4.6. In August 2018 we carried out a 'soft market test' where we asked providers to identify the additional costs arising from an enhanced service. This will be used to inform decisions on prices for the Enhanced Framework.
- 4.7. The Regional Enhanced Community Living Framework was tendered for on the basis of a three price based on a floor/ceiling model of £18.50 to £23.00 per hour. The high ceiling reflects the higher costs of social care in parts of the Yorkshire and Humber region. Our proposed hourly rate, at the low end of the regional framework, is in line with feedback from several other Local Authorities in the Yorkshire and Humber region.
- 4.8. The proposed Enhanced Supported Living Framework for Sheffield will be a four year Framework.
- 4.9. We anticipate the annual spend in year one of the Framework will be approximately £3m, with an additional spend in subsequent years of approximately £1.5m. This figure is illustrative, modelled on anticipated numbers of individuals, levels of support and price. A significant proportion of this anticipated spend will be replacing existing spend on high cost residential care packages rather than new spend. The

total cumulative value of the Framework contracts for the Enhanced Supported Living Services for the four years will be approximately between £15m and £20m.

### **Legal Implications**

- 4.10. The Council has a duty to meet the eligible needs. One way in which the Council can fulfil this duty is through Council arranged services.

Council arranged services can be directly provided “in-house” or through external providers who are appointed by the Council to provide such services on the Council’s behalf.

Under the Care Act 2014, the Council, as a local authority, must exercise its functions with a view to ensure that service users

- receive services that prevent their care needs from becoming more serious, or delay the impact of their needs;
- can get the information and advice they need to make good decisions about care and support;
- have a range of provision of high quality, appropriate services to choose from.

- 4.11. Supported Living Services are core elements of the local offer of services that support people in their communities. One way of procuring a range of external providers that can meet the varied needs of service users is via a framework agreement.

To undertake a tendering process for the Enhanced Supported Living Services framework, the Council must fully comply with the Public Contracts Regulations and also the Council’s internal Contracts Standing Orders and any other governance.

- 4.12. The European Convention on Human Rights requires local authorities to take into account their ‘positive obligations’ to actively promote and protect the rights of people as described in the Convention and maintains that providers of publically funded care should consider themselves bound by the HRA.

- 4.13. It is understood that Sheffield CCG may purchase from the Enhanced Supported Living Framework. If that is the case, the Council may call off the framework on behalf of Sheffield CCG. Officers in charge of the Enhanced Supported Living Framework will put appropriate arrangements in place between the Council and CCG in order to clearly identify each party’s obligations.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1. Option 1 – Regional Care Options

Without an Enhanced Supported Living Services, we would

- continue to rely on residential care options, which would limit individual choice and outcomes and can be more costly than Supported Living
- be limited to the regional enhanced community living framework for supported living options

- 5.2. Option 2 – Regional framework

We have appraised the option of using only the regional enhanced community living

framework and consider there are significant benefits in having our own local enhanced framework.

The Regional framework focuses exclusively on the Transforming Care cohort, whereas a local framework can be wider i.e. include prevention, return from out of city residential care, help with transition and other complex needs.

A local framework

- will facilitate smoother transition from an enhanced service to the standard framework where the same organisation provides both
- will allow small local organisations with local community-based networks who do not wish to bid to be on the wider regional framework to support people who display behaviours that challenge
- can be re-opened our discretion, offering more local control over the market
- allow closer control over price
- builds on the local framework and relationships
- builds on success of local standard framework

## **6. REASONS FOR RECOMMENDATIONS**

6.1. There is a gap in the local market for community-based support for people with learning disabilities and/or autism who display behaviours that challenge. Without an Enhanced Supported Living Framework we would

- continue to rely on residential care options, including out of city services, which would limit individual choice and outcomes and can be more costly than Supported Living, and
- be limited to the regional enhanced community living framework for supported living options.

6.2. The proposed local Enhanced Supported Living Framework will also

- provide new options for children and young people who display behaviours that challenge to have local community-based support
- enable strong local partnership working with selected providers to continually develop and improve
- enable robust local monitoring of the quality of support for highly vulnerable individuals
- facilitate transition from Enhanced to standard Supported Living services

6.3. The proposed local Enhanced Supported Living Framework will allow Sheffield to secure good quality, resilient community-based support that guarantees best value for the city.

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**Author/Lead Officer of Report:** Carl Mullooly –  
Accommodation and Support Team Service  
Manager

**Tel:** 0114 2052569

**Report of:** *Laraine Manley, Executive Director, Place*

**Report to:** *Cabinet*

**Date of Decision:** *16/01/2019*

**Subject:** *Request for permission to tender and award contract for Furnished Accommodation Procurement Framework.*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
- Expenditure and/or savings over £500,000		<input checked="" type="checkbox"/>		
- Affects 2 or more Wards		<input type="checkbox"/>		
Which Cabinet Member Portfolio does this relate to? <i>Neighbourhoods and Community Safety</i>				
Which Scrutiny and Policy Development Committee does this relate to? <i>Safer and Stronger Communities</i>				
Has an Equality Impact Assessment (EIA) been undertaken?		Yes	<input type="checkbox"/>	No
			<input checked="" type="checkbox"/>	
If YES, what EIA reference number has it been given? <i>(Insert reference number)</i>				
Does the report contain confidential or exempt information?		Yes	<input type="checkbox"/>	No
			<input checked="" type="checkbox"/>	
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				
<p><i>“The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended).”</i></p>				

**Purpose of Report:**

The purpose of the report is to obtain permission for Sheffield City Council to tender for, and award contracts for the provision of furnished accommodation goods under a fully Public Contracts Regulations 2015 and OJEU compliant Framework. The existing contract is due to end in January 2019 and it is intended that a waiver be sought to extend this contract for a period of 10 weeks so that a full procurement and contract award process can be completed, whilst maintaining the service provision and our contractual obligations.

The proposed new service contract under a Framework Agreement will ensure that the Furnished Accommodation service has a reliable and continual supply of suitable goods at competitive rates to ensure service delivery is maintained. In addition the service supports third party works in the form of the Local Assistance Scheme, the Gateway Refugee Programme, Syrian Vulnerable Persons Resettlement Scheme and Rotherham Council Furnished Accommodation Service. The furniture is also used for properties used as Temporary Accommodation for families and vulnerable people who present as homeless and we have a duty to home pending further investigation. The Service will continue to look for supply opportunities within the locality and so require a robust, cost effective, flexible supply contract framework and supply chain to support its mainstay activity and future ambitions. The council will actively explore opportunities to extend the agreement to external bodies and internal services.

**Recommendations:**

To procure services via a Framework Agreement for the supply of furnished goods as detailed and outlined within this report.

To delegate an authority to the Director of Finance and Commercial Services in consultation with the Director of Housing and Neighbourhoods to award such contract and take such other necessary steps not covered by existing delegations to achieve the outcomes outlined in this report.

**Background Papers:**

*(Insert details of any background papers used in the compilation of the report.)*

**N/A**

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: <b>Paula Martin – Commercial services and Claire Jamieson - Finance</b>
		Legal <b>Henry Watmough-Cownie</b>
		Equalities: <b>Louise Nunn</b>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	<b>EMT member who approved submission:</b>	Laraine Manley
3	<b>Cabinet Member consulted:</b>	Jim Steinke
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	<b>Lead Officer Name:</b> <i>Carl Mullooly</i>	<b>Job Title:</b> <i>Service Manager</i>
	<b>Date: 26/11/18</b>	

## 1. PROPOSAL

- 1.1 The purpose of the report is to obtain permission for Sheffield City Council to tender for the contract for the provision of Furniture for our Furnished Accommodation Service which has an estimated value of £7million over 4 years. The Furnished accommodation service has operated since 1998 and has grown rapidly over this time. The Service provides an essential offer to Housing Clients, the Local Assistance Scheme, The Gateway Programme and the Syrian Refugee Project amongst others. SCC Furnished Accommodation service is engaged in works to provide a number of customers with a service which also now includes fulfilling a contractual agreement for the Furnished Service of Rotherham MBC on a formal 2 year agreement which commenced July 2018.
- 1.2 The main role of the service is to provide furnished accommodation and we currently have approximately 2452 furnished properties out of the councils housing stock. It forms part of an offer to vulnerable households who come through our homeless route, are fleeing violence or other difficult circumstances and are unable to afford to furnish their home. We

offer a variety of items ranging from carpets and curtains to white goods such as fridge freezers and washers. Items are given a points value and customers can access what they need and is affordable to them. This is paid via a service charge which is covered by housing benefit to a cost of £10, £15 or £20 per week depending on the value of the items. This ties in with the Housing Plus approach to create sustainable tenancies for our customers.

- 1.3 The team furnish properties that are used as Temporary Accommodation for homeless customers. Customers who required furniture and are awarded a grant under our Local Assistance Scheme also access this service with furniture being delivered to these clients. In addition we have started to allow Care Leavers to access this provision and the team links in with personal advisors to arrange furniture delivery. It is intended that the new framework will also be utilised to furnish properties provided to refugees resettled in Sheffield under grant agreements with the Home Office. We currently receive income to set up properties ready for the arrivals of vulnerable people fleeing their home country and who have lived in camps whilst waiting to be resettled in a place of refuge, and that will continue where possible.
- 1.4 Despite having a number of different clients we have standardised the specifications across the piece. The agreed range of goods provided for all recipients of the service will be replicated enabling us to increase our buying power with the market, streamline the offer and bring efficiencies to the ongoing administration of the supply chain for example by raising fewer purchase orders.
- 1.5 We are proposing to continue to utilise a Framework approach for a contract period of four years. Under the PCR regulations we will be able to conduct a series of further competitions annually which allows the market the opportunity to refresh the offer to SCC and is ultimately more flexible for the SME's (Small or Medium size enterprises) in our supply chain. We would have flexibility to review arrangements annually and also have mini competitions if there is a need for big bulk one off orders. The framework provides no volume guarantees and flexibility not to call off.
- 1.6 The Framework will be let across 6 LOTS with bidders eligible to bid for one or more LOTS, again offering flexibility.
- 1.7 The LOTS are as follows:
  - Lot 1 – White and Brown Goods
  - Lot 2 – Sofa's and Suites
  - Lot 3 – Dining Room Furniture
  - Lot 4 – Bedroom Furniture – Bed Bases & Mattresses & Cots
  - Lot 5 – Curtains and Curtain Tracking



## Lot 6 – Household Consumables

- 1.8 We are also exploring the possibility of conducting a reverse e-auction for the White and Brown Goods LOT as we feel there are commercial benefits to doing this given the volumes in this category which could create savings.
- 1.9 During the tender process we will be actively exploring with the market the introduction of apprenticeship schemes which are currently not widely used in this market. Soft Market Testing will be carried out to ascertain if the supply chain is currently aligned to the Foundation Living wage and if not what the effect might be on the market and tender process if this was a requirement. Our approach would be to work with suppliers on achieving this outcome. Transparency of all our supply chains will also be mandated to assist with future product availability and traceability.
- 1.10 The current Framework agreements end in Jan 2019 and as such SCC have a legal obligation to retender the contract given its size in value.
- 1.11 As with the current agreement it could be accessible to other Local authorities or Housing associations. We will actively explore opportunities to extend this agreement to other services within Sheffield City Council and external partner organisations
- 1.12 All goods we purchase through this agreement will carry a 2 year warranty as standard. The exceptions being small value consumables such as cutlery.

## **2. HOW DOES THIS DECISION CONTRIBUTE?**

- 2.1 This decision allows us to provide good quality furniture to furnish council homes and provide vulnerable people access to goods to help sustain tenancies and develop thriving communities:
- 2.2 By standardising product specifications across the piece regardless of end user makes bidding easier and supply less complex and more inclusive  
Offers opportunities for SME's and small local family run businesses and supports employment in the region.
- 2.3 Social Value and Local Economic Impact and Contractor's performance in relation to air quality are integral to the evaluation criteria of this procurement as scored elements which will give our local supply chains the opportunity to showcase the impacts they have in a manner that is influential.
- 2.4 Anticipated lower purchase prices will increase the amount of awards that can be granted by the Local Assistance Scheme benefitting more vulnerable impoverished people in the city.

2.5 Gives SCC scope to attract further business from other Local Authorities and/or Housing Associations in a collaborative and proven approach going forward.

### **3. HAS THERE BEEN ANY CONSULTATION?**

3.1 *N/A*

### **4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION**

#### 4.1 Equality of Opportunity Implications

4.1.1 Advice received that an EIA is not required.

#### 4.2 Financial and Commercial Implications

4.2.1 The estimated value of the contracts £7million over 4 years. A procurement strategy has been developed by Commercial Services to tender for this process

4.2.2 There always will be an ongoing, upfront requirement to purchase goods and place them in to stock prior to sending out to customers including third parties like Rotherham MBC. This Stock is usually distributed from Solpro to our clients but for bulk purchase clients like RMBC we are looking at some direct deliveries to clients premises to assist with efficient logistics.

4.2.3 Bulk Call Off orders are placed with the most frequently used suppliers and quantities are called off at regular intervals based on stock availability and third party demand.

4.2.4 As part of our offer to the market this time suppliers will be offered the opportunity to consider the Supply2Sheffield Early Payment scheme under our Ethical Procurement Policy as we feel this could have a very positive effect on this supply chain given some of our current suppliers are SME's and we are hoping to continue to attract the small suppliers under any new arrangements.

4.2.5 Some purchase outlay is off set by the revenue from service agreements with Council tenants and the sale of goods to third parties and other agencies such as the Local Assistance scheme.

4.2.6 Given the value of the procurements across the service and for the Framework duration of four years the tender will be SCC Standing Orders and OJEU compliant.

4.3 Legal Implications

4.3.1 Section 1 of The Localism Act 2011 provides the Council with a 'general power of competence' which enables them to do anything that an individual can do as long as the proposed action is not specifically prohibited.

4.4 Other Implications

4.4.1 None

**5. ALTERNATIVE OPTIONS CONSIDERED**

5.1 N/A

**6. REASONS FOR RECOMMENDATIONS**

6.1 The reasons for recommending this business are highlighted above in the summary of benefits at section 2

6.2 The successful tender and contract awards will benefit vulnerable residents of the city and offer opportunities to develop the Furnished Accommodation Service with other Local Authorities and Registered Social Landlords.

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**Author/Lead Officer of Report:** Louise Cassin,  
Housing Business Plan Officer

**Tel:** 0114 2930240

**Report of:** *Executive Director, Place*

**Report to:** *Cabinet*

**Date of Decision:** *16 January 2019*

**Subject:** *Housing Revenue Account (HRA) Business Plan and HRA Budget 2019/20*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
- Expenditure and/or savings over £500,000	<input checked="" type="checkbox"/>	
- Affects 2 or more Wards	<input checked="" type="checkbox"/>	
Which Cabinet Member Portfolio does this relate to? <i>Neighbourhoods and Community Safety</i>		
Which Scrutiny and Policy Development Committee does this relate to? <i>Safer and Stronger Communities</i>		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If YES, what EIA reference number has it been given? 404		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-		

**Purpose of Report:**

The report provides the 2019/20 update of the Housing Revenue Account (HRA) Business Plan. It includes proposals to:

- Take a proactive approach to managing our neighbourhoods and supporting our tenants
- Prioritise investment in fire safety measures
- Continue to deliver improvements to our tenants' homes to make sure they

continue to be well maintained over the next 5 years

- Keep costs under control and explore HRA savings with the aim of getting better value for money on contracts and paying for the services we use
- Accelerate the council housing new build programme and maximise the use of HRA flexibilities to further increase the provision of new homes

**Recommendations:**

It is recommended that Cabinet recommends to the meeting of the City Council on 6 February 2019 that:

1. The HRA Business Plan report for 2019/20 as set out in the appendix to this report is approved
2. The HRA Revenue Budget 2019/20 as set out in the appendix to this report is approved
3. Rents for council dwellings including temporary accommodation are reduced by 1% from April 2019 in line with requirements in the Welfare Reform and Work Act 2016
4. Garage rents for garage plots and garage sites will remain unchanged for 2019/20.
5. The community heating standing charge will increase by 2.6% for 2019/20
6. The sheltered housing service charge will remain unchanged for 2019/20
7. Burglar alarm charges will remain unchanged for 2019/20
8. Service charges for furnished accommodation will remain unchanged for 2019/20

**Background Papers:**

Appendix- Sheffield City Council Housing Revenue Account Business Plan 2019-2020

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: <i>Karen Jones</i>
		Legal: <i>Andrea Simpson</i>
		Equalities: <i>Louise Nunn</i>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	<b>EMT member who approved submission:</b>	<i>Laraine Manley</i>
3	<b>Cabinet Member consulted:</b>	<i>Cllr Jim Steinke</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	<b>Lead Officer Name:</b> <i>Janet Sharpe</i>	<b>Job Title:</b> <i>Director of Housing</i>
	<b>Date:</b> <i>07 January 2019</i>	

## 1. PROPOSAL

### 1.1 Summary

1.1.1 This report provides the 2019/20 update of the Housing Revenue Account (HRA) Business Plan and a 2019/20 revenue budget for the HRA.

1.1.2 A separate report on the Capital Programme, which includes the Council Housing Investment Programme 2019/20, will be considered by Cabinet on 13 February 2019. This will include details of the Council's funded capital investment plan for council housing which complements the service and financial plans for the HRA in this report.

### 1.2 The HRA Business Plan

1.2.1 The HRA is the financial account of the Council as landlord. It is ring-fenced in law for income and expenditure in respect of council housing and housing land and certain activities in connection with the provision of council housing only. Other council services are funded through council tax and central government support which benefits all citizens of Sheffield regardless of tenure.

1.2.2 The HRA Business Plan sets out how all aspects of council housing will be funded from income (predominately rents) that the local authority is able to generate in its capacity as landlord.

1.2.3 The HRA operates within a national political context; therefore any changes within national housing policy can have a significant impact on the HRA Business Plan.

1.2.4 Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead and to provide an updated 5-year plan and, within the context of a 30-year affordability profile.

1.2.5 The review of the HRA Business Plan is a dynamic process which reflects the Council's ambitions to be an excellent landlord. This is not just something that we undertake once a year. We are already looking forward to the next twelve months and are working on further priorities to meet our tenants' expectations. Additionally, given the changes that are taking place nationally in terms of the economy, a mid-year review of the HRA Business Plan will be carried out. If significant changes affect service delivery or the viability of the Business Plan the outcome of this review will be brought back to Cabinet.

1.2.6 We know that tenants want more investment in the environment around their properties in particular. Provision is limited in the HRA Business Plan for this at the moment, so this year a comprehensive review of all aspects of the Business Plan and its policies is being undertaken to free



up resources to be able to invest in existing neighbourhoods. We will continue to work with tenants and leaseholders on amending existing policies or introducing new policies during the year that could improve services and, improve the quality of homes to ensure long-term sustainability. The outcomes from this review, and discussions with both tenants and leaseholders, will help to shape next year's Business Plan. Any proposed changes to the housing policy framework will be the subject of separate executive decisions.

### 1.3 Summary of Key Changes

#### 1.3.1 • HRA Borrowing Cap

In October 2018 the Government issued a Determination lifting the HRA Debt Cap. This provides us with more freedom and flexibility to undertake additional borrowing subject to the principles of the Prudential Code for Capital Finance in Local Authorities of affordability, sustainability and prudence. Primarily this borrowing freedom will help us in our commitment to deliver more affordable housing in the city. However, we can only use this flexibility to finance activities that generate sufficient income for the HRA to offset the upfront capital and management costs associated with the investment within the HRA business planning horizon. Using the borrowing capacity in any other way will bring additional financial risk to the HRA Business Plan. We intend to assess our options in terms of land availability, land purchase and our disposals strategy as well as investigating other opportunities to deliver more affordable housing in the areas where we have significant gaps in affordable housing provision in the city.

#### • A New Deal for Council Housing (Government Green Paper)

In August 2018, the Government issued for consultation a Green Paper, A New Deal for Council Housing, proposing fundamental reform to ensure social homes provide an essential, safe, well managed service for all those who need it. The paper set out five principles which will underpin a new, fairer deal for social housing residents:-

- 1) Ensuring homes are safe and decent
- 2) Effective resolution of complaints
- 3) Empowering residents and strengthening the regulator
- 4) Tackling stigma and celebrating thriving communities
- 5) Expanding supply and supporting home ownership

The Green Paper also confirmed that the Government no longer intends to implement the Higher Value Assets Levy and forced sale of higher value council housing under the Housing and Planning Act 2016 and that the relevant legislation will be repealed when Parliamentary time allows. The Green Paper also confirmed that the Government does not propose to implement the mandatory fixed-term tenancies provisions of the Housing and Planning Act 2016 "at this time". Consultation took place with tenants on the Government's Green Paper

proposals and this informed Sheffield's response back to Government. The final response can be found on the Council's website.

- National Rent Policy

The Welfare Reform and Work Act 2016 included a statutory obligation on registered providers of social housing to reduce their rents by 1% per year, irrespective of inflation, for four years. This year will be the final year of applying the 1% reduction to our rents. This has had a significant impact on our Business Plan income. The HRA in Sheffield has lost 13% of its income over the life of the plan as a result of this policy which has had a significant impact on the Business Plan.

The Government announced in October 2017 that from 2020, social and affordable rents will return to a rent increase of the Consumer Price Index (CPI) + 1% for 5 years.

In September 2018, Government issued a consultation paper on "Rents for social housing from 2020-21". The aim of the consultation was to seek views on a proposed Direction to the Regulator of Social Housing on social and affordable housing rents from April 2020. The consultation covered two areas in particular:-

- Bringing local authority registered providers within the scope of the Regulator of Social Housing's rent standard and;
- Permitting registered providers to increase rents by up to CPI+1% each year

In our consultation response, we supported the Government's proposals. We recognise that a return to a CPI + 1% rent increase each year will mean tenants having to pay more to rent their homes from the Council. However this increased Business Plan income is vital if we are to maintain services to tenants and develop more social housing to address the needs of local people.

Whilst we welcome Government providing clarity on future rent policy, this won't mitigate the losses of the past five years and means that we are now setting rents at a lower baseline than we otherwise would have been. Previous government Guidance on Social Rents policy of CPI + 1% was intended to apply for 10 years from 2015 but only lasted a year before the statutory decrease came in, so there is a risk that this future rent policy may change again.

- Welfare Reform

Welfare Reform represents the biggest change to the benefits system in a generation. Supporting our tenants through Welfare Reform, and in particular the transition to Universal Credit, will continue to be a key priority in 2019/20. The roll out of Universal Credit commenced in Sheffield in November 2018 for new benefit claimants. Migration of

existing claimants in Sheffield is expected to take place between 2020 and 2023. A resolution of full Council in December 2017 affirmed that no tenant of Sheffield City Council will be evicted solely as a result of delayed payments from Universal Credit. We have made further provision for an increase in arrears in 2019/20 and 2020/21 until these arrears can be collected, by which time we hope the impact of Universal Credit on tenants will have reduced. This will be reviewed on an annual basis.

#### 1.4 HRA Business Plan Priorities 2019/20

1.4.1 The key priorities for the HRA Business Plan 2019/20 are to:

- Take a proactive approach to managing our neighbourhoods and supporting our tenants
- Prioritise investment in fire safety measures
- Continue to deliver improvements to our tenants' homes to make sure they continue to be well maintained over the next 5 years
- Keep costs under control and explore HRA savings with the aim of getting better value for money on contracts and paying for the services we use
- Accelerate the council housing new build programme and maximise the use of HRA flexibilities to further increase the provision of new homes

1.4.2 The key priorities for the HRA Business Plan 2019/20 will continue to feed into the wider Housing and Neighbourhoods vision and framework.

1.4.3 Further details under each of the key themes can be found within the priorities chapter within the HRA Business Plan 2019-2020.

#### 1.5 Investment Programme

1.5.1 The aim of the investment programme is to effectively use capital and planned expenditure on our housing stock to improve tenant's homes, encourage sustainability and to reduce future revenue repair costs.

1.5.2 The 5-year investment programme will continue to prioritise and deliver improvements to people's homes (kitchens, bathrooms, windows, doors, roofs, communal areas etc.) to make sure homes continue to be well maintained.

1.5.3 Other areas of key investment priorities for 2019/20 will include additional fire safety works including sprinklers and fire stopping works and the commencement of environmental works packages to help better enhance our estates.

- 1.5.4 We are also working with tenants and residents on developing a masterplan for Gleadless Valley, with the Council leading on any resulting regeneration. The draft masterplan and any investment proposals will be considered by Cabinet in the early summer.
- 1.5.5 Environmental improvements that have been previously delayed on our estates will be required to be brought forward with the aim of improving the future sustainability of our neighbourhoods. Environmental sustainability will be improved by the introduction of a new recycling service for flats and maisonettes, ensuring that every property in the city has the opportunity to recycle paper, cardboard, cans, glass and plastic bottles, in accordance with the decision of the Cabinet Member for Environment and Streetscene in December 2018, and a review, in consultation with tenants and residents, of the continuing use of waste chute systems at the flats and maisonettes.
- 1.5.6 A more comprehensive programme of environmental improvements is also planned working with tenants and leaseholders to improve and make the best use of green areas and estate based improvements in future to ensure our estates remain safe and desirable. Options will be developed in 2019/20 for implementation from 2020/21.
- 1.5.7 The council housing stock increase programme is a key part to achieving the Council's wider Housing Strategy and contributes to delivering affordable homes to support the growth in the city. Last year the HRA Business Plan committed to an increase in the number of new Council homes through acquisitions, buying off-plan and through Council direct new build. Our aim is to reach around 1,600 additional Council homes (including specialist housing provision) by the end of 2023/24.
- 1.5.8 As well as providing new social housing, the programme provides an opportunity to introduce new shared ownership homes to meet a gap in affordable housing provision in the city. This may be particularly attractive for households who are unable to meet their housing needs in the housing market, in unsecure private sector rented housing and, for older home owners to support independent living and to free up under-occupied properties. A report will be presented to Cabinet in 2019, setting out the options and implications for the Council delivering shared ownership properties through the HRA.
- 1.5.9 Our plans are for a mix of new housing types and tenures to meet the demand for social housing in the city:
- Three older people's housing schemes
  - Learning disability schemes on two sites in the city
  - New and refurbished temporary accommodation to reduce reliance on Bed & Breakfast accommodation
  - Homes for young people
  - A range of general needs housing across the city where HRA

land is available

- Discussions with developers to purchase new homes 'off plan'
- Acquisition of land in areas where affordable homes for rent are in short supply
- A pilot scheme for shared ownership (subject to a further Cabinet decision)

1.5.10 An Affordable Housing Strategy is currently in development and will be presented to Cabinet in February/March 2019. This Strategy will include a clear definition of what the term "Affordable Housing" means for the city, quality standards for new homes and a clear 7 Year Programme for delivery. It will set out clearly the housing options for many people who are struggling to afford their current housing costs and/ or where the housing choice in their neighbourhood does not meet their current housing need. The HRA Business Plan will support and feed into this as it is developed.

1.5.11 The lifting of the HRA debt cap means that we now have the potential to increase the provision of council housing in the city. We are currently developing an extended council housing development programme to take advantage of the new flexibilities offered by Government. The aim is to create an investment plan for the next 7 years which will balance prudential borrowing, demand and land availability to provide much needed new council homes in Sheffield. The availability of land does mean that we will have to consider a variety of arrangements to ensure we get the right rented provision where we have significant gaps. This may also necessitate exploring a range of different delivery options in order to maximise the delivery and retention of units for social rented housing. A Member and Tenant Policy Steering Group is in place to oversee this programme, which will be subject to further scrutiny and executive decision-making over the next 12 months.

1.5.12 In April 2017 the Repairs and Maintenance Service transferred back into Sheffield City Council following a period of 15 years outsourcing to Kier. The Repairs and Maintenance Service is responsible for the repairs and upkeep of the Council's housing stock as well as the many other corporate buildings belonging to the Council.

1.5.13 This year's focus has been to further stabilise the Housing Repairs and Maintenance service and to commence work on redesigning this service. This redesign work has included speaking to employees and working with tenants to help us reshape the service. The redesign work will take a further 12 months to reach a conclusion but improvements are being implemented on an incremental basis. Further work with tenants is planned in 2019/20 on developing a new repairs policy.

1.5.14 During 2019/20, efficiency savings will be reinvested back into the 30-year HRA Business Plan in line with the commitments made in the 2015 Cabinet report on Future Options for the Housing Repairs and Maintenance Service. In future the Repairs Service will operate as a

traded service. The 2015 Cabinet report envisaged exploring opportunities for joint benefits and better integration, thereby achieving efficiency savings for other Council Services. These surpluses will be reinvested into wider Council Services.

1.5.15 Further detail on the investment programme is available in the HRA Business Plan 2019/20 appendix report.

## 1.6 Financial Plan

1.6.1 The financial plan is based on a number of key assumptions to help us mitigate risks or changes that may occur in the coming year. All assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the Business Plan operates.

1.6.2 In particular, the Council welcomes the recent budget announcement by Government that the HRA Debt Cap has been lifted. This means we are now able to borrow additional finance without the debt cap restraints and therefore gives us more freedom and flexibility to facilitate prudential borrowing (subject to being able to access loans through the market and finance the resultant debt portfolio). This is a welcome potential boost to our plans to increase affordable housing in the city.

1.6.3 The financial viability of the HRA Business Plan is measured by its ability to repay debt over 30 years. Mitigations previously factored into the Business Plan as a result of the 1% rent reduction remain factored into the plan for 2019/20. This is to ensure the plan is financially viable and secure over the 30-year life of the plan.

## 1.7 Financial Assumptions

1.7.1 Dwelling rents for 2019/20 including temporary accommodation are to reduce by 1% in line with the Welfare Reform and Work Act 2016. This is equivalent to an average reduction of £0.74 per week. This will be the final year of rent reductions as part of the Act. Appendix C to the HRA Business Plan 2019-2020 report sets out the average rents per house size in Sheffield.

1.7.2 The process of making all council housing rents equitable over time by letting vacant properties at the target rent level will continue. Currently the average rent is £0.79 less than 'target' compared with a difference of £0.84 last year.

1.7.3 Garage rents for garage plots and garage sites will remain unchanged for 2019/20.

1.7.4 The sheltered housing service charge will remain unchanged for 2019/20.

1.7.5 The charge for burglar alarms will remain unchanged for 2019/20.

- 1.7.6 The furnished accommodation service charge will remain unchanged for 2019/20.
- 1.7.7 We have decided not to apply any inflationary uplift to any of our service charges this year. However we have made a commitment within the Business Plan to undertake a full review of all our service charges in 2019/20 to ensure that we achieve an effective balance between the cost of delivery and the income that we receive. This may mean changes to some of our service charges for 2020/21.
- 1.8 Community Heating Charges
- 1.8.1 The community heating standing charge for 2019/20 will increase by 2.6%. This equates to a £0.20 per week increase, reflecting energy prices that have been increasing steadily.
- 1.8.2 The unit kWh price will remain frozen at the current rate for 2019/20. A price freeze will also apply to the weekly sheltered housing hot water charge and the old unmetered weekly rates for the few properties not yet connected to a metered supply.
- 1.8.3 Although an increase is proposed for 2019/20 to the standing charge, this still reflects a lower increase when compared to the top energy suppliers in the UK.
- 1.8.4 The Council's heat metering scheme which began in 2014 has proven to be very successful. Since the introduction of smart meters, our customers are now saving around 40% on their heating bills compared to their previous unmetered supply. The system also provides us with comprehensive data about how each home is using their heating and gives us the ability to support and advise tenants who might be worrying about switching on their heating. This is enabling us to support individuals more and intervene earlier where required.
- 1.8.5 Feedback from our customers has been very good and the overall infrastructure to administer the scheme is operating very effectively, particularly the payment options we have been able to offer customers and the reliability of our management systems.
- 1.8.6 A full breakdown of all community heating service charges is set out in Appendix C to the HRA Business Plan 2019/20.
- 1.9 HRA Budget 2019/20
- 1.9.1 Appendix A to the HRA Business Plan 2019/20 sets out the recommended budget for 2019/20.
- 1.10 Forecast Outturn 2018/19
- 1.10.1 Revenue budget monitoring reports have been presented during the year to Cabinet. The latest position is shown at appendix A to the HRA

Business Plan 2019/20.

- 1.10.2 Further monitoring reports updating the 2018/19 position will be presented in accordance with the Council's budget monitoring timetables.

## **2. HOW DOES THIS DECISION CONTRIBUTE?**

- 2.1 The proposals in this report are aimed at maximising financial resources to deliver outcomes to council tenants in the context of a self-financing funding regime, developments in national policy, the current economic climate and reductions in Government funding. They will contribute towards the Corporate Plan priorities of Thriving Neighbourhoods and Communities, Tackling Inequalities and being an In-touch Organisation.
- 2.2 The HRA Business Plan 2019/20 will continue to contribute to the delivery of wider housing strategies and policies such as the Housing Strategy 2013-2023, the New Homes Delivery Plan 2018-2023, the Homelessness Prevention Strategy 2017-22 and the Older People's Independent Living Housing Strategy 2017-22. It will contribute to the development of a new Affordable Housing Strategy and an updated Housing Strategy, which are to be presented to Cabinet in 2019.
- 2.3 The Council must ensure that as a self-financing entity council housing in Sheffield has a sustainable future. The purpose of the HRA Business Plan report for 2019/20 is to ensure the cost of council housing - including investment in homes, services to tenants, the servicing of debt and overheads - can continue to be met by the income raised in the HRA.
- 2.4 The foundation of the HRA Business Plan is ensuring council homes are occupied because letting homes generates the rental income which funds all aspects of council housing.

## **3. HAS THERE BEEN ANY CONSULTATION?**

- 3.1 Tenants have been kept informed of developments in relation to the HRA Business Plan and updates around housing national policy such as the Housing Green Paper – A New Deal for Council Housing via a number of communications. This has included the Housing and Neighbourhoods Advisory Panel (HANAP) and Housing and Neighbourhoods Partnership meetings.
- 3.2 Consultation on Business Plan activities takes place throughout the year as part of our formal tenant governance activities. This helps us to understand what tenants think about the delivery of current services, but also to identify their priorities and shape future service needs.
- 3.3 A special HANAP meeting is taking place in January 2019 to consider the proposals within this Cabinet report. This report will also be discussed with tenant representatives at the Housing and



Neighbourhood Partnership meeting on 10 January 2019. Any relevant comments and views expressed will be offered verbally to the Cabinet meeting.

#### **4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION**

##### **4.1 Equality of Opportunity Implications**

4.1.1 Consideration has been given to equalities relating to HRA budgets and Business Plan options and a full Equalities Impact Assessment (EIA) has been completed. Issues raised will be addressed through regular monitoring against actions in the EIA. The EIA is at Appendix D to the HRA Business Plan 2019/20.

4.1.2 The Capital Programme report to Cabinet on 13 February 2019 will deal with any equalities considerations relating to the council housing investment programme.

4.1.3 Any in year proposed change in policy or service provision will require an individual EIA.

##### **4.2 Financial and Commercial Implications**

4.2.1 The 2019/20 budget follows the principles set out in the original self-financing HRA Business Plan produced in 2012 and allows for a continuation of services to tenants, revenue repairs to properties and also financial support for the council housing investment programme by means of a contribution from revenue.

4.2.2 Any annual revenue surpluses on the account will continue to support the 30-year Business Plan.

4.2.3 The council housing capital programme will require the HRA to support further borrowing as allowed under the current Government guidelines. The debt strategy for the HRA will continue to be reviewed and developed in accordance with the Council's treasury management policy.

4.2.4 Further details on the council housing capital programme will be set out in the report to Cabinet on 13 February 2019.

4.2.5 Appendix A within the HRA Business Plan 2019/20 report details the initial 5 year projections for the HRA income and expenditure account. These are based on current assumptions and will be reviewed during 2019/20 in the light of any known changes.

##### **4.3 Legal Implications**

4.3.1 The duty to keep a Housing Revenue Account and prevent a debit balance on it and restrictions as to what may be credited or debited to the account ("the ringfence") are governed by Part VI of the Local

Government and Housing Act 1989 (the 1989 Act). This formerly included provision for annual HRA subsidy paid by central Government to local housing authorities, as determined by the Secretary of State. HRA subsidy was abolished by the Localism Act 2011, which provided for the Secretary of State to make a determination providing for the calculation of a settlement payment to or from each local housing authority. This settlement and its implications for the self-financing HRA continue to inform the HRA Business Plan.

- 4.3.2 The HRA provisions in the 1989 Act include the duty in January or February each year to formulate proposals relating to HRA income and expenditure. Those proposals are contained in this report.

These proposals must be made on the best assumptions possible at the time as to all matters which may affect the amounts to be credited and debited to the account, and the best estimates possible as to those amounts.

- 4.3.3 By section 24 of the Housing Act 1985 (the 1985 Act) the Council has a broad discretion in setting such reasonable rents and other charges as it may determine and must from time to time review rents and make such changes as circumstances may require. Such circumstances will of course include other statutory requirements such as those described in this report. The duty to review rents and make changes is itself subject to the requirements for notice of a variation set out in Section 103 of the 1985 Act. The notice must specify the variation and the date on which it takes effect which must be at least four weeks after the date of service. To implement the rent variation recommended in this report notice of the variation must be sent to all tenants within the first week of March at the latest.

#### 4.4 Risk Management

- 4.4.1 The risk management plan is the basis of the Council's risk management strategy for the HRA Business Plan.

- 4.4.2 The key risks to the Business Plan have been identified and are listed in the risk section of the appendix report. The Business Plan is based on our best assumptions; however key risks such as the transition to Universal Credit, interest rates and inflation could have significant impacts to the Business Plan.

- 4.4.3 Given these risks it is proposed that a mid-year review of the Business Plan is carried out and brought back to Cabinet if significant changes affect service delivery or viability.

- 4.4.4 Following an assessment of the risks to the HRA in the coming 5 years it is proposed for 2019/20 for a reserve level of £5.4m.

- 4.4.5 The main viability test for the Business Plan is its capacity to repay debt over the life of the Business Plan. Having this capacity provides cover

for interest rate rises and mitigates the need to refinance borrowing in times of high interest rates.

- 4.4.6 The long-term viability of the plan is dependent on the delivery of additional savings that will be required in the coming years.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1 Sheffield City Council has a statutory duty to produce an annual balanced HRA budget, which is evidenced by the Business Plan update, therefore no alternative option was considered to producing this report.

## **6. REASONS FOR RECOMMENDATIONS**

- 6.1 To optimise the number of good quality affordable council homes in the city;
- 6.2 To maximise the financial resources to deliver key outcomes for tenants and the city in the context of a self-financing funding regime;
- 6.3 To ensure that tenants' homes continue to be well maintained and to optimise investment in estates; and
- 6.4 To assure the long term sustainability of council housing in Sheffield.

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Sheffield City Council  
Housing Revenue Account  
Business Plan 2019-2020



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# Introduction

The Housing Revenue Account (HRA) is the financial account used to manage our landlord activities. It is ring-fenced in law for council housing and housing income and expenditure, providing services to council housing tenants through the collection of rent and charges. Other City Council services are funded through council tax and central Government support which benefit all citizens of Sheffield regardless of tenure.

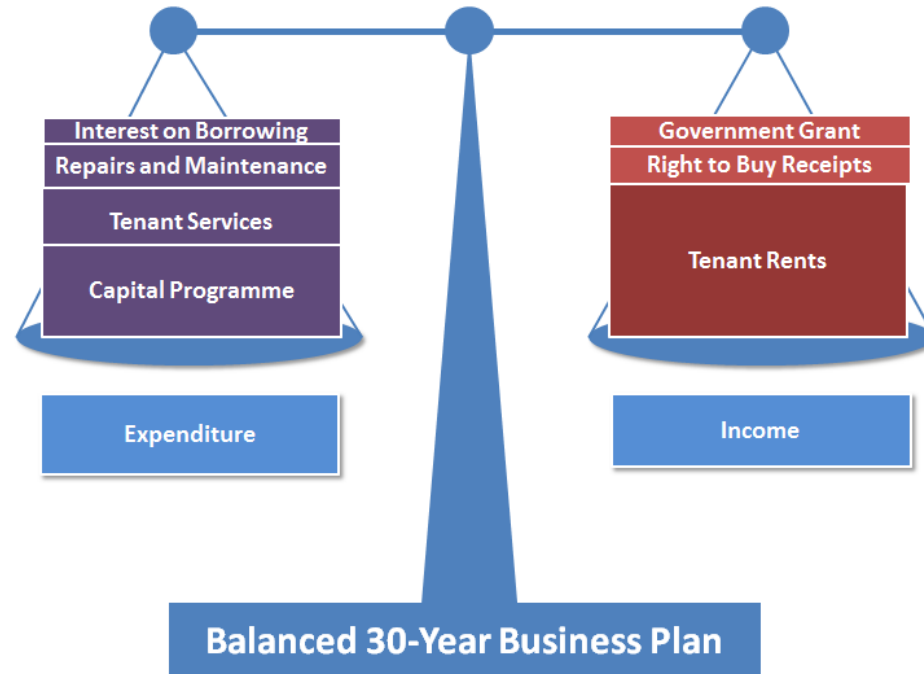
## The Business

Plan  
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The HRA Business Plan sets out our income and expenditure plans for delivering council housing services in Sheffield. It sets out our key council housing priorities for the coming years, showing how we intend to develop our services to tenants.

Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead. It also provides an updated 5-year plan for our investment programme. These plans are set within the context of a 30-year affordability profile – our long-term planning horizon for balancing the HRA.

HRA income predominately comes from tenant rents, with a small amount of income received from Right to Buy receipts and Government grant. HRA expenditure includes the capital programme, tenant services, repairs and maintenance with a small amount spent each year on paying off interest on our borrowing.



The HRA Business Plan has had to face a number of financial challenges over the last few years such as the statutory requirements to reduce rents by 1% for four years and the ongoing impacts of Welfare Reform. Despite these pressures we have been able to maintain our key commitments to increasing our housing stock through new build and acquisitions and also continue to invest in our existing stock.

The HRA Business Plan 2019/20 will continue our drive to realise further savings to mitigate against continuing financial pressures. Our priority remains to increase the number and type of new and additional homes we can build and acquire for the people of Sheffield.

# National Policy Context

The HRA operates within a political environment therefore any changes in national housing policy can have a significant impact on our HRA Business Plan. Potential national policy impacts are factored into the business plan each year and captured in the plan's risk register. This section considers the key policies that we expect to have an impact on our business plan.

## HRA Borrowing Cap

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In October 2018 the Government issued a Determination lifting the HRA Debt Cap. This provides us with more freedom and flexibility to undertake additional borrowing subject to the principles of the Prudential Code for Capital Finance in Local Authorities of affordability, sustainability and prudence. Primarily this borrowing freedom will help us in our commitment to deliver more affordable housing in the city. However, we can only use this flexibility to finance activities that generate sufficient income for the HRA to offset the upfront capital and management costs associated with the investment within the HRA business planning horizon. Using the borrowing capacity in any other way will bring additional financial risk to the HRA Business Plan. We intend to assess our options in terms of land availability, land purchase and our disposals strategy as well as investigating other opportunities to deliver more affordable housing in the areas where we have significant gaps in affordable housing provision in the city.

## A New Deal for Council Housing

In August 2018, the Government issued for consultation a Green Paper, A New Deal for Council Housing, proposing fundamental reform to ensure social homes provide an essential, safe, well managed service for all those who need it. The paper set out five principles which will underpin a new, fairer deal for social housing residents:

- 1) Ensuring homes are safe and decent
  - Supporting the Dame Judith Hackitt review recommendations around building regulations and safety
  - Reviewing the Decent Homes standard
  - Tightening safety in private rented sector and applying measures to social homes



- 2) Effective resolution of complaints
  - Strengthening local mediation for disputes and reviewing the “designated person” process
  - Raising awareness of complaint processes and improving access to advice and support
  - How existing systems can be developed
- 3) Empowering residents and strengthening the regulator
  - New performance indicators and making handling of complaints part of the reporting framework
  - Introduction of performance league tables
  - Making tenant engagement more consistent
  - Providing a national platform for tenants
  - Increased scrutiny of performance and action against landlords
- 4) Tackling stigma and celebrating thriving communities
  - Investing in community initiatives, events and the sharing of positive stories
  - Developing performance measures to understand service improvement, looking at the impact that landlords have beyond their key responsibilities
  - The way that planning guidance can support good design in the social sector and how can we involve residents
- 5) Expanding supply and supporting home ownership
  - Supporting councils to build more
  - Enabling more community-led housing
  - Helping Housing Associations and others develop more affordable homes

The Green Paper sought views on Government’s vision for social housing; providing safe, secure homes that help people get on with their lives. The Green Paper also confirmed that the Government no longer intends to implement the Higher Value Assets Levy and forced sale of higher value council housing under the Housing and Planning Act 2016 and that the relevant legislation will be repealed when Parliamentary time allows. The Green Paper also confirmed that the Government does not propose to implement the mandatory fixed-term tenancies provisions of the Housing and Planning Act 2016 "at this time".

Our response to the Government’s proposals reflected the views of our tenants. It supported some of the proposals, but also offered a note of caution as to the potential effectiveness of others. The Government is currently analysing the thousands of responses that they received to the consultation on the Green Paper. We look forward to hearing the outcomes of the consultation and understanding

the next steps that Government proposes to take to usher in a 'new deal for housing' in Sheffield. The final response can be found on the Council's website.

## National Rent Policy

The Welfare Reform and Work Act 2016 included a statutory obligation on registered providers of social housing to reduce their rents by 1% per year, irrespective of inflation, for four years. This year will be the final year of applying the 1% reduction to our rents. This has had a significant impact on our Business Plan income. The HRA in Sheffield has lost 13% of its income over the life of the plan as a result of this policy which has had a significant impact on the Business Plan. The Government announced in October 2017 that from 2020, social rents will return to a rent increase of the Consumer Price Index (CPI) + 1% for 5 years.

In September 2018, Government issued a consultation paper on "Rents for social housing from 2020-21". The aim of the consultation was to seek views on a proposed Direction to the Regulator of Social Housing on social housing rents from April 2020. The consultation covered two areas in particular:-

- Bringing local authority registered providers within the scope of the Regulator of Social Housing's rent standard and;
- Permitting registered providers to increase rents by up to CPI+1% each year

In our consultation response, we supported the Government's proposals. We recognise that a return to a CPI + 1% rent increase each year will mean tenants having to pay more to rent their homes from the Council. However this increased Business Plan income is vital if we are to maintain services to tenants and develop more social housing to address the needs of local people.

Whilst we welcome Government providing clarity on future rent policy, this won't mitigate the losses of the past five years and means that we are now setting rents at a lower baseline than we otherwise would have been. Previous government Guidance on Social Rents policy of CPI + 1% was intended to apply for 10 years from 2015 but only lasted a year before the statutory decrease came in, so there is a risk that this future rent policy may change again.

## Welfare Reform

Welfare Reform represents the biggest change to the benefits system in a generation. Supporting our tenants through Welfare Reform, and in particular the transition to Universal Credit, will continue to be a key priority in 2019/20. The roll out of Universal Credit commenced in Sheffield in November 2018 for new benefit claimants. Migration of existing claimants in Sheffield is expected to take place between 2020 and 2023. A resolution of full Council in December 2017 affirmed that no tenant of Sheffield City Council will be evicted **solely** as a result of delayed payments from Universal Credit. We have made further provision for an increase in arrears in 2019/20 and 2020/21 until these arrears can be collected, by which time we hope the impact of Universal Credit on tenants will have reduced. This

# Local Policy Context

The HRA Business Plan is set within a wider strategic context of the overall ambitions of Sheffield City Council and those of the Housing and Neighbourhood Service.

## The Corporate Plan and Wider Council Plans

Sheffield City Council's Corporate Plan aims to capture the long term ambitions for Sheffield. The Corporate Plan is currently being reviewed, however the HRA Business Plan will continue to help support the Corporate Plan and feed into the key priorities for the Council.

As well as the overall corporate plan, the HRA Business Plan will also help to support a range of other related strategies such as:

- The Housing Strategy
- New Homes Delivery Plan
- Homelessness Prevention Strategy
- Older People's Independent Living (OPIL) Housing Strategy

An Affordable Housing Strategy is currently in development and will be presented to Cabinet in 2019. This Strategy will include a clear definition of what the term "Affordable Housing" means for the city, quality standards for new homes and a clear 7 Year Programme for delivery. It will set out clearly the housing options for many people who are struggling to afford their current housing costs and/ or where the housing choice in their neighbourhood does not meet their current housing need. The HRA Business Plan will support and feed into this as it is developed.

# Housing and Neighbourhoods Service

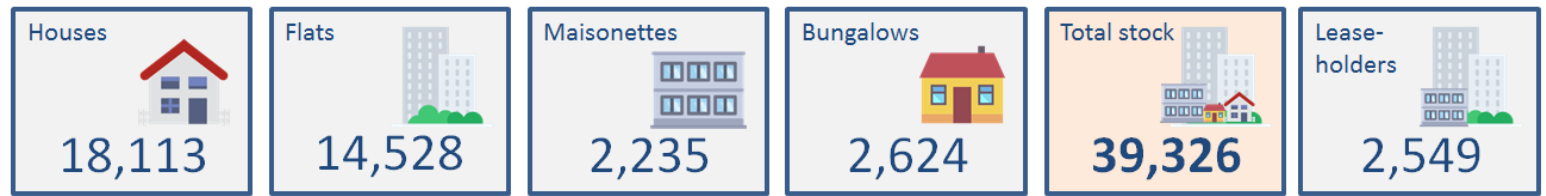
In Sheffield we are passionate about people and the places they live and as a Council we want to do our best to make a positive difference. Our service vision provides the framework for all the activity undertaken within the Housing and Neighbourhoods Service. Our key themes and ambitions are:



As a landlord we want our tenancies to be sustainable and successful, and have a positive impact on people's lives. We know that in the current climate this requires us to be creative and flexible. We recognise that our customers have different needs and aspirations and if we are to achieve our ambitions it is important that we are able to deliver accommodation and services that reflect this.

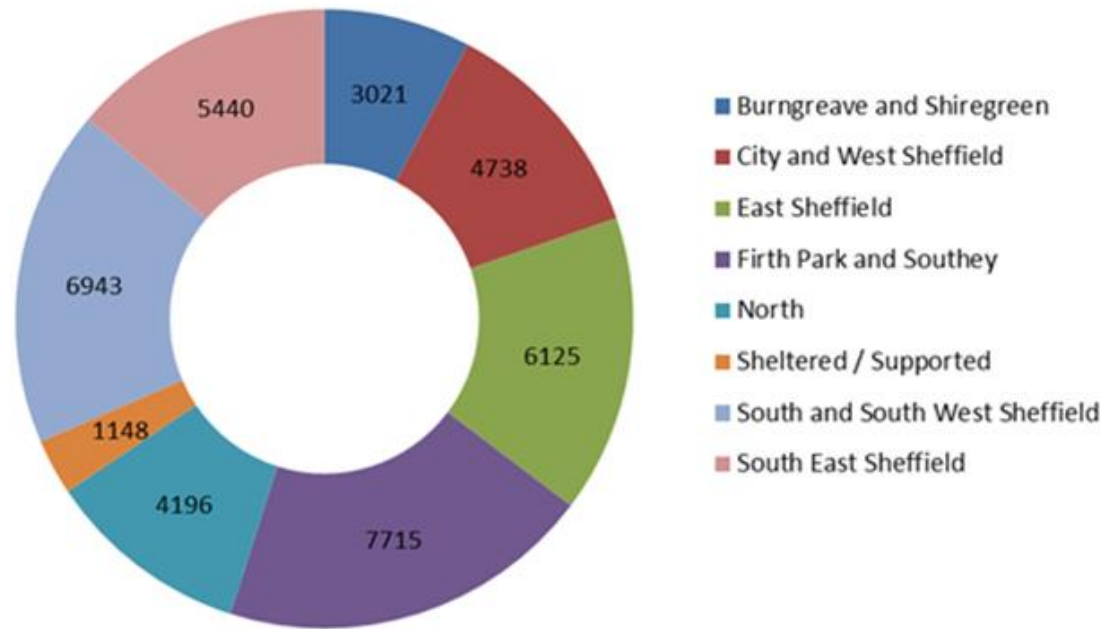
The HRA Business Plan focuses on the council housing aspects that will feed in and contribute to this wider housing vision. We will continue to work with tenants and leaseholders on amending existing policies or introducing new policies during the year that could improve services. Any proposed changes to the housing policy framework will be the subject of separate executive decisions.

# Our Housing Profile

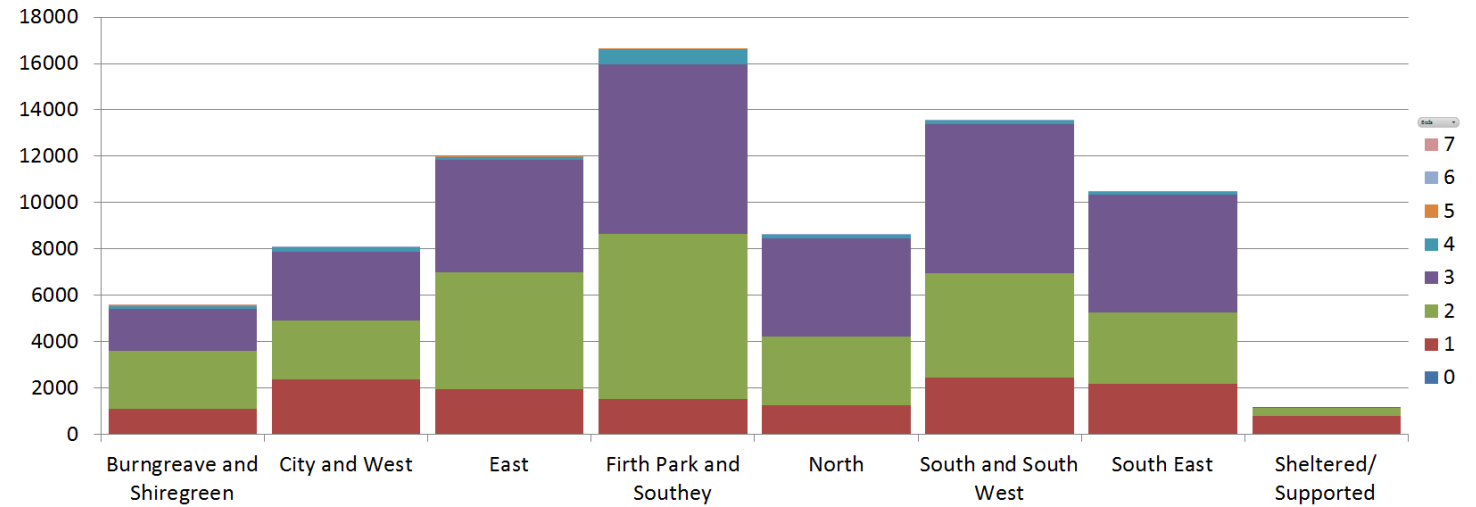


(as of November 2018)

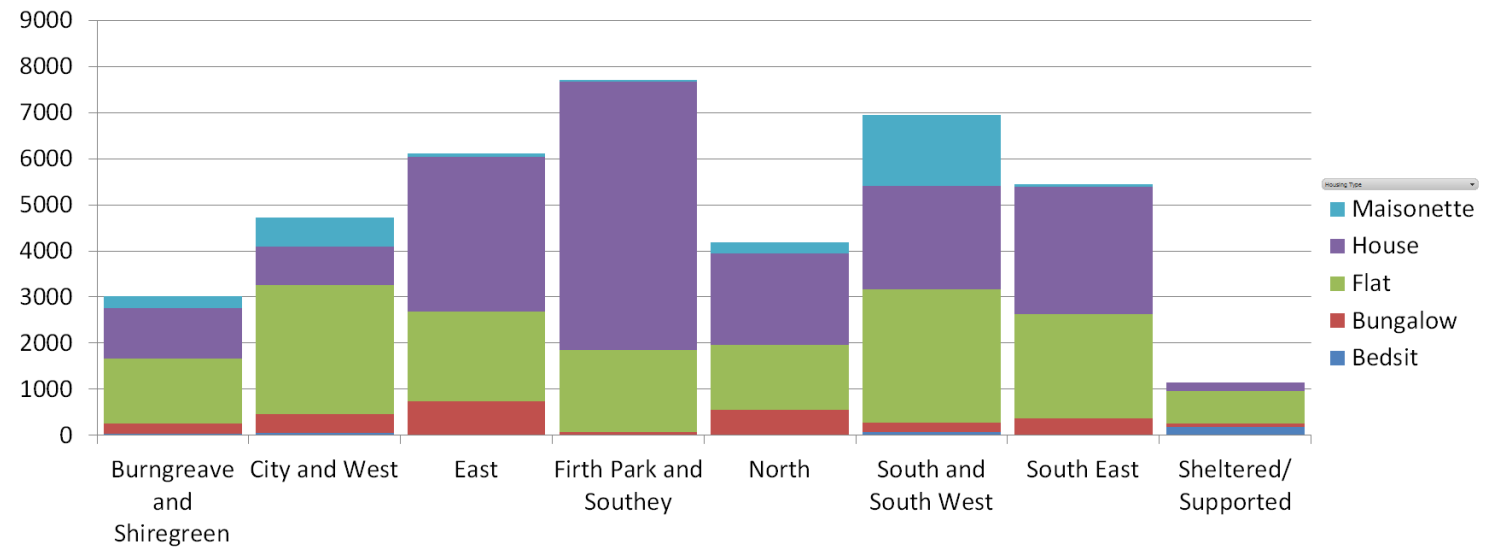
## Council stock by housing neighbourhood area



## Bedroom numbers by neighbourhood area



## Building type by neighbourhood area



# HRA Business Plan Priorities

The HRA Business Plan 2019/20 will help to contribute to achieving the ambitions of the Housing and Neighbourhoods Service. The following chapter details our key council housing business plan priorities and how these contribute to the service ambitions.

## Key Headlines 2019/20

Page 67

A proactive approach to managing our neighbourhoods and supporting our tenants



Keeping costs under control, explore further savings and get better value for money



Prioritise investment in fire safety measures



Accelerate the council housing new build programme



Delivering improvements to our tenants' homes



## Independence and Resilience



### Review customer access to our services

We want to review access to our services to ensure that they meet the changing needs of customers and the business. Digital brings great opportunities, but we understand that it will never meet the needs of all our tenants so will balance our approach between technology and personal contact. We have worked again this year with the Heeley Trust to deliver a range of digital inclusion sessions for tenants to help improve online skills and reduce social isolation.

### Take a fresh approach to engagement

We are committed to effective engagement with all our customers. In 2018, following an extensive consultation exercise in 2017, we made some changes to the way we engage with our tenants. This included changes to meeting structures, engagement with Tenant and Resident Associations (TARAs) and the funding of TARAs. The aim of the refreshed engagement is to help deliver a more connected and inclusive framework for engaging with our tenants. Further work in 2019 will review the resources that we deploy, both physical and financial, to support engagement in the city. A new Community Fund was also launched in 2018 to enable TARAs and other community groups to deliver projects of local benefit to tenants. The first round of funding awarded over £35,000 of funding to 31 community projects.

### Support tenants to deal with poverty and its causes

Welfare Reform brings a number of challenges to our tenants and their households. We will continue to support tenants to manage their incomes. The Universal Credit roll out to families and couples commenced in Sheffield in November and December 2018 so a key task will be to assess and manage the impact on rent collection. We will also look at what more we can do to support tenants with managing their finances.

### Help tenants sustain their tenancies

We want to support all our tenants to manage their tenancies effectively. We also want to give tenants the best start possible in their tenancy, so will be introducing changes to the way we support new tenants to ensure that this meets their needs. We recognise that this is a particular challenge for young people starting out for the first time in a new home so will be exploring what more we can do for this particular group.



## Independence and Resilience



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### Build more specialist and supported housing

The Investment Programme chapter gives more details of our stock increase programme, however a key priority within this is the provision of specialist housing and homes for young people. We have progressed plans to develop new homes for older people and people with learning disabilities, as well as completing a review of our supported housing provision. The results on this will soon be seen on the ground as new build housing schemes for older people start to appear in the city.

### Focus on community safety, enforcement and regulation

We want tenants and residents to feel safe in their homes and neighbourhoods. We already work jointly with the police on community safety issues and will continue to build these relationships over the next year. In 2018 we implemented new Conditions of Tenancy following extensive consultation with tenants. In 2019, we will also look at other options that can help ensure that new tenants moving into one of our homes are clear about their obligations as a Council tenant.

### Further improve fire safety

The tragic events of 2017 have increased the focus of all social housing providers on fire safety. We were one of the first authorities to announce positive action around sprinklers in tower blocks. Fire safety will continue to be a key priority to us in 2019 and we will continue to implement with our scheme of improvements.

## Sustainable and Attractive Neighbourhoods



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### Create more new homes

### Invest in our stock

### Transform the repairs service

Capital investment in our existing housing stock is our biggest cost within the Business Plan. We also recognise that Right to Buy is continually reducing our housing stock and we need to invest in providing new homes for rent and for shared ownership. Full details of our investment programme activities can be found in the next chapter, but investing in the physical infrastructure of our stock and making sure we are making the best use of open space and green areas to ensure that our homes remain safe will remain our main priority.

### Deliver changes to clean and green services

The on-going review on the way we deliver Estate Service to our tenants will help identify required changes to the service that will help to improve our estates. We will continue in 2019 with our work to look at recycling provision within estates and continue with our education and enforcement work.

### Tailor neighbourhood housing services to local needs

Our new approach to housing management, Housing+, has now been in place for 2 years. We are pleased with the impact that this new approach has had on the lives of many of our tenants. We are, however, still continuing to learn from this and will review the impact this is having on tenants, how it is improving tenant sustainability and, the way that we interact with our tenants in their homes and within their neighbourhoods. This year, we want to explore the opportunities for tenants that closer working with other colleagues in the Council could bring.

### Contribute to the delivery of a new set of housing strategies

There has been a considerable amount of change over the past couple of years and we are in the process of reviewing our long-term Housing Strategy. This will be completed in 2019 and we will assess the impact of this on our HRA Business Plan over the next 12 months, along with changes to other strategies including Homelessness and Older People.

### Support locality working

We recognise that we are one of a number of council services providing support to tenants and residents in their Neighbourhoods. We want to ensure that we are providing our tenants with a joined-up service so will continue to work over the next 12 months to improve the links with other locality services to make the best use of all resources being deployed.

## Shaping change



### Invest in our people

We recognise the importance of our staff in delivering a great service to tenants. We will continue to review our approach to training and support for staff and further embed the work that we have started around a customer-focussed culture. We will also continue our successful housing apprenticeship programme which is continuing to grow.

### Make better use of information

We want to make better use of the data that we regularly collect as part of delivering a housing service. In 2018 we implemented a new performance system, designed to support both front-line staff and managers in making more effective decisions. In 2019, we will continue to refine and improve this system to help with identifying performance targets and levels. These changes should put us in an excellent position to respond to some of the challenging questions posed by the Government's recent Green Paper. We will use the Green Paper to review how we can make information on service performance more accessible to our tenants.

### Improve our use of technology

We recognise that we still have a long way to go to streamline our systems and make better use of the efficiencies and service improvements that ICT can bring. Plans are in place to replace our IT for Housing and Repairs at the earliest opportunity to improve the efficiency and quality of services provided to tenants and residents. We are also shaping plans to consider the steps we need to take to invest in a more digital future.

### Review our office accommodation

Housing+, new technology and a changing customer service offer all have the potential to impact on our current accommodation needs. We will review our costs and portfolio over the next 12 months to ensure that it still meets our needs and delivers value for our tenants and our business. We recognise that face to face contact is important to our customers and will continue to respect that option in our provision.

### Implement fairer charges for services

We deliver different services to different tenants. We have started to review the way that we charge for a range of services to ensure that our charges are fair and transparent. We will continue to review this over the next 12 months. Any proposed changes will be the subject of an executive decision.

### Get best value from our shared services

We don't deliver our services in isolation and work with services across the Council to share costs and resources. We review these service level agreements and recharges annually and will review these again in 2019 to ensure that they remain value for money.

### Support wider Council priorities

As well as sharing services, we also ensure that we support wider Council priorities wherever possible. Once the Council's refreshed Corporate Plan has been completed we will assess our contribution to the delivery of its key priorities in 2019.

# Investment Programme

The aim of the investment programme is to maintain the Council's housing stock for the future. The 5 year investment programme will continue to prioritise and deliver improvements to people's homes (kitchens, bathrooms, windows, doors, roofs, boilers, communal areas etc.) to make sure homes continue to be well maintained.

## 5 Year Investment Programme

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Our key investment programme commitments for 2019/20 include:-

Investment in...	Progress so far and plans for 2019/20
<b>Roofs</b>	We are progressing well with delivering the pitched roofing programme. In 2018/19 we have procured new roofing contracts to allow us to complete roofing work. The flat roofing programme has now been completed.
<b>Kitchens, Bathrooms, Windows and Doors</b>	By 2019 we aim to have replaced the vast majority of kitchens, bathrooms, windows and doors that still required renewing at the end of the Decent Homes Programme. A small number of tenants refused this work so the properties will be completed when they become vacant. A saving of £3m has already been identified as a result of less work being found within properties than was originally forecast.

<b>Electricals</b>	Two contracts have been procured and a 4-year programme has started to deliver electrical improvements. This will ensure that electrics are maintained in-line with the latest safety requirements and modernise properties to bring them to a standard fit for the future.
<b>Communal Areas</b>	The refurbishment of communal areas to all 12,000 low rise flats will complete by March 2019.
<b>Energy Efficiency Work</b>	Phase 1 external wall insulation work to non-traditional properties commenced in October 2018. Two further phases of work have been agreed but require detailed designs and procurement. The next phase should commence later in 2019.
<b>Garage Strategy</b>	Garage demolition work is expected to complete by the end of March 2019. A contract has been procured to deliver improvements to the garages being retained and this has started and will continue into 2019/20.

As part of last year's business plan, procurement efficiencies and prioritising works helped to free up resources with any savings from the investment programme helping to contribute towards expanding the stock increase programme.

For 2019/20 the key areas of focus for the investment plan will be:

- Continue investing in existing homes e.g. kitchens, bathrooms, lifts, electrics, roofing, external wall insulation, heating and adaptations
- Additional fire safety works including sprinklers and fire stopping works to be included into the programme from 2019/20
- To commence environmental works packages to help better enhance our estates.

The updated 5-year investment programme can be found in appendix B.

# Stock Increase Programme

Our commitment to increasing the number of new / replacement council homes remains a high priority.

The current stock increase programme includes a mix of acquisitions and new build, working to a target of almost 1,600 new/replacement homes. The current programme focuses more on new builds in order to provide the mix of properties we want to achieve, as well as allowing us more flexibility in design specifications and opportunities to provide purpose build housing. As well as providing new social rented housing the programme will, subject to Cabinet approval, include new shared ownership homes to meet a gap in affordable housing provision in the city. This may be particularly attractive for households who are unable to meet their needs in the housing market and for older home-owners to support independent living and to free up under-occupied properties.

Our aim is to delivery the 1,600 additional Council homes by the end of 2023/24.



### Stock Increase Programme 2014-2023

<b>New Build Stock Increase Programme</b>	<b>Estimated no. of homes</b>
Ouse Road/Scotia Drive	51
Adlington & Wordsworth Phases 3, 4a, 4b	140
Weakland Phase 2	36
Newstead Phase 5	150
Phase 6 (Temporary Accommodation)	70
Phase 6 (Smaller Sites)	21
Additional Older Persons Scheme	80
<b>New Build Acquisition Programme</b>	
Ox Close Park	25
Woodhouse	21
Owlthorpe	25
<b>Existing Acquisition Programme</b>	
Foxhill	23
Citywide Acquisition Programme	958
<b>TOTAL</b>	<b>1,600</b>

We estimate that the number of council homes lost via Right to Buy will peak in 2019/20 and then continue at a significantly higher rate than the number of new council housing being built or acquired each year.

The council housing stock increase programme is a key part to achieving the Council's wider Housing Strategy and contributes to delivering affordable homes to support growth in the city. The stock increase programme will feed into the development of the new Affordable Housing Strategy and contribute to the New Homes Delivery Plan.

Our plans are for a mix of new housing types and tenures to meet the demand for social rented housing in the City:

- Three older people's housing schemes
- Learning disability schemes on two sites in the city
- New and refurbished temporary accommodation to reduce reliance on Bed & Breakfast accommodation

- Homes for young people
- A range of general needs housing across the city where HRA land is available
- Discussions with developers to purchase new homes 'off plan'
- Acquisition of land in areas where affordable homes for rent are in short supply
- A pilot scheme for shared ownership (subject to a further Cabinet decision)

The lifting of the HRA debt cap means that we now have the potential to increase the provision of council housing in the city. We are currently developing an extended council housing development programme to take advantage of the new flexibilities offered by Government. The aim is to create an investment plan for the next 7 years which will balance prudential borrowing, demand and land availability to provide much needed new council homes in Sheffield. The availability of land does mean that we will have to consider a variety of arrangements to ensure we get the right rented provision where we have significant gaps. This may also necessitate exploring a range of different delivery options in order to maximise the delivery and retention of units for social rented housing. A Member and Tenant Policy Steering Group is in place to oversee this programme, which will be subject to further scrutiny and executive decision-making over the next 12 months.

In April 2017 the Repairs and Maintenance Service transferred back into Sheffield City Council following a period of 15 years outsourcing to Kier. The service is responsible for the repairs and upkeep of the Council's housing stock as well as the many other corporate buildings belonging to the Council. This year's focus has been to further stabilise the service and commence work on redesigning the service. This redesign work has included speaking to employees and working with tenants to help us reshape the service. The redesign work will take a further 12 months to reach a conclusion, but improvements are being implemented on an incremental basis. Further work with tenants is planned in 2019/20 on developing a new repairs policy for the service.



# Financial Plan

Our financial plan shows how we will fund our council housing investment priorities and day-to-day council housing services. The financial plan is based on a number of key assumptions to help us mitigate risks or changes that may occur in the coming year. All of these assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the business plan operates.

## Key Financial Assumptions 2019/20

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### Rents

Dwelling rents for 2019/20 including temporary accommodation are to reduce by 1% in line with the Welfare Reform and Work Act 2016. This is equivalent to an average reduction of £0.74 per week. This will be the final year of rent reductions as part of the Act. Appendix C to the HRA Business Plan 2019-2020 report sets out the average rents per house size in Sheffield.

The Council continues to have a small but increasing number of properties that are let at an Affordable Rent (up to 80% of market rent). These are predominately new build properties and properties acquired as part of the stock increase programme. The 1% annual reduction applies to all social housing rents so properties let at an Affordable Rent will also be reduced.

Vacant properties will continue to be re-let at the 'target' (formula) rent in order to continue the process of making council rents equitable over time following the ending of the national 'rent convergence' policy by Government one year early. Target rents will also reduce by 1% in April.

The HRA Business Plan 2019/20 assumes a rent increase of the Consumer Price Index (CPI) +1% from 2020/21 – 2024/25 following clarification from Government on national rent policy. The Business Plan assumes a rent increase of CPI + 0.5% from 2025/26 and beyond.

City wide average weekly rents by bed size can be found at appendix C.

For 2019/20 the rent for garage plots and garage sites will remain unchanged and will continue to be charged at £9.35 per week for a garage plot and £2.10 per week for a garage site.

Existing garage tenants who are awaiting investment work to their garage plot/site will continue to pay their current rent until the work has been completed. The garage rent will then be charged at the 2019/20 rate. All garage tenants whose rent is to change will be given at least 28 days written notice of the change before it takes effect.

## Community Heating

The community heating standing charge for 2019/20 will increase by 2.6%. This equates to a £0.20 per week increase, reflecting energy prices that have been increasing steadily.

Although an increase is proposed for 2019/20 to the standing charge, this still reflects a lower increase when compared to the top energy suppliers in the UK which ranged in increases from 2.7% - 6%.

The Council's heat metering scheme which began in 2014 has proven to be very successful. Since the introduction of smart meters, our customers are now saving around 40% on their heating bills compared to their previous unmetered supply. The system also provides us with comprehensive data about how each home is using their heating and gives us the ability to support and advise tenants who might be worrying about switching on their heating. This is enabling us to support individuals more and intervene earlier where required.

The unit kWh price will remain frozen at the current rate for 2019/20. A price freeze will also apply to the weekly sheltered housing hot water charge and the old unmetered weekly rates for the few properties not yet connected to a metered supply.

Our unit kWh price reduced by 10% in April 2017 and prices were frozen in April 2018. Overall since the introduction of our heat metering programme which started in 2014, our charges are cheaper now, than they were over 4 years ago.

- The kWh charge is 10% cheaper
- The weekly standing charge has remained the same since 2014

Relative price stability in the energy market over recent years and the incremental use of reserves have made it possible for us to keep our community heating prices stable for our customers. We will continue to

retain a community heating reserve to enable the Council to absorb risks such as significant future increases in gas prices and in doing so avoid the need to implement sharp/reactive price increases for tenants.

A full breakdown of all community heating service charges is set out in appendix C.

## Burglar Alarms

The burglar alarm charge will remain unchanged for 2019/20.

## Sheltered Housing

The sheltered housing service charge will remain unchanged for 2019/20.

## Furnished Accommodation

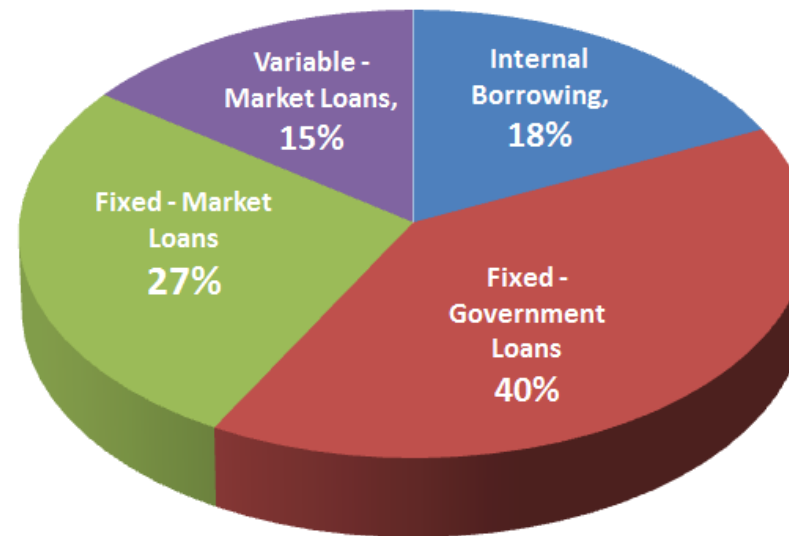
The furnished accommodation service charge will remain unchanged for 2019/20.

## Revenue Assumptions

The detailed financial model behind the HRA Business Plan includes a number of assumptions we have used to understand what resources will be available for council housing over the next 5 years in the context of the next 30 years. These baseline assumptions are listed below.

Revenue Assumptions	Assumption
Opening number of homes in 2019/20	39,209
Estimated number of homes by 2048/49 - not including additional Stock Increase Programme	33,077
Estimated number of RTBs in 2019/20	320
Estimated number of RTBs 2019/20 to 2048/49	7,300
Average rent in 2019/20 (50 week rent)	£73.43
Consumer Prices Index (CPI) of inflation in 2019/20	2.4%
Void rate	1.5%
HRA risk based reserve 2019/20	£5.4m

Debt Assumptions	Assumption
Opening HRA Borrowing requirement on 1 April 2019	£347m
HRA borrowing limit	Limit lifted this year by government; however we are applying a self-imposed limit of £388m before any additional new build is approved.



The overall proportion of the HRA's loan portfolio that is subject to interest risk is 33% (internal borrowing and variable loans).

The HRA is required to borrow in order to realise its investment and service delivery programme. The question of when we borrow, and at what rate, is closely managed by active treasury management throughout the year.

The key considerations that shape these decisions are:

- The interest rate environment
- The HRA's cash requirements for investment and debt management
- Affordability in the context of the overall 30 year HRA Business Plan

# Risks

Since 2012 the HRA has operated on a 'self-financing' basis with local authorities funding council housing from the income generated from rents and other charges. Although 'self-financing' has provided the Council with more flexibility, it has also brought additional risk. Risks are collated and monitored via a risk register and are primarily concerned with threats to income and expenditure that would compromise the viability of the HRA Business Plan. These risks are reviewed and regularly updated. The key risks for 2019/20 are:

## Welfare Reform and Universal Credit

The impacts of Welfare Reform on the HRA Business Plan are significant with the number and value of rent arrears expected to increase considerably. As a result of this, it is likely significant additional resources will be required in order to deal with debt recovery and additional support to help our tenants. A number of mitigations are already in place to help support tenants affected by Welfare Reform such as debt advice, Hardship Fund payments and Discretionary Housing Payments. As well as helping to reduce arrears, these mitigations are also helping tenants to sustain their tenancies. The slowdown in the roll out of Universal Credit announced in October 2018 will extend the period of uncertainty about the impact.

## Impacts of National Housing Policies

The 2018 Green Paper "A New Deal for Social Housing" has stated that a number of the provisions in the Housing and Planning Act 2016 will no longer be implemented. Whilst this is welcome, it does represent further instability in National Housing Policy. The impact of a number of national policy changes, such as Welfare Reform, funding for temporary accommodation, Brexit and changes proposed in the Green Paper may require additional staff to deal with short term demand.

## Interest Rate Risk

The HRA's loan portfolio is made up of both fixed and variable loans, some of which will be exposed to interest rate changes. Although this is a risk to the business plan, part of the role of treasury management is to manage the HRA's exposure to interest rate fluctuation and the risk this brings. However, it is also important to retain a degree of flexibility to take advantage of borrowing at low interest levels should opportunities arise.

## Inflation Rate Risk

The HRA Business Plan assumes an ongoing inflation rate which has been factored into the 30-year business plan. If the assumed inflation rate was to change then this will have an impact upon the forecasted income into the HRA over the 30 years; if the assumed inflation rate was to be exceeded then this may have a negative impact upon revenue expenditure and the capital programme costs.

## Repairs and Maintenance

Repairs and Maintenance risks which could impact on demand include, increased vacants, increased turnover due to Welfare Reforms, stock deterioration rates, changes in regulations post Grenfell and the settling in and transformation of the service following in-sourcing.

## Environmental Sustainability of Estates

Unplanned urgent investment may be required in the physical infrastructure on estates that may impact on the current investment programme.

# Appendices

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**B – 5 Year Capital Investment Programme**

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**C – Citywide Rents & Charges**

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**D – Equality Impact Assessment**

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# Appendix A – HRA Revenue Budget

Revenue Account	<i>Estimated</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Years 1-5</i>
	<i>Outturn</i>	<i>Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
	<i>2018/19</i>	<i>2019/20</i>	<i>2020/21</i>	<i>2021/22</i>	<i>2022/23</i>	<i>2023/24</i>	<i>Total</i>
<b>INCOME (in £millions)</b>							
Net income dwellings	141.8	137.2	141.7	147.2	151.9	156.2	734.2
Other income	6.2	6.2	6.2	6.2	6.2	6.3	31.1
<b>Total</b>	<b>148.0</b>	<b>143.4</b>	<b>147.9</b>	<b>153.4</b>	<b>158.1</b>	<b>162.5</b>	<b>765.3</b>

<b>EXPENDITURE (in £millions)</b>							
Tenants Services - Including Repairs and Maintenance and SLA's/Recharges	87.5	88.1	89.9	91.9	94.0	96.1	460.0
Funding for capital programme	46.2	42.0	44.7	45.8	47.6	49.5	229.6
Interest on borrowing	14.3	13.3	13.3	15.7	16.5	16.9	75.7
<b>Total</b>	<b>148.0</b>	<b>143.4</b>	<b>147.9</b>	<b>153.4</b>	<b>158.1</b>	<b>162.5</b>	<b>765.3</b>

Required revenue reserve	5.3	5.4	5.5	5.8	5.8	5.8	
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# Appendix B – 5-Year Capital Investment Programme

HRA Programme	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Years 1-5
	<i>Outturn</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Total</i>
<b>EXPENDITURE (in £millions)</b>							
Essential investment work (health & safety etc.)	2.5	6.0	7.6	5.8	5.0	4.8	29.2
Adaptations & access	2.2	2.4	2.5	2.5	2.5	2.5	12.4
Regeneration	0.0	0.3	3.0	3.0	3.0	3.0	12.3
Garages capital	2.0	1.2	0.0	0.2	0.2	0.0	1.6
Waste	0.0	0.8	1.5	0.2	0.0	0.0	2.5
Community heating	0.3	0.2	1.2	3.3	0.0	1.8	6.5
Area investment environmentals	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Heating & insulation	1.3	6.4	10.5	4.0	2.3	2.3	25.5
Roofs & externals	12.0	5.6	14.9	19.8	23.7	29.0	93.0
Communal area investment	5.7	1.2	5.0	5.0	5.0	5.0	21.2
Electrics	7.3	8.5	6.0	3.5	5.1	7.0	30.1
Kitchens, windows, bathrooms & doors	9.5	1.4	2.1	5.3	5.3	5.3	19.4
Other planned elementals	0.3	1.8	1.8	2.1	2.0	1.3	9.0
<b>Sub-total core investment programme</b>	<b>43.1</b>	<b>35.9</b>	<b>56.1</b>	<b>54.7</b>	<b>54.1</b>	<b>62.0</b>	<b>262.8</b>
Capital management fee	2.8	2.8	2.8	2.8	2.8	2.8	14.0
IT upgrade	0.0	0.3	1.3	1.5	0.0	0.0	3.1
Repair and refurb – stock increase	0.8	1.0	1.0	1.0	1.0	1.0	5.0
<b>Sub-total other capital spend</b>	<b>3.6</b>	<b>4.1</b>	<b>5.1</b>	<b>5.3</b>	<b>3.8</b>	<b>3.8</b>	<b>22.1</b>
<b>Total Capital Programme</b>	<b>46.7</b>	<b>40.0</b>	<b>61.2</b>	<b>60.0</b>	<b>57.9</b>	<b>65.8</b>	<b>284.9</b>
Stock increase programme	6.1	25.2	28.4	25.2	19.1	8.9	106.8
<b>Overall Total HRA Programme</b>	<b>52.8</b>	<b>65.2</b>	<b>89.6</b>	<b>85.2</b>	<b>77.0</b>	<b>74.7</b>	<b>391.7</b>

# Appendix C – Citywide Rents and Charges

## Citywide average weekly rent by bed-size

Bedsize	Average weekly rent		Decrease	
	2018/19	2019/20		
Bedsit	£57.70	£57.12	£0.58	1%
1 bed	£65.36	£64.71	£0.65	1%
2 bed	£74.69	£73.94	£0.75	1%
3 bed	£83.56	£82.72	£0.84	1%
4 bed	£93.57	£92.63	£0.94	1%
Total (all bedrooms average)	£73.98	£73.24	£0.74	1%

Note: The above rents are for illustrative purposes only as they are based on city wide averages. Actual individual property rents will vary from these figures. Both years' averages are calculated using current stock numbers to enable comparison.

## Proposed Community Heating Charges from April 2019

### 1. Metered heat

Metered Heat	Charge		Current weekly charges	Proposed weekly charges from April 2019
Standard price	Unit charge	Pence per kwh	3.04 pence	3.04 pence
	Standing charge	£ per week	£4.00	£4.20
	*Unmetered hot water charge	£ per week	£0.70	£0.70

\*only for dwellings where hot water cannot be measured through the meter

### 2. Unmetered heat\*

Bedsizes	Full heating		Partial heating	
	Current prices £/week	Prices April 2019 £/week	Current prices £/week	Prices April 2019 £/week
<b>Heating &amp; hot water</b>				
Bedsit	£11.38	£11.38	£10.52	£10.52
1 Bedroom	£11.82	£11.82	£10.82	£10.82
2 Bedroom	£14.66	£14.66	£13.62	£13.62
3 / 4 Bedroom	£15.78	£15.78	£14.66	£14.66
<b>Heating only</b>				
Bedsit	£8.38	£8.38	£7.76	£7.76
1 Bedroom	£8.58	£8.58	£n/a	£n/a
2 Bedroom	£10.82	£10.82	£10.03	£10.03

\* An additional surcharge is applied for the small number of properties that do not allow access to install, repair or check the equipment; this will increase from £5 to £7 per week in 2019/20 to reflect the increasing additional cost incurred by the Council in managing these properties. Customers can avoid this charge by allowing access.

# Appendix D – Equalities Impact Assessment

## Rent Charges 2019/20

National and local evidence shows that women, older people, disabled people, young people and some Black and Minority Ethnic (BME) groups are more likely to be in poverty and financially excluded than non-protected groups. Women, older people, BME and disabled people are over-represented generally in the customer profile as compared to the city profile; therefore these groups may be disproportionately affected by the rent reduction. However this should not result in any negative impacts or contribute to any further financial exclusion.

Every year the Council communicates details about changes to the rent to tenants at the Housing and Neighbourhoods Partnership meeting (previously known as City Wide Forum) in January, a week before the HRA report goes to Cabinet. Tenant feedback on any concerns is taken to Cabinet and Full Council. Tenants are informed of the individual reduction to their rent by letter before the end of February.

## Garage Rents

As these charges are not increasing for 2019/20 there is unlikely to be any negative equalities impacts on tenants who pay for this charge.

## Community Heating

The community heating standing charge for 2019/20 will increase by 2.6%. This equates to a £0.20 per week increase, reflecting energy prices that have been increasing steadily.

Community Heating supplies heating and heating/hot water to some 5,812 homes, which is approximately 5,310 Council tenants and 502 Leaseholders / Freeholders who have remained connected to the scheme after they exercised their Right to Buy. Community heating is available in various property types such as multi-storey flats, some maisonette blocks, low rise flats and bungalows. The tenant profiles for these types of property is mixed therefore there is unlikely to be specific groups affected by the increase, however in our customer profile, women, older people and disabled people are over-represented as compared to the city profile. It is therefore likely that any of those groups who currently live in properties that receive community heating may be disproportionately affected. All tenants who receive community heating will be informed of the change to their charge as part of the annual rent letters sent out in February and March.

## Other Charges

## Burglar Alarms

As this charge is not increasing for 2019/20 there is unlikely to be any negative equalities impacts on tenants who pay for this charge.

## Sheltered Housing Service Charge

As this charge is not increasing for 2019/20 there is unlikely to be any negative equalities impacts on tenants who pay for this charge.

## Furnished Accommodation Service Charge

As this charge is not increasing for 2019/20 there is unlikely to be any negative equalities impacts on tenants who pay for this charge.

An increase in the council housing stock is likely to have a positive impact across all socio economic groups. Increasing the type and number of properties available can help to house a number of target groups such as people with disabilities, older people, young people and larger families. Newly acquired properties as part of the programme will continue to be let at an Affordable Rent (up to 80% of market/private rent). Although Affordable Rent is traditionally higher than social rent, it will be lower than the equivalent in the private rented sector.

The acquisitions programme is reliant on housing that is available and is financially viable for us to purchase. A high proportion of acquired housing has been made in the North East of Sheffield and this is mainly due to there being more council housing in this part of the city. The acquisitions strategy is reviewed on an annual basis to adjust for changes within the housing market. Purchases have been made using a scoring process within the acquisitions strategy which includes data and needs identified in the Strategic Housing Market Assessment.

Properties acquired/built through the stock increase programme will continue to be let through the Choice Based Lettings System, meaning that there shouldn't be a disproportionate impact to a particular equalities or demographic group.

Stock Increase  
Programme

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**Author/Lead Officer of Report:**  
Damian Watkinson,  
Finance Manager

**Tel:** 0114 273 6831

**Report of:** *Eugene Walker*

**Report to:** *Cabinet*

**Date of Decision:** *16<sup>th</sup> January 2019*

**Subject:** *Capital Approvals for Month 08 2018/19*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
- Expenditure and/or savings over £500,000		<input checked="" type="checkbox"/>		
- Affects 2 or more Wards		<input checked="" type="checkbox"/>		

Which Cabinet Member Portfolio does this relate to? ***Finance and Resources***

Which Scrutiny and Policy Development Committee does this relate to?  
***Overview and Scrutiny Management Committee***

Has an Equality Impact Assessment (EIA) been undertaken? Yes  No

If YES, what EIA reference number has it been given? *(Insert reference number)*

Does the report contain confidential or exempt information? Yes  No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-

*"The Appendix2 is not for publication because it contains exempt information under paragraph 7 of Schedule 12A of the Local Government Act 1972"*

**Purpose of Report:**

*This report provides details of proposed changes to the Capital Programme as brought forward in Month 08 2018/19.*

**Recommendations:**

- Approve the proposed additions and variations to the Capital Programme listed in Appendix 1 and Appendix 2 (closed), including the procurement strategies and delegate authority to the Director of Finance and Commercial Services or nominated Officer, as appropriate, to award the necessary contract
- Approve the variations to the Housing Capital Programme as part of the annual programme refresh as detailed in Appendix 3

**Background Papers:**

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: <i>Tim Hardie</i>
		Legal: <i>Sarah Bennett</i>
		Equalities: No
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	<b>EMT member who approved submission:</b>	<i>Eugene Walker</i>
3	<b>Cabinet Member consulted:</b>	<i>Councillor Olivia Blake Cabinet member for Finance and Resources</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	<b>Lead Officer Name:</b> <i>Damian Watkinson</i>	<b>Job Title:</b> <i>Finance Manager Business Partner Capital</i>
	<b>Date:</b> 20/12/18	



# **MONTH 07 2018/19 CAPITAL APPROVALS**

## **1. SUMMARY**

- 1.1 A number of schemes have been submitted for approval in line with the Council's capital approval process during the Month 07 reporting cycle. This report requests the relevant approvals and delegations to allow these schemes to progress.
- 1.2 Below is a summary of the number and total value of schemes in each approval category:
- 2 additions of specific projects to the capital programme creating a net increase of £2.14m;
  - 25 variations creating a net increase of £1.4m;
  - 3 variations to procurement routes with no impact on budgets
  - Revisions to the Housing Capital Programme including the addition of the 2023/24 indicative allocations creating a net increase of £68.9m
- 1.3 Further details of the schemes listed above can be found in Appendices 1, 2 and 3.

## **2. WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE**

- 2.1 The proposed changes to the Capital programme will improve the recreational leisure facilities, schools, roads and homes used by the people of Sheffield, and improve the infrastructure of the city council to deliver those services.

## **3. BACKGROUND**

This report is part of the monthly reporting procedure to Members on proposed changes to the Council's capital programme.

## **4. OUTCOME AND SUSTAINABILITY**

- 4.1 By delivering these schemes the Council seeks to improve the quality of life for the people of Sheffield.

## **5. OTHER IMPLICATIONS**

### **5.1 Finance Implications**

The primary purpose of this report is to provide Members with information on the proposed changes to the City Council's Capital Programme further details on each scheme are included in Appendices 1, 2 and 3.

## **5.2 Procurement and Contract Award Implications**

This report will commit the Council to a series of future contracts. The procurement strategy for each project is set out in Appendices 1 and 2. The award of the subsequent contracts will be delegated to the Director of Financial and Commercial Services.

## **5.3 Legal Implications**

Any specific legal implications in this report are set out in Appendices 1, 2 and 3.

## **5.4 Human Resource Implications**

There are no direct Human Resource implications for the Council.

## **5.5 Property Implications**

Any specific property implications from the proposals in this report are set out in appendices 1, 2 and 3.

## **6. ALTERNATIVE OPTIONS CONSIDERED**

- 6.1 A number of alternative courses of action are considered as part of the process undertaken by Officers before decisions are recommended to Members. The recommendations made to Members represent what Officers believe to be the best options available to the Council, in line with Council priorities, given the constraints on funding and the use to which funding is put within the Revenue Budget and the Capital Programme.

## **7. REASONS FOR RECOMMENDATIONS**

- 7.1 The proposed changes to the Capital programme will improve the services to the people of Sheffield
- 7.2 To formally record changes to the Capital Programme and gain Member approval for changes in line with Financial Regulations and to reset the capital programme in line with latest information.
- 7.3 Obtain the relevant delegations to allow projects to proceed.

**Finance & Commercial Services | Commercial Business Development**

**December 2018**

Scheme name & summary description		Value £'000
<b>A</b>	<b>Economic growth</b>	
	New additions	
	None	
	Variations and reasons for change	
Page 95	<p><b>Digital Incubator</b></p> <p><b>Scheme description</b></p> <p>Sheffield City Council has received and is acting as Accountable Body for £3.5m of capital funding from the Department of Culture, Media and Sports to establish a new facility providing work space, business incubation and other services for entrepreneurs and small and medium sized businesses (SMEs) based in the Sheffield City Region, whose ambitions and business models rely on digital technologies and their applications.</p> <p><b>What has changed?</b></p> <p>Delays in the project have been experienced due to the need to carry out additional asbestos removal and ducting. As a result, £313k of funding will be moved into future years. All future spend has been re-profiled in line with the funding agreement and grant payments.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>	(18-19 -13.4 19-20 +265 20-21 +48.4)
	<p><b>Funding</b>   Department of Culture, Media and Sports</p>	
	<p><b>Procurement</b>   n/a</p>	
	<p><b>Culvert Renewal Programme</b></p> <p><b>Scheme description</b></p> <p>The scheme was approved in October 2018 to undertake work to renew and strengthen 9 culverted watercourses, the condition of which are significantly deteriorated, extending the asset life by up to 70 years.</p> <p>Works are to include internal structural lining (estimated length 1856 meters), new pipeline (estimated length 253 meters), diversion of culvert into the public highway with a new pipeline and transfer of ownership to the City Council (estimated length 510 metres), new manhole chambers to improve access for culvert maintenance, replacement of substandard inlet debris screens reducing the risk of blockage and surface land reinstatement to the</p>	18-19 -52.9 19-20 -261.7 20-21+314.6

Page 96	<p>original condition where required.</p> <p>The culvert locations are as follows:- Shay House Lane (Stocksbridge), Fox Hill / Penistone Road (Wadsley Bridge), Tongue Gutter (Parson Cross), Pack Horse Lane (High Green), Allen Croft Brook (Stocksbridge), Fulwood Road (Fulwood), Crimicar lane (Fulwood), Deer Park (Stannington) and Dobcroft Road / Pingle Avenue (Millhouses).</p> <p><b>What has changed?</b></p> <p>The tender period has been extended by one month on advice of the technical advisor to allow adequate time for the design process and pricing. As a result, £314.6k of funding will move into future years.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>		
	<b>Funding</b>	Environment Agency	
	<b>Procurement</b>	n/a	
Page 96	<p><b>90200 Woodhouse HUB</b></p> <p><b>Scheme description</b></p> <p>In March 2012, a Cabinet Report was approved for the proposed re-development of the Tannery Lodge site in Woodhouse.</p> <p>As part of the previous Woodhouse Retirement Village development, a capital sum of £450k has remained in the capital programme for the redevelopment of the Tannery Lodge site. The proposal involves the disposal of the site to a developer, in return providing the Council with a new hub facility which will enable the continuation of the Council's Library Service in the locality by Woodhouse Community Forum.</p> <p><b>What has changed?</b></p> <p>Planning permission for the overall final scheme submitted by the developer has not yet been achieved and as a result, £449k will be moved into 2019-20.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>		(18-19 -449 19-20 +449)
	<b>Funding</b>	Capital Receipts	
	<b>Procurement</b>	n/a	
	<b>Tinsley Arts Project Feasibility</b>		0

**Scheme description**

The project will deliver an ambitious artwork project an immersive encounter that brings together art, industry, history and nature. Inspired by the dozens of chimneys that once populated Tinsley’s skyline, and utilising the canal as a complementary industrial feature of the landscape, these towering structures will border, bridge and illuminate the waterfront, amazing visitors from across the UK, whether looking up at the chimneys from the towpath, or towards them from the M1.

The project will deliver installation of artwork along the Sheffield and Tinsley Canal. The project originates from £500k funding which resulted from the demolition of the Tinsley Cooling Towers; with further funding from S106 (£65k). When the ambitions of the project are fully realised it will deliver artwork consisting of up to five chimney inspired sculptures and associated public realm improvements and visitors facilities. The striking designs are up to 30m in height and have a large potential audience- both visible from the M1 motorway and easily accessed from the adjacent retail outlets (Meadowhall etc.) and tram stop.

The project will be delivered in phases, which are reliant on successful fundraising. It proposed that the project will focus on one chimney adjacent to the M1 initially, with more following as funds become available.

**What has changed?**

It is proposed that the contractors Henry Boot are appointed from the YORCivil2 framework to take concept designs to outline design stage. The input of a contractor at this stage will progress:

- Addressing challenges poses by the constraints of the preferred location (including proximity to high voltage overhead power cables (Northern Powergrid); and assets owned by Network Rail, Supertram, Highways England and the Canals and Rivers Trust.
- Better understanding of risk management in the location.
- Exploring options for construction (including off site manufacture and installation).
- Progression of site investigations.
- Cost estimates with greater cost certainty.

The value of the Henry Boot appointment is £47,300.66.

Turner and Townsend, the Council’s Capital Delivery Partner to be appointed to undertake the role of Principal Designer.

**What are the benefits?**

The works will increase understanding of the location to inform the design and manufacture of the unique artwork. The designs will progress and the costs firmed up. This will produce a cost estimate with greater cost certainty, which is anticipated to confirm a funding gap which can then be fundraised for.

**Variation type: -**

- Variation to procurement strategy only

	<b>Funding</b>	500k E.On; 65k S106		
	<b>Procurement</b>	YORcivil2 Framework by rotation and Capital Delivery Partner		
<b>B</b>	<b>Transport</b>			
	New additions			
Page 98	<b>Public Rights Of Way (PROW) 2019-20</b>			140
	<p><b>Why do we need the project?</b></p> <p>The Council has a statutory responsibility for the maintenance and improvement of an extensive public rights of way (PROW) network comprising:</p> <ul style="list-style-type: none"> <li>• 643km of public footpaths</li> <li>• 104km of brideways</li> <li>• 32km of cycle tracks</li> <li>• 22km of byways open to all traffic (BOATs)</li> <li>• 2km of restricted byways</li> </ul> <p>PROW's provide a vital part of the city's overall transport network, with many paths being within or on the edge of the more urban part of the city. They provide our citizens with a sustainable and healthy means of access to work, education, training and provide health and leisure opportunities. PROW's make a valuable contribution to the Council's overall policies</p> <p>The PROW team are responsible for delivering the PROW improvement plan as well as maintaining the network to an acceptable standard. Improvement of PROW's can include:</p> <ul style="list-style-type: none"> <li>• Maintaining and improving bridges, gates and stiles</li> <li>• Signing and way marking</li> <li>• Improving path surfaces</li> <li>• Tree management – pruning, clearing and felling to ensure safety</li> <li>• Vegetation management – cutting and spraying</li> </ul> <p><b>How are we going to achieve it?</b></p> <p>There is an annual enhancement and maintenance programme to address planned /known issues as well as respond to any unplanned events, which can occur due to the nature of the PROW network. Eleven areas have been prioritised using a combination of criteria for works in 2019-20:-</p>			
	Beighton Footpath 1	Path to St John Fisher Primary	Tarmac surface	
	Beighton Footpath 37	Path into Rother Valley	Tarmac surface	
	Bradfield Bridleway 1	National mountain bike route	Contribute to National Park Authority repairs	

Bradfield footpaths 22 & 229	Paths from Wharncliffe Side to Glen Howe Park	Crushed stone surface
Bradfield Bridleway 50	Section of Bridleway in Worrall	Flexible tarmac surface
Sheffield Footpath 130	Riverside path next to Rivelin Valley Park	Crushed stone surface
Sheffield Footpath 164	Key link path to Country Park at Parkwood Springs	Tarmac surface
Sheffield Bridleway 288	Section of steep bridleway at Lodge Moor	Flexible tarmac surface
Sheffield Footpath 483	Path through Shirtcliff Brook	Crushed stone surface
Sheffield Footpath 671	Path into Woodthorpe ravine	Tarmac surface
Stocksbridge Footpath 13	Path on edge of Fox Valley development	Crushed stone surface

The cost of the 2019-20 programme (eleven schemes) is £140k funded from £90k Local Transport Plan (LTP) and £50k Sustainable Transport Access Fund (STAF).

**What are the benefits?**

- Improved quality of surfacing on the PROW network, providing better accessibility for all users
- Increased opportunities for local walking and cycling, by establishing links between local neighbourhoods and the strategic PROW and cycle network.
- Improved routes to schools, educational establishments and places of work
- Continuing the Green Route project to provide leisure routes and open up green spaces
- Improved monitoring of our planned interventions
- Improved routes for the disabled by the provision of a least restrictive approach.
- Improvement of well used leisure routes
- Providing links where there are currently gaps in the network
- Reduced ongoing maintenance costs by reducing the need for physical path maintenance and vegetation clearing.
- Providing physical infrastructure which is fit for purpose and cost effective, but respectful of its setting

**When will the project be completed?**

[31st March 2020]

<b>Funding Source</b>	LTP STAF	<b>Amount</b>	90k 50k	<b>Status</b>	Ring-fenced for Transport project	<b>Approved</b>	Part of annual allocation
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<b>Procurement</b>	Design and Project Management to be delivered by the in-house Public Rights of Way Unit. Works to be procured via closed competitive tender procedure, prioritising local contractors where possible.
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Variations and reasons for change

**Oughtibridge Road Safety Scheme** (18-19 -60)

Page 100	<p><b>Scheme description</b></p> <p>Sheffield City Council has a statutory duty under the Road Traffic Act 1988 to promote road safety. This project links into the Accident Savings Programme and forms part of the Council's Citywide Accident Saving Programme to reduce actual and perception of road traffic collisions by implementing road safety engineering schemes at sites with high injury collision rates in the City.</p> <p>The project was approved in July 2018 to address the collision rate on Bridge Hill, Oughtibridge by closing Bridge Hill to through traffic at a cost of £82k.</p> <p><b>What has changed?</b></p> <p>Due to a delay with the design of the scheme, construction will now be completed in 2019-20. As a result, £60k of funding will be moved into 2019-20.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>		19-20 + 60)
	<b>Funding</b>	Local Transport Plan	
	<b>Procurement</b>	n/a	
Page 100	<p><b>Pedestrian Enhancements</b></p> <p><b>Scheme description</b></p> <p>This project is an element of the Councils overall objective of increasing active travel focusing on minor adaptations to improve accessibility and road safety of pedestrians; example works include pedestrian lights at existing traffic signals, road junction narrowings and pedestrian islands.</p> <p>The scheme is approved for £110k funded from Local Transport Plan to conduct feasibility and design works in 11 identified areas.</p> <p><b>What has changed?</b></p> <p>Due to resourcing issues, the following feasibilities initially scheduled for 2018-19 will now be undertaken in 2019-20:- Bernard Road / Duke Street and Birley Moor Road / Birley Lane / Sheffield Road.</p> <p>As a result, £48k of funding will be moved into 2019-20</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>		(18-19 -48 19-20 +48)
	<b>Funding</b>	Local Transport Plan	
	<b>Procurement</b>	n/a	



Page 101	<p><b>Blackburn Valley Cycle Route</b></p> <p><b>Scheme description</b></p> <p>The Blackburn Valley route forms part of the strategic network from residential areas to employment, education, leisure and other locations in and around junction 35A. The project was initially approved in 2015 to provide an improved cycle network funded from Sustainable Transport Exemplar Programme (STEP) funding.</p> <p>Due to land right issues, the project did not completed as expected in 2017/18 and the original funding source ended. As a result, £250k Local Transport Plan funding was added this financial year to enable completion of the 800m section of the route between Butterthwaite Lane and Loicher Lane which is to be progressed through a Legal Order.</p> <p><b>What has changed?</b></p> <p>The current timescales for the legal order is suggesting a potential decision date of July 2019, therefore £248k of LTP funding will be moved into 2019-20.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>		<p>(18-19 -248 19-20 +248)</p>
	<b>Funding</b>	Local Transport Plan	
	<b>Procurement</b>	n/a	
	<p><b>ITS Network Management</b></p> <p><b>Scheme description</b></p> <p>This scheme is part of the Urban Traffic Control, Intelligent Transport Systems (ITS) programme of corridor improvement works, which are interventions designed to address existing problems at known identified hot spots on key strategic routes in the city. The aim is to reduce congestion and delay by improving journey time reliability and smoothing traffic flows.</p> <p>The A57 Mosborough Parkway from the A630 Sheffield Parkway to the Mosborough and Crystal Peaks townships is subject to severe delay and congestion at the B6064 Coisley Hill junction at peak periods. Traffic monitoring has shown that during the PM peak traffic is queuing on the A57 Mosborough Parkway from the B6064 Coisley Hill Junction onto the A630 Sheffield Parkway – A57 Mosborough Parkway gyratory, impacting on eastbound traffic on the A57 / A630 Sheffield Parkway heading towards the M1 J33</p> <p>The proposed scheme is to install new part-time signals on the Coisley Hill approach to the roundabout. To achieve this, there will be some minor changes to the existing kerb line on the approach to the roundabout.</p> <p><b>What has changed?</b></p> <p>Delays have been experienced due to the requirement to investigate additional signing. As a result, funding to the value of £107.7k will be moved into</p>		<p>(18-19 -107 19-20 +107)</p>

	2019-20. <b>Variation type: -</b> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>			
	<table border="1"> <tr> <td data-bbox="161 379 304 427"><b>Funding</b></td> <td data-bbox="304 379 1953 427">Local Transport Plan</td> </tr> </table>	<b>Funding</b>	Local Transport Plan	
<b>Funding</b>	Local Transport Plan			
	<table border="1"> <tr> <td data-bbox="161 448 548 491"><b>Procurement</b></td> <td data-bbox="548 448 1953 491">n/a</td> </tr> </table>	<b>Procurement</b>	n/a	
<b>Procurement</b>	n/a			
Page 102	<p><b>School Keep Clear Review [Danger Reduction Programme]</b></p> <p><b>Scheme description</b></p> <p>This project is part of the Council's Danger Reduction programme. This is a citywide strategy which concentrates on reducing perceived danger on the roads in the City. This project in particular focuses on reviewing the parking restrictions at all schools in the City and is being delivered in phases.</p> <p>This project is a review of the 'School Keep Clear' road markings at all the school entrances in Sheffield and is to determine interventions (signing and parking restrictions) required to allow legal enforcement by the parking services team.</p> <p>The commuted sum element is £10k.</p> <p><b>What has changed?</b></p> <p>Due to an increase in project management / design fees and constructions costs for the final 12 schools, an additional £30k of Local Transport Plan funding will be added to the approved budget to enable completion of the scheme this financial year.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[budget increase]</li> </ul>	30		
	<table border="1"> <tr> <td data-bbox="161 1066 304 1114"><b>Funding</b></td> <td data-bbox="304 1066 1953 1114">30k Local Transport Plan funding</td> </tr> </table>	<b>Funding</b>	30k Local Transport Plan funding	
<b>Funding</b>	30k Local Transport Plan funding			
	<table border="1"> <tr> <td data-bbox="161 1134 548 1177"><b>Procurement</b></td> <td data-bbox="548 1134 1953 1177">n/a</td> </tr> </table>	<b>Procurement</b>	n/a	
<b>Procurement</b>	n/a			
	<p><b>HGV Weight Restrictions</b></p> <p><b>Scheme description</b></p> <p>A report into HGV routing recommended that HGV's should only use the approved HGV network for through journeys and consideration should be given to introducing restrictions to enforce compliance where voluntary action by HGV drivers is not being adhered to.</p> <p>Following feasibility, the scheme was approved to purchase and install HGV weight restriction signage in the following four areas at a total cost of £143k - The Wheel, Twentywell Lane, Psalter Land and Beighton Road in 2018-19.</p>	(18-19 -46 19-20 +46)		

	<p>The commuted sum value for the scheme is estimated at £51.5k.</p> <p><b>What has changed?</b></p> <p>The detailed design has now been commissioned, however due to delays in considering responses to public consultation, it is unlikely all four areas will be completed this financial year. As a result, £46k of Local Transport Plan funding will be moved into 2019-20 to enable completion of the proposed scheme once a decision has been reached.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>• [slippage]</li> </ul>			
	<table border="1"> <tr> <td data-bbox="161 545 304 596"><b>Funding</b></td> <td data-bbox="304 545 1946 596">Local Transport Plan</td> </tr> </table>	<b>Funding</b>	Local Transport Plan	
<b>Funding</b>	Local Transport Plan			
	<table border="1"> <tr> <td data-bbox="161 609 546 660"><b>Procurement</b></td> <td data-bbox="546 609 1946 660">n/a</td> </tr> </table>	<b>Procurement</b>	n/a	
<b>Procurement</b>	n/a			
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 103</p>	<p><b>Cycling Supporting Infrastructure</b></p> <p><b>Scheme description</b></p> <p>The overall aim of this project is encourage and increase cycling across the city by providing supporting infrastructure. The principle benefit is to increase cycling levels in addition to the potential benefit it can bring to congestion and improved air quality.</p> <p>The feasibility has previously been approved to produce a shortlist of locations for cycle stands, cycle pumps and cycle counters and the removal of inappropriate barriers alongside providing replacement options was approved in</p> <p><b>What has changed?</b></p> <p>Following the completion of the feasibility, the following works will be undertaken at a cost of £27.8k funded from Local Transport Plan funding. The commuted sum has been estimated at £2k :-</p> <ul style="list-style-type: none"> <li>• Sheffield Cycle stands at key destinations that either have no cycle parking or are oversubscribed</li> <li>• A network of cycle pumps at event hubs(where they can be monitored)</li> <li>• Signals –minor changes to remove unnecessary delay</li> <li>• Signing – change and/or remove a number of signs, to make signing schemes compliant</li> <li>• Counters placed in the highway on cycle commuter routes at various points</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>• [budget increase]</li> </ul>	<p>27.8</p>		
	<table border="1"> <tr> <td data-bbox="161 1375 304 1426"><b>Funding</b></td> <td data-bbox="304 1375 1946 1426">Local Transport Plan</td> </tr> </table>	<b>Funding</b>	Local Transport Plan	
<b>Funding</b>	Local Transport Plan			

	<b>Procurement</b>	<p>Supply and installation of counters will be procured by competitive quotations, using local contractors where possible.</p> <p>Supply of pumps will be by competitive quotations.</p> <p>Supply &amp; installation of stands and signage and the installation of pumps will be via direct award to Amey Hallam Highways under the Streets Ahead PFI.</p> <p>Signal adjustment to be undertaken internally by Urban Traffic Control.</p> <p>Cost management by Amey Hallam Highways and SCC's Highways Management Division</p>		
Page 104	<p><b>Stevenson Road Cycle Crossing</b></p> <p><b>Scheme description</b></p> <p>The 5 Weirs Walk is part of the Trans Pennine Trail and is well-used by cyclists and pedestrians for leisure and commuting. This project is to improve the sight lines and drainage at a crossing point on the 5 Weirs Walk cycle / pedestrian route at Stevenson Road in Attercliffe to help cyclists in particular to cross the road at this location.</p> <p>The detailed design stage of the project was approved previously for a value of £42.5k with the commuted sum estimated at £2.5k.</p> <p><b>What has changed?</b></p> <p>The project has now been designed and ready to progress to construction. The total cost of the project has been calculated at £29.1k, which is a reduction of 13.3k based on the initial estimate. The commuted sum has been recalculated at reduced cost of £0.6k.</p> <p>The project is fully funded from Local Transport Plan and the budget will be adjusted accordingly.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>• [budget decrease]</li> </ul>		-13.3	
	<b>Funding</b>	Local Transport Plan		
	<b>Procurement</b>	n/a		
	<p><b>Broadfield Road Junction</b></p> <p><b>Scheme description</b></p> <p>This scheme is to carry out junction improvement works and a short length of on-line road widening at London Road / Broadfield Road section of the A61 corridor to align with the on-going "Better Bus Area" improvements in the area. The project is being funded from a grant from the Department for Transport National Productivity Investment Fund (NPIF) for £3,356k and Council match funding of £1,459k.</p>		(18-19 -540 19-20 +72 20-21 +468)	

Page 105	<p><b>What has changed?</b></p> <p>The project has experienced delays due to the requirement for additional feasibility work to confirm assumptions implicit in the NPIF funding application to ascertain if the road bridge was strong enough to accommodate the loading of the additional 3rd traffic lane. This has now been confirmed but resulted in a delay in the project design stage.</p> <p>Progression of the CPO approval has also been delayed due to obtaining confirmation of the future of the Heeley Tidal Flow, which is a key project dependency relating to the project benefits and match funding. A decision regarding the Heeley Tidal Flow gantry's is expected in mid-December.</p> <p>As a result of the delay, the project budget has been re-profiled and £540k of funding will slip into future years</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>[slippage]</li> </ul>	
	<b>Funding</b>	Transport National Productivity Investment Fund and match funding
	<b>Procurement</b>	n/a
C	<b>Quality of life</b>	
	New additions	
	None	
	Variations and reasons for change (please specify all that apply: budget increase / budget reduction / reprofiling / scope change / procurement)	
None		
D	<b>Green and open spaces</b>	
	New additions	
	None	
	Variations and reasons for change	

	<p><b>Sheffield Lakeland Landscape</b></p>		18/19 +9
	<p><b>Scheme description</b></p> <p>The Woodland Heart project aims to improve access, biodiversity and resilience to trees in North West Sheffield, generate new income for SCC, and move from commercial forestry toward a sustainable woodlands approach.</p> <p>It will do this by:</p> <ul style="list-style-type: none"> <li>- Creating new timber extraction routes</li> <li>- Installing new fencing, planting new trees</li> <li>- Generating additional revenue by the sale of timber for best available price</li> <li>- Improving car parking provision</li> <li>- Generating new areas of planting</li> <li>- Creating a minimum of 20Ha of forest clear felled put back to Broad Leaved Woodland</li> </ul> <p><b>What has changed?</b></p> <p>Tenders have now been received and scored for the access road / extraction route at More Hall reservoir, and for the fencing, restocking, and aftercare that will take place on the More Hall site. The access road was estimated in the Outline Business Case at £25K but the recommended winning tender is £34K. The other works were costed separately. This will not affect the overall project cost but will change the budget profile.</p> <p><b>Variation type:</b> - Re-profile</p> <p><b>Project Costs:</b> Fencing &amp; Planting £69K, Infrastructure £56K, Spraying £11K, Sky Lining £10K, Fees £4K = £150K</p> <p>18/19 Current Budget £25K + £10K = £35K (access road and procurement strategy fee) 19/20 Current Budget £42K + £8K = £50K (includes More Hall fencing, restocking, and aftercare) 20/21 Current Budget £42K - £4K = £38K 21/22 Current Budget £41K - £14K = £27K Total Current Budget £150K + £0K = £150K</p>		19/20 -4 20/21 -4 21/22 -1
	<p><b>Funding</b></p>	<p>HLF Grant £80K + RCC Timber Sales £70K</p>	
<p><b>Procurement</b></p>	<p>Closed competitive tender procedure for track works and fencing / restocking / aftercare contracts modified to open procedure in enhance competitiveness of the exercise.</p>		
	<p><b>Totley Bents Pitch Drainage</b></p>		18/19 -3.5
	<p><b>Scheme description</b></p>		19/20 +3.5

Page 107	<p>Totley Bents pitches suffer from drainage issues and a number of complaints had been received from local users about the state of the pitches. In order to address the problems S106 funding was secured, the money must be used to provide drainage improvements and environmental enhancements on the site by:</p> <ul style="list-style-type: none"> <li>• Installing a new main drain from the bottom to top of site.</li> <li>• Installing lateral drains.</li> <li>• Seeding and levelling following the works</li> <li>• Making access and environmental improvements.</li> </ul> <p><b>What has changed?</b></p> <p>The drainage works were delayed due to contractor availability. Once those works were completed it had to be allowed to settle prior to doing any other environmental improvements. It's now the wrong time of year to do them hence slippage is required.</p> <p><b>Variation type: - Slippage</b></p> <p>Previous Yrs spend £0.5K                  Current 18/19 budget £12.2K - £3.5K = £8.7K                  Current 19/20 budget £0K + £3.5K = £3.5K                  TOTAL £12.7K as per original approval</p>		
	<b>Funding</b>	Parks S106 Programme	
	<b>Procurement</b>	N/A	
<b>E</b>	<b>Housing growth</b>		
	New additions		
	None		
	Variations and reasons for change		
	None		
<b>F</b>	<b>Housing investment</b>		
	New additions		

Page 108	<p><b>Housing Capital Programme Annual Review</b></p> <p>All Housing Capital Programme schemes, both Housing Growth and Investment, have been reviewed and have been re-profiled / re-worked in accordance with the Housing Revenue Account 30 year plan.</p> <p>At any one time 5 years of the Housing Capital Programme are approved within the councils Capital Approval process</p> <p><b>Variation type:</b> - Addition of the 5<sup>th</sup> year budget (23/24) -£53.4m, increases to current allocations - £15.5m and appropriate and re-profile / slippage of costs where necessary.</p> <p><b>SEE APPENDIX 3 FOR DETAILS</b></p>							68,900
	<b>Funding Source</b>	See appendix 3	<b>Amount</b>		<b>Status</b>		<b>Approved</b>	
	<b>Procurement</b>	No specific procurement implications						
Variations and reasons for change								
	<p><b>97417 Community Heating - Plant Rooms, Blackwell Court</b></p> <p>The cost of supplying energy to heat and supply hot water to Bard Street 3 (Blackwell Court Sheltered Scheme) exceeds the income generated on the scheme by a significant amount. The heat energy is currently provided by Veolia. Energy to the site will be supplied by a new site based gas boiler plant to tackle the high cost of running the District Heating.</p> <p><b>What has changed?</b></p> <p>Installation of the preferred Combined Heat and Power solution no longer possible due to the limited availability of space within the on-site boiler room. Competitive quotes required for essential gas supply works.</p> <p><b>Variation type:</b> Minor change to scope and additional procurement route to supplement the in-house Housing Repairs and Maintenance team.</p>							
	<b>Funding</b>	HRA						
	<b>Procurement</b>	Competitive quotations for essential gas supply works.						
<b>G</b>	<b>People – capital and growth</b>							
	New additions							



	None		
	Variations and reasons for change		
Page 109	<b>Astrea Academy</b> <b>Scheme description</b> Over the last decade Sheffield has seen a steady increase in births and an increase in the number of children applying to join schools mid-year. Recent data suggests the birth rate in Sheffield is, for the time being, sustained at this higher level. This means school places in Sheffield are operating in a very tight system and more places are needed in different areas of the city to accommodate local growth.  The city is undertaking a programme of growth in school places to meet this increasing demand. Part of this programme has been the design and development of the following school accommodation in the Pye Bank site: <ul style="list-style-type: none"> <li>• 2 form entry primary school</li> <li>• 5 form entry secondary school</li> <li>• 6th form accommodation</li> </ul> The school is now open, having completed the parts of the building necessary for a September 2018 intake, and is expected to transfer to the Academy in 2018-19 on completion and fit out of the sixth form buildings as it will no longer be owned by SCC.		+960
	<b>What has changed?</b> <ul style="list-style-type: none"> <li>• An increase in costs has been experienced on this project predominantly due to statutory services delays leading to higher on-site construction charges. The project is still planned to finish by March 2019, within the currently approved time frame, so there is no slippage request at this point.</li> <li>• Greater than anticipated structural timber repairs being required to the listed building;</li> <li>• Design changes to the parapet walls (increased heights) to satisfy Planning conditions;</li> <li>• Discovery of unforeseen rock and concrete during excavations.</li> </ul>		
	<b>Variation type: -</b> <ul style="list-style-type: none"> <li>• Budget increase: +£960,000; with all additional funding to come from the DfE Basic Need Allocation pot held by People Portfolio cash flowed by the Growth Investment Fund in advance of these allocations being received.</li> </ul>		
<b>Funding</b>	Department for Education Basic Need funding Allocation – Cash flow from Growth Investment Fund		
<b>Procurement</b>	N/a		
	<b>Ecclesall Infants Permanent Expansion</b>		+308

	<p><b>Scheme description</b></p> <p>Over the last decade Sheffield has seen a steady increase in births and an increase in the number of children applying to join schools mid-year. Recent data suggests the birth rate in Sheffield is, for the time being, sustained at this higher level. This means school places in Sheffield are operating in a very tight system and more places are needed in different areas of the city to accommodate local growth.</p> <p>The city is undertaking a programme of growth in school places to meet this increasing demand. Part of this programme was to expand and transform the existing 2 FE Ecclesall Infant school into a 3FE through Primary School. To deliver the solution there would be a period of design and development and procurement for the delivery of a:</p> <ul style="list-style-type: none"> <li>• 450 place extension to the current Ecclesall Infant building</li> <li>• Refurbishment of defined areas within the existing school.</li> </ul> <p><b>What has changed?</b></p> <ul style="list-style-type: none"> <li>• An increase in costs due to unforeseen works: additional work required as part of planning approval, extensive asbestos removal and a delay to works on site.</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>• Budget increase: +£308,009; with all additional funding to come from the DfE Basic Need Allocation pot held by People Portfolio.</li> </ul>		
	<b>Funding</b>	Department for Education Basic Need funding Allocation – Cash flow from Growth Investment Fund	
	<b>Procurement</b>	N/a	
	<p><b>Mechanical Replacement Measured Term Contract Schools</b></p> <p><b>Scheme description</b></p> <p>The council receives a School Condition Allocation from the Education and Skills Funding Agency each year to fund major repairs to educational establishments in Sheffield. The allocation is based on the number of schools and their pupil numbers and influenced by schools moving between responsible bodies i.e. those becoming Academy's.</p> <p>For the financial year 2018/19 the School Condition Allocation for Sheffield is £2,702,173. This sum should be viewed in the context of the overall backlog maintenance cost for Sheffield maintained schools estimated at £97,440,000.</p> <p>This funding is targeted at the most urgent priority condition issues across the maintained education estate. These issues are identified via the Facilities Management service, using;</p> <ul style="list-style-type: none"> <li>• Condition surveys</li> <li>• Fire Risk Assessments</li> <li>• Servicing Records</li> </ul>		<p>(18-19 -406 19-20 +406)</p>

	<ul style="list-style-type: none"> <li>Officer knowledge and specialist advice</li> </ul> <p>For the financial year 2018/19 the allocation is targeted at;</p> <ul style="list-style-type: none"> <li>Fire Risk Assessment Project Works</li> <li>Planned Mechanical (Heating) Works</li> <li>Major Structural Repairs</li> <li>Emergency Works</li> <li>Adaptations</li> </ul> <p><b>What has changed?</b></p> <ul style="list-style-type: none"> <li>Allocations are to be made for Mechanical works to be carried out at various sites (at Carfield Primary, Angram Bank Primary and Limpsfield Primary, as detailed below)</li> <li>There is a total of £10,224 to be added back to this programme budget funding as a result of underspends on closure of the Pipworth and Rainbow Forge projects noted below.</li> <li>Finally, the programme has allocated what was required to various projects in 2018/19 and now requests permission from Cabinet to slip the balance into 2019/20 to be available to fund future programme demand, as covered by the scheme description section above.</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>Budget decrease: -£121,428 to fund :             <ul style="list-style-type: none"> <li>Hive off Carfield, Angram Bank and Limpsfield; total -£131,652.</li> <li>Add back of funds from underspends on Pipworth and Rainbow Forge; total +£10,224</li> </ul> </li> <li>Slippage: -£406,242 into 2019/20 to maintain availability of funding as required, to meet future programme demand.</li> </ul>			
	<table border="1"> <tr> <td data-bbox="161 1013 304 1064"><b>Funding</b></td> <td data-bbox="304 1013 1955 1064">Department for Education Building Condition Allocation</td> </tr> </table>	<b>Funding</b>	Department for Education Building Condition Allocation	
<b>Funding</b>	Department for Education Building Condition Allocation			
	<table border="1"> <tr> <td data-bbox="161 1077 582 1128"><b>Procurement</b></td> <td data-bbox="582 1077 1955 1128">N/a</td> </tr> </table>	<b>Procurement</b>	N/a	
<b>Procurement</b>	N/a			
<b>H</b>	<b>Essential compliance and maintenance</b>			
	New additions			
	None			
	Variations and reasons for change			
	<b>Health &amp; Safety Corporate Buildings Block Allocation</b>	(18-19 -706		

Page 112	<p><b>Scheme description</b></p> <p>This block allocation holds funds specifically for Health and Safety Compliance Works at various locations, as required, across the Council's buildings estate.</p> <p><b>What has changed?</b></p> <ul style="list-style-type: none"> <li>After funding any eligible schemes in 2018-19, the remaining balance of £706k on this block allocation is to be slipped into 2019-20 to meet future demands on this funding, as new schemes come forward from the Essential Compliance and Maintenance programme of works.</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>Budget slippage: -£705,974</li> </ul>		19-20 +706)
	<b>Funding</b>	Capital Receipts (previously allocated)	
	<b>Procurement</b>	n/a	
	<p><b>Moorfoot Lifts</b></p> <p><b>Scheme description</b></p> <p>Following a lift survey of the 9 lifts in the Moorfoot building it was confirmed that there was an urgent need for all of them to be replaced. This was due mainly to the risk of failure of just a few which would have led to the Moorfoot building potentially having to close, which would have greatly disrupted Council services. A procurement exercise was therefore undertaken to appoint a contractor to replace all 9 lifts.</p> <p>Work is started on site in 2018 and is anticipated to be completed July 2019. This project was commissioned to improve the lifts at Moorfoot and will see the refurbishment of:</p> <ul style="list-style-type: none"> <li>6 Core lifts in the Main Lobby</li> <li>2 Core lifts that serve the North Wing</li> <li>1 Goods/Service Lift in the North Wing</li> </ul> <p><b>What has changed?</b></p> <ul style="list-style-type: none"> <li>The budget has been slipped in part from 2018/19 into 2019/20, to re-align expected phased expenditure with the latest supplier delivery forecast following earlier sourcing delays. Two new lifts have already been introduced in the main lobby of the Moorfoot building and two more should be ready for use in March 2019, with all six lifts now expected to be ready by July 2019. In the North Wing, both lifts should be also working by July 2019.</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>Budget slippage: -£419,351</li> </ul>		(18-19 -419 19-20 +419)

	<b>Funding</b>	Capital Receipts (previously allocated)																																																																			
	<b>Procurement</b>	n/a																																																																			
Page 113	<p><b>Various Fire Risk Assessment (FRA) Projects: overall effect on FRA Works Measured Term Contract (MTC) Corporate Buildings</b></p>			(18-19 -73																																																																	
	<p><b>Scheme description</b></p>			19-20 +73)																																																																	
	<p>The FRA Works MTC Corporate Buildings project was set up as an overarching project to control the allocation of funds to address Fire Risk Assessment works at individual site schemes across various sites within the Council’s estate.</p>																																																																				
	<p><b>What has changed?</b></p>																																																																				
	<p>The following table shows a net allocation of £482,050. This will however, be hived off to other schemes as shown below, redistributing the previously Cabinet-authorised expenditure on the FRA Works MTC TFM programme, as shown below:</p>																																																																				
	<ul style="list-style-type: none"> <li>• £231,825 further allocation for existing site projects, together with requested <b>slippage</b>, to be authorised by Cabinet, of <b>£73,353</b> from 2018/19 into 2019/20, pending the rebasing of costs following resolution of ongoing supplier negotiations; and</li> <li>• £250,225 new allocation for FRA works to 3 Listed Sites- at City Road, Ann’s Road and Tinsley Park.</li> </ul>																																																																				
	<table border="1"> <thead> <tr> <th data-bbox="152 791 949 842">BU - Project</th> <th data-bbox="949 791 1106 842">Complete?</th> <th data-bbox="1106 791 1285 842">Variation</th> <th data-bbox="1285 791 1496 842">Slippage</th> </tr> </thead> <tbody> <tr> <td data-bbox="152 842 949 880">90080 STANIFORTH WORKS FRA (R)</td> <td data-bbox="949 842 1106 880">Y</td> <td data-bbox="1106 842 1285 880">£2,557</td> <td data-bbox="1285 842 1496 880">£0</td> </tr> <tr> <td data-bbox="152 880 949 919">90148 STOCKSBRIDGE LIBRARY FRA</td> <td data-bbox="949 880 1106 919">Y</td> <td data-bbox="1106 880 1285 919">£0</td> <td data-bbox="1285 880 1496 919">£0</td> </tr> <tr> <td data-bbox="152 919 949 957">90152 GRANGE CRESCENT FRA (R)</td> <td data-bbox="949 919 1106 957">Y</td> <td data-bbox="1106 919 1285 957">£39</td> <td data-bbox="1285 919 1496 957">£0</td> </tr> <tr> <td data-bbox="152 957 949 995">90153 VERDON STREET FRA (R)</td> <td data-bbox="949 957 1106 995">Y</td> <td data-bbox="1106 957 1285 995">-£32</td> <td data-bbox="1285 957 1496 995">£0</td> </tr> <tr> <td data-bbox="152 995 949 1034">90154 WARMINSTER HOSTEL FRA (R)</td> <td data-bbox="949 995 1106 1034">Y</td> <td data-bbox="1106 995 1285 1034">-£11,618</td> <td data-bbox="1285 995 1496 1034">£0</td> </tr> <tr> <td data-bbox="152 1034 949 1072">90155 STRADBROKE YC FRA (R)</td> <td data-bbox="949 1034 1106 1072">Y</td> <td data-bbox="1106 1034 1285 1072">£0</td> <td data-bbox="1285 1034 1496 1072">£0</td> </tr> <tr> <td data-bbox="152 1072 949 1110">90156 ADLINGTON ROAD CC FRA (R)</td> <td data-bbox="949 1072 1106 1110">Y</td> <td data-bbox="1106 1072 1285 1110">-£15,969</td> <td data-bbox="1285 1072 1496 1110">£0</td> </tr> <tr> <td data-bbox="152 1110 949 1149">90160 FRA 16-17 BROOMHALL CENTRE</td> <td data-bbox="949 1110 1106 1149">N</td> <td data-bbox="1106 1110 1285 1149">£35,580</td> <td data-bbox="1285 1110 1496 1149">£0</td> </tr> <tr> <td data-bbox="152 1149 949 1187">90161 FRA 16-17 CHANCET WOOD</td> <td data-bbox="949 1149 1106 1187">N</td> <td data-bbox="1106 1149 1285 1187">-£5,294</td> <td data-bbox="1285 1149 1496 1187">-£4,745</td> </tr> <tr> <td data-bbox="152 1187 949 1225">90162 FRA 16-17 CLAYWHEELS LANE DEP</td> <td data-bbox="949 1187 1106 1225">N</td> <td data-bbox="1106 1187 1285 1225">£0</td> <td data-bbox="1285 1187 1496 1225">-£18,439</td> </tr> <tr> <td data-bbox="152 1225 949 1264">90163 FRA 16-17 ECCLESFIELD EPU</td> <td data-bbox="949 1225 1106 1264">N</td> <td data-bbox="1106 1225 1285 1264">-£2,840</td> <td data-bbox="1285 1225 1496 1264">-£1,113</td> </tr> <tr> <td data-bbox="152 1264 949 1302">90164 FRA 16-17 HIGH GREEN MINERS W</td> <td data-bbox="949 1264 1106 1302">Y</td> <td data-bbox="1106 1264 1285 1302">-£29,613</td> <td data-bbox="1285 1264 1496 1302">£0</td> </tr> <tr> <td data-bbox="152 1302 949 1340">90165 FRA 16-17 HOLLINSEND PARK</td> <td data-bbox="949 1302 1106 1340">N</td> <td data-bbox="1106 1302 1285 1340">£8,828</td> <td data-bbox="1285 1302 1496 1340">-£2,712</td> </tr> <tr> <td data-bbox="152 1340 949 1378">90166 FRA 16-17 JORDANTHORPE LIBR</td> <td data-bbox="949 1340 1106 1378">N</td> <td data-bbox="1106 1340 1285 1378">£0</td> <td data-bbox="1285 1340 1496 1378">-£111</td> </tr> <tr> <td data-bbox="152 1378 949 1417">90167 FRA 16-17 OSGATHORPE PARK</td> <td data-bbox="949 1378 1106 1417">N</td> <td data-bbox="1106 1378 1285 1417">£3,982</td> <td data-bbox="1285 1378 1496 1417">-£5,516</td> </tr> </tbody> </table>				BU - Project	Complete?	Variation	Slippage	90080 STANIFORTH WORKS FRA (R)	Y	£2,557	£0	90148 STOCKSBRIDGE LIBRARY FRA	Y	£0	£0	90152 GRANGE CRESCENT FRA (R)	Y	£39	£0	90153 VERDON STREET FRA (R)	Y	-£32	£0	90154 WARMINSTER HOSTEL FRA (R)	Y	-£11,618	£0	90155 STRADBROKE YC FRA (R)	Y	£0	£0	90156 ADLINGTON ROAD CC FRA (R)	Y	-£15,969	£0	90160 FRA 16-17 BROOMHALL CENTRE	N	£35,580	£0	90161 FRA 16-17 CHANCET WOOD	N	-£5,294	-£4,745	90162 FRA 16-17 CLAYWHEELS LANE DEP	N	£0	-£18,439	90163 FRA 16-17 ECCLESFIELD EPU	N	-£2,840	-£1,113	90164 FRA 16-17 HIGH GREEN MINERS W	Y	-£29,613	£0	90165 FRA 16-17 HOLLINSEND PARK	N	£8,828	-£2,712	90166 FRA 16-17 JORDANTHORPE LIBR	N	£0	-£111	90167 FRA 16-17 OSGATHORPE PARK	N	£3,982	-£5,516	
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90168 FRA 16-17 SORBY HOUSE	N	£114,795	-£7,205
90171 FRA 16-17 STANNINGTON PARK	N	£19,373	£0
90173 FRA 16-17 TOTLEY LIBRARY	N	£35,955	£0
90175 FRA 16-17 BURNCROSS CEMETERY	Y	-£31,337	£0
90178 FRA 16-17 WISEWOOD CEMETERY	Y	-£34	£0
90189 FRA 16-17 LOWER MANOR NH CTR	N	£90,305	£0
90191 FRA 16-17 DARNALL HOUSING OFF	N	£16,364	£0
90193 FRA 16-17 NEWFIELD GREEN LIBR	N	£678	-£704
90197 FRA 16-17 GREENHILL BRADWAYYC	N	-£2,027	-£23,902
93488 FRA 17-18 BROOMHILL LIBRARY	N	£4,094	-£8,906
93489 FRA 17-18 FRECHEVILLE LIBRARY	N	£7,962	£0
93516 FRA ANN'S ROAD YC	N	£35,670	£0
93517 FRA STANNINGTON COMM CENTRE	N	-£45,593	£0
<b>sub-total: existing FRA schemes</b>		<b>£231,825</b>	<b>-£73,353</b>
93515 CITY ROAD FRA	N	£197,120	£0
90185 BEAUCHIEF FRA	N	£14,430	£0
90177 TINSLEY PARK FRA	N	£38,675	£0
<b>90159 FRA WORKS MTC TFM</b>	N	<b>£482,050</b>	<b>£0</b>

Variation type: -

- Budget redistribution: £482,050; reducing the remaining balance available for internal redistribution on this programme from £931,125 to £479,075.
- Slippage: -£73,353 on individual site projects as shown above.

**Funding** Capital Receipts

**Procurement** N/A

**Corporate Buildings Essential Replacement Windows/ Doors**

**Scheme description**

- Sheffield City Council has many buildings with windows and doors that are in a state of disrepair. Some of these properties have original single

(18-19 -227  
19-20 +227)

Page 115	<p>glazed fittings which are inefficient, cold, draughty, leave the building at risk of break ins and in some cases dangerous. Others have had panes boarded up. The external doors are also in a state of disrepair making the building unsafe.</p> <ul style="list-style-type: none"> <li>The objectives of the project are to conduct a feasibility study on the properties and develop a shortlist of sites. The ultimate objective is to design and install new windows and external doors and improve the weather tightness and appearance of the building.</li> <li>We will design new windows and doors and seek planning permission where appropriate. There will be an element of Design and Build.</li> </ul> <p><b>What has changed?</b></p> <ul style="list-style-type: none"> <li>Delays in receiving site information have led to requested slippage of the remaining balance on this project into 2019/20.</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>Slippage: -£226,845</li> </ul>		
	<b>Funding</b>	Capital Receipts	
	<b>Procurement</b>	N/a	
Page 115	<p><b>Town Hall Project</b></p> <p><b>Scheme description</b></p> <ul style="list-style-type: none"> <li>Refurbishment of the Town Hall - feasibility and surveys</li> </ul> <p><b>What has changed?</b></p> <ul style="list-style-type: none"> <li>This project can now be closed with an underspend of £27,813 as future costs are to be picked up as part of a wider city centre project.</li> </ul> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>Budget decrease: -£27,813 upon closure of project. Reduction in funding from the draw on the Capital Receipts Bid.</li> </ul>		-28
	<b>Funding</b>	Capital Receipts	
	<b>Procurement</b>	N/a	
	<p><b>Mechanical Replacement Measured Term Contract Corporate Buildings</b></p> <p><b>Scheme description</b></p> <ul style="list-style-type: none"> <li>This project was set up as a Measured Term Contract to deal with emergency heating replacement requirements across the SCC estate.</li> </ul>		(18-19 -484 19-20 +484)

	<b>What has changed?</b>		
	<ul style="list-style-type: none"> <li>Variation to redistribute previously authorised funds to cover the overspends on the Shiregreen and Stradbroke Community Centre projects and a request for Cabinet to authorise slippage of the balance on the project into 2019/20, due to no remaining works being planned for 2018/19.</li> </ul> <b>Variation type: -</b> <ul style="list-style-type: none"> <li>Budget decrease: -£6,516 – but no overall effect on programme as funding overspends on previously hived-off schemes as noted in Section 3 below.</li> <li>Slippage: -£484,196 (Cabinet approval requested)</li> </ul>		
	<b>Funding</b>	Capital Receipts	
	<b>Procurement</b>	N/a	
Page 116	<b>Heart of the City II</b>		
	New additions		
	None		
	Variations and reasons for change		
	<b>Heart of the City II (HOC II)</b> <b>Scheme description</b> Heart of the City 2 (formerly Sheffield Retail Quarter) seeks to transform Sheffield city centre with an improved retail, working, leisure and living environment.  <b>What has changed?</b> A number of HOCII budgets have been re-aligned to reflect the new approach of block by block delivery, this will be an evolving process as blocks are considered in more detail with regard to the specific uses, market interest etc. and when more detailed cost plans become available as blocks come forward and designs progress.  A recent review of the likely spend on blocks scheduled for later development requires the slippage and re-profiling of £2,583.3k of expenditure into future financial years.  <p style="text-align: center;"><b>(Slippage)/Acceleration £:k</b></p> <b>Block B Laycock House</b> (340.3)		(18-19 -2,583 19/20 -3,242 20/21 +5,735 21/22 +90)



Page 117	<b>Block C Pepper Pot Building</b> (243) <b>SRQ Offices</b> (2,000) <b>Total:</b> (2583.3)		
	<b>Variation type: -</b> <ul style="list-style-type: none"> <li>[slippage]</li> </ul> 2018-19 -2,583 2019-20 -3,242 2020-21 +5,735 2021-22 + 90 Total net nil		
	<b>Funding</b>	Prudential Borrowing	
	<b>Procurement</b>	n/a	
	<b>Project Cavendish; Public Art Installation</b> <b>Scheme description</b> The public art element of this scheme was originally approved within the landscaping provisional sum to be delivered by the principal contractor. However due to the nature of the work and impacts to key timelines it is considered that the work would be now better delivered outside of the main contract once the principal contractor is off site. <b>What has changed?</b> The Cavendish public art contracts are to be delivered by the Council on a fixed fee basis using the closed competitive tender procedure. <b>Variation type:</b> <ul style="list-style-type: none"> <li>[procurement strategy only]</li> </ul>		
	<b>Funding</b>	<b>Prudential Borrowing</b>	
	<b>Procurement</b>	Closed competitive tender procedure	
	<b>HOCII – F Trafalgar Works</b> <b>Scheme description</b>		141

Page 118	<p>Heart of the City 2 (formerly Sheffield Retail Quarter) seeks to transform Sheffield city centre with an improved retail, working, leisure and living environment.</p> <p>This sight within the project was identified as one that was suitable for offering for sale to the developer market rather than the Council develop it itself. A marketing process has now been undertaken which has selected a preferred developer who will be creating a number of residential apartments. A development agreement will be entered into shortly and payment of the capital receipt made on completion of successful planning application.</p> <p><b>What has changed?</b></p> <p>The original budget just included an allowance for legal and internal fees but in addition the sales agent's fees will be incurred. A 3% fee premium will be charged to the developer which will more than cover these costs but will not be received until around December 2019.</p> <p><b>Variation type: -</b></p> <ul style="list-style-type: none"> <li>• [budget increase]</li> </ul>		
	<b>Funding</b>	Third Party Contribution	
	<b>Procurement</b>	n/a	

By virtue of paragraph(s) 7 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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## Housing Capital Programme 2018 – 2024

### EXECUTIVE SUMMARY

At the end of October 2018 the value of the Housing Capital Programme for the period 2018-2023 was £395.5m

The purpose of this report is to specify and seek approval for revisions to the existing 2018-23 programme and the inclusion of 2023/24 forward programme.

The changes to the current year and forward programme to March 2024 represent an increase of £68.9m and are made up as follows:

- Savings to elements of the existing programme – £0.1m
- Increases to elements of the current 2018-23 programme - £15.5m
- The addition of the 23/24 programme - £53.4m

In addition £79.2m of expenditure has been reprofiled across all financial years up to 2023/24 from earlier in the programme. These reprofiles are related to indicative allocations rather than slippage on schemes in delivery, and represent the current anticipated profile of expenditure against key themes.

The table below summarises these changes.

**TABLE 1 – Changes to Approved Budget**

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL (Forward Programme 18-24)
<b>Baseline Housing Budget At October 2018</b>	84.1	77.1	72.8	78.6	82.9	0.0	<b>395.5</b>
<b>Net Slippage / Accelerated Spend of existing programme</b>	(11.9)	0.5	8.7	2.7	(0.0)	0.0	<b>0.0</b>
<b>Savings to existing programme</b>	(0.1)	0.0	(0.0)	0.0	0.0	0.0	<b>(0.1)</b>
<b>Re-profiling to programme</b>	(14.2)	(6.9)	9.6	(1.1)	(9.1)	21.7	<b>0.0</b>
<b>Additions to Programme</b>	2.0	2.0	2.6	5.3	3.6	53.4	<b>68.9</b>
<b>Revised Programme Budget</b>	<b>59.9</b>	<b>72.7</b>	<b>93.7</b>	<b>85.6</b>	<b>77.4</b>	<b>75.1</b>	<b>464.3</b>
<b>Retained / HRA Spilt</b>							
<b>SCC Retained Element</b>	7.2	7.7	4.3	0.6	0.5	0.5	<b>20.7</b>
<b>HRA Element</b>	52.7	65.0	89.3	85.0	76.9	74.6	<b>443.7</b>
<b>CHECK TOTAL</b>	<b>59.9</b>	<b>72.7</b>	<b>93.7</b>	<b>85.6</b>	<b>77.4</b>	<b>75.1</b>	<b>464.3</b>

The full details of all changes in expenditure (as summarised above) on a year by year /individual project basis are shown in Annex 1 however, key changes are identified below.

## MAJOR CHANGES TO THE EXISTING PROGRAMME

The major elements of the £15.5m additions to the current programme are:

- **Essential Investments - £8.0m**

- Essential Investments Other +£7.4m

- Following the Grenfell fire tragedy in 2017, it is proposed to continue to invest in keeping residents safe and put in place a number of fire prevention and fire safety measures for high rise blocks and sheltered schemes which could include the installation of sprinkler systems.

- Hanover Tower Block Cladding +£290K

- A recent inspection of the block has indicated that remedial fire stopping works are required to maintain the integrity of the cladding works.

- Emergency Demolitions +£140K

- It is anticipated that there will be increased budgetary demand for emergency demolition works based on current expenditure and emerging inspections.

- Asbestos Surveys +£150K

- The increase in the asbestos surveys budget is associated with maintaining accurate condition on asbestos containing materials in communal areas in line with our asbestos management plan and reactive surveys that will need to be undertaken prior to works commencing on site to comply with our no survey no work policy.

- **Kitchens, Bathrooms, and Windows - £3.8m**

- Kitchens, Bathrooms, and Windows Other +£2.5m

- There is a requirement to commence replacing the windows at Deer Park as part of delivering modern living standards and warm homes for tenants.

- Kitchen/Bathroom Planned Replacement +£300K

- It is proposed to increase the budgetary provision for this programme in anticipation of the increased number of properties identified through stock condition surveys that require replacement kitchens and bathrooms.

- Windows & Doors Placement +£1m

- The programme proposes to replace existing timber windows and doors to council properties identified through stock condition surveys to deliver modern and warm homes.

- **Communal Areas-Low Rise Flats - £1.9m**

- The increase in the budget is in relation to some additional works identified including electrical points and an additional a small number of additional blocks that were not originally identified.

- **Regeneration - £1.3m**  
This increase is to reflect the emerging priorities for the early stages of the Gleadless Valley Masterplan including some limited demolition and likely remodelling of blocks.
- **General Stock Increase Programme - £1.1m** – to allow investigations into possible development sites to take place.

### **Key elements of the £53.4m increases 2023/24 programme:**

The addition of the 2023/24 programme represents indicative annual allocations to various existing work streams within the housing programme of £52.3m as indicated in the final page of Annex 1.

In addition a further £1.1m is being allocated to the Stock Increase Programme to ensure the council's commitment to increasing the supply of council housing stock in the city can continue.

### **Approvals**

With the exception of the increase in budget for Hanover Tower Block Cladding (97481) all other additions relate to indicative allocations only. Business cases will be drawn up and passed through the Capital Approval Process before actual expenditure is incurred.

## FUNDING OF THE HOUSING PROGRAMME

The proposed Housing Programme is funded from a variety of sources including the Major Repairs Reserve, Capital Receipts, Prudential Borrowing, various Government Grants and other contributions. While the exact amounts of each funding source used in each year will vary dependent on actual expenditure, the current funding assumptions are detailed in Table 2 and Table 3 below.

**TABLE 2 – Funding Summary of Retained Element of Housing Programme**

Funding	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL (Forward Programme 18-24)
<b>SCC Retained Element</b>							
Other Grants & Contributions e.g. Homes and Loans	(1.0)	(1.4)	(0.9)	0.0	0.0	0.0	(3.3)
Capital Receipts	(6.2)	(6.1)	(3.3)	(0.6)	(0.5)	(0.5)	(17.1)
Government Grants	0.0	(0.1)	(0.1)	0.0	0.0	0.0	(0.2)
<b>TOTAL</b>	<b>(7.2)</b>	<b>(7.7)</b>	<b>(4.3)</b>	<b>(0.6)</b>	<b>(0.5)</b>	<b>(0.5)</b>	<b>(20.7)</b>

**TABLE 3 - Funding Summary of HRA Programme**

Funding	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL (Forward Programme 18-24)
<b>HRA Element</b>							
Other Grants & Contributions e.g. HCA & Leaseholder Payments	(1.3)	(0.7)	(1.3)	(1.3)	(1.1)	(0.6)	(6.3)
Capital Receipts	(2.0)	(8.1)	(8.8)	(3.3)	(2.4)	(0.6)	(25.2)
Major Repairs Reserve	(49.3)	(56.2)	(79.2)	(65.4)	(61.4)	(65.4)	(376.9)
Government Grants	(0.1)	(0.1)	0.0	0.0	0.0	0.0	(0.2)
Borrowing	0.0	0.0	0.0	(15.0)	(12.0)	(8.0)	(35.0)
<b>TOTAL</b>	<b>(52.7)</b>	<b>(65.0)</b>	<b>(89.3)</b>	<b>(85.0)</b>	<b>(76.9)</b>	<b>(74.6)</b>	<b>(443.7)</b>



**ANNEX 1 - BUDGET CHANGES DETAIL – 2018-19**

Business Unit	Current 2018-19	OT VARIANCE	CURRENT OUT-TURN	SAVINGS	SLIPPAGE INTO 19-20	NET SLIPPAGE	REPROFILE	ADDITIONS	TOTAL ADJUSTS	Proposed 2018-19
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	(976)	17,024	-	-	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	(85,001)	34,999	-	-	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	130,000	(95,000)	35,000	-	-	-	-	-	-	130,000
0014059097150, RHB LOANS HAL	200,000	0	200,000	-	-	-	-	-	-	200,000
0014059097243, YORK - NY SUB REGION HAL	74,998	0	74,998	-	(39,998)	(39,998)	-	-	(39,998)	35,000
0014059097391, WAKEFIELD - WY SUB REGION HAL	68,000	(0)	68,000	-	-	-	-	35,000	-	103,000
0014059097394, HULL - HUMBER SUB REGION HAL	504,355	(1)	504,355	-	(200,000)	(200,000)	-	-	(200,000)	304,355
0014059097395, NE LINES - SUB REGION HAL	41,000	-	41,000	-	-	-	-	-	-	41,000
0014059097452, REGIONAL ERL	150,000	0	150,000	-	(100,000)	(100,000)	-	-	(100,000)	50,000
0014059097502, EP NORTH EAST LINC	22,485	-	22,485	-	-	-	-	-	-	22,485
0014059197282, PARK HILL (STH)	11,885	0	11,885	-	-	-	-	-	-	11,885
0014059197340, SWAN	13,933	-	13,933	-	-	-	-	-	-	13,933
0014059197350, ARBOURTHORNE 5MS	9,091	1	9,091	-	-	-	-	-	-	9,091
0014059097508, WYCA REPAYMENT LOANS	369,806	0	369,806	-	(250,000)	(250,000)	-	-	(250,000)	119,806
0014059097451, REGIONAL ENERGY HAL	10,000	(0)	10,000	-	-	-	-	-	-	10,000
0014059097506, CALDERDALE REPAYMENT LOANS	100,000	-	100,000	-	(100,000)	(100,000)	-	-	(100,000)	-
0014059097507, SHEFFIELD REPAYMENT LOANS	68,000	-	68,000	-	(50,000)	(50,000)	-	-	(50,000)	18,000
0014059097520, KIRKLEES RF FUNDS HAL(2)	135,000	-	135,000	-	(50,000)	(50,000)	-	-	(50,000)	85,000
0014059197453, EMPTY PROPERTY LOANS	112,000	-	112,000	-	(112,000)	(112,000)	-	-	(112,000)	(0)
0014060697321, PROGRAMME MANAGEMENT COSTS GF	5,420,000	(503)	5,419,498	-	-	-	-	-	-	5,420,000
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	455,000	(7,800)	447,200	(1,300)	-	-	-	-	(1,300)	453,700
<b>Total</b>	<b>8,033,552</b>	<b>(189,279)</b>	<b>7,844,273</b>	<b>(1,300)</b>	<b>(901,998)</b>	<b>(901,998)</b>	<b>-</b>	<b>35,000</b>	<b>(868,298)</b>	<b>7,165,254</b>
0014059197458, LD ACQUISITIONS DOH FUNDING	411,000	(411,000)	-	-	-	-	(411,000)	-	(411,000)	-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	636,000	147,457	783,457	-	-	-	150,000	-	150,000	786,000
0014059197551, COUNCIL HSG ACQUISITIONS PROG	4,049,400	870,370	4,919,771	-	-	-	870,371	-	870,371	4,919,771
0014059197552, NEW BUILD COUNCIL HSG PHASE 1	22,173	-	22,173	-	-	-	(12,235)	-	(12,235)	9,938
0014059197553, NEW BUILD COUNCIL HSG PHASE 2	103,000	(0)	103,000	-	-	-	-	-	-	103,000
0014059197554, NEW BUILD COUN HSG PH 3	448,500	(344,701)	103,799	-	(344,701)	(344,701)	-	-	(344,701)	103,799
0014059197555, NEW BUILD COUN HSG PH 4A	4,691,115	(4,424,469)	266,646	-	(4,424,469)	(4,424,469)	-	-	(4,424,469)	266,646
0014059197556, NEW BUILD COUN HSG PH 4B	449,780	(316,850)	132,930	-	(316,850)	(316,850)	-	-	(316,850)	132,930
0014059197557, ON SITE ACQUISITIONS	483,200	(0)	483,200	-	-	-	-	-	-	483,200
0014059197558, HGP SITE FEASIBILITY 2018	74,000	-	74,000	-	-	-	-	-	-	74,000
00140591Q0087, STOCK INCREASE (CHS)	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>11,368,168</b>	<b>(4,479,194)</b>	<b>6,888,974</b>	<b>-</b>	<b>(5,086,020)</b>	<b>(5,086,020)</b>	<b>597,136</b>	<b>-</b>	<b>(4,488,884)</b>	<b>6,879,284</b>
0014065397127, OBSOLETE HEATING	-	(0)	(0)	-	(5,086,020)	(5,086,020)	-	-	-	-
0014065397131, ALMO ASBESTOS SURVEYS	183,722	(65,695)	118,027	-	-	-	-	-	-	183,722
0014065397139, LANSOWNE AND HANOVER CLADDING	78,270	-	78,270	-	(78,270)	(78,270)	-	-	(78,270)	-
0014065397147, ADAPTATIONS	2,210,068	(545,965)	1,664,103	-	-	-	-	-	-	2,210,068
0014065397148, S H MGMT FEES COMMISSIONED	2,505,000	-	2,505,000	-	-	-	-	-	-	2,505,000
0014065397264, HEALTH & SAFETY ENHANCE PROG	138,000	(55,999)	82,001	-	-	-	-	-	-	138,000
0014065397269, EMERGENCY DEMOLITIONS	25,000	9,470	34,470	-	-	-	-	-	-	25,000
0014065397404, HEATING BREAKDOWNS	725,000	(3,142)	721,858	-	-	-	-	-	-	725,000
0014065397405, INSULATION (COUNCIL HSG)	5,600	(5,600)	-	-	-	-	-	-	-	5,600
0014065397416, COMM HTG - PIPEWORK RENEWAL	247,810	(19,402)	228,408	-	-	-	-	-	-	247,810
0014065397417, COMM HTG - PLANT ROOMS	50,000	-	50,000	-	(25,000)	(25,000)	-	-	(25,000)	25,000
0014065397418, PITCHED ROOFING & ROOFLINE	24,074,097	(12,415,693)	11,658,404	(74,097)	-	-	(12,000,000)	-	(12,074,097)	12,000,000
0014065397419, FLAT ROOFING	10,676	(0)	10,676	-	-	-	-	-	-	10,676
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	60,000	0	60,000	-	(40,000)	(40,000)	-	-	(40,000)	20,000
0014065397441, COMMUNAL AREAS-LOW RISE FLATS	3,769,600	1,925,595	5,695,195	-	-	-	-	1,925,594	1,925,594	5,695,194
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	8,043,366	31,905	8,075,271	-	-	-	-	-	-	8,043,366
0014065397443, WINDOWS & DOORS PLACEMENT(CHS)	1,483,616	18,268	1,501,884	-	-	-	-	-	-	1,483,616
0014065397456, GARAGES STRATEGY DEMOLITION	136,435	-	136,435	-	-	-	-	-	-	136,435
0014065397838, COMPARTMENTALISATION - FS	74,191	(72,442)	1,749	-	-	-	-	-	-	74,191
0014065397961, DH - METERING	40,000	(56,096)	(16,096)	-	-	-	-	-	-	40,000
0014065397968, LIFT MAINTENANCE & REPAIR	441,365	(76)	441,289	-	-	-	-	-	-	441,365
0014065397989, SPRINKLERS - FIRE SAFETY	73,529	0	73,529	-	-	-	-	-	-	73,529
0014065397990, SHELTERED FIRE ALARM LINKING	22,939	(49,358)	(26,419)	-	(22,939)	(22,939)	-	-	(22,939)	(0)
0014065397459, GARAGE STRATEGY-IMPROVEMENT	1,835,759	(1,338,530)	497,229	-	-	-	-	-	-	1,835,759
0014065397461, ASBESTOS REMOVAL	397,979	(4,571)	393,408	-	-	-	-	-	-	397,979
0014065397471, EWI NON-TRADITIONAL1	2,186,773	(1,409,290)	777,483	-	(1,686,773)	(1,686,773)	-	-	(1,686,773)	500,000
0014065397472, EWI NON-TRADITIONAL 2	1,975,900	(1,975,900)	-	-	(1,925,900)	(1,925,900)	-	-	(1,925,900)	50,000
0014065397473, EWI NON-TRADITIONAL 3	867,458	(867,458)	-	-	(857,458)	(857,458)	-	-	(857,458)	10,000
0014065398002, ELECTRICAL STRATEGY	7,314,474	519,960	7,834,434	-	-	-	-	-	-	7,314,474
0014065397481, HANOVER TOWER BLOCK CLADDING	2,425,000	(1,260,430)	1,164,570	-	(1,260,430)	(1,260,430)	-	-	(1,260,430)	1,164,570
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	0	250,000	-	-	-	-	-	-	250,000
00140653Q0079, COMMUNITY HEATING (CHS)	202,190	-	202,190	-	-	-	(202,190)	-	(202,190)	-
00140653Q0080, ROOFS & EXTERNALS (CHS)	1,000,000	(1,000,000)	-	-	-	-	-	-	(1,000,000)	-
00140653Q0083, WASTE MANAGEMENT (CHS)	800,000	-	800,000	-	-	-	(800,000)	-	(800,000)	-
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	1,000,000	(1,000,000)	-	-	-	-	(750,000)	-	(750,000)	250,000
00100000Q0095, IT UPGRADE (HSG)	-	-	-	-	-	-	-	-	-	-
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	-	-	-	-	-	-	-	-	-	-
00100000Q0094, Regeneration HRA	-	-	-	-	-	-	-	-	-	-
00140653Q0090, GARAGES (CHS)	-	-	-	-	-	-	-	-	-	-
00140653Q0086, KITCHENS, BATHRMS, WINDOWS & DOORS	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>64,653,817</b>	<b>(19,640,449)</b>	<b>44,011,179</b>	<b>(74,097)</b>	<b>(5,896,770)</b>	<b>(5,896,770)</b>	<b>(14,752,190)</b>	<b>1,925,594</b>	<b>(18,797,463)</b>	<b>45,856,354</b>
<b>TOTAL HRA INVESTMENT AND STOCK INCREASE</b>	<b>76,021,986</b>	<b>(24,119,643)</b>	<b>50,900,153</b>	<b>(74,097)</b>	<b>(10,982,790)</b>	<b>(10,982,790)</b>	<b>(14,155,054)</b>	<b>1,925,594</b>	<b>(23,286,347)</b>	<b>52,735,639</b>
<b>GRAND TOTAL</b>	<b>84,055,538</b>	<b>(24,308,922)</b>	<b>58,744,426</b>	<b>(75,397)</b>	<b>(11,884,788)</b>	<b>(11,884,788)</b>	<b>(14,155,054)</b>	<b>1,960,594</b>	<b>(24,154,645)</b>	<b>59,900,893</b>

**ANNEX 1 - BUDGET CHANGES DETAIL – 2019-20**

Business Unit	Current 2019-20	SAVINGS	SLIPPAGE FROM 18-19	SLIPPAGE INTO 20/21	NET SLIPPAGE	REPROFILE	ADDITIONS	TOTAL ADJUSTS	Proposed 2019-20
0014058790136, CHAUCCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	130,000	-	-	-	-	-	-	-	130,000
0014059097150, RHB LOANS HAL	200,000	-	-	-	-	-	-	-	200,000
0014059097243, YORK - NY SUB REGION HAL	-	-	39,998	-	39,998	-	-	39,998	39,998
0014059097391, WAKEFIELD - WY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	196,949	-	200,000	-	200,000	-	-	200,000	396,949
0014059097395, NE LINGS - SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	330,000	-	100,000	(280,000)	(180,000)	-	-	(180,000)	150,000
0014059097502, EP NORTH EAST LINC	-	-	-	-	-	-	-	-	-
0014059197282, PARK HILL (STH)	-	-	-	-	-	-	-	-	-
0014059197340, SWAN	-	-	-	-	-	-	-	-	-
0014059197350, ARBOURTHORNE 5MS	-	-	-	-	-	-	-	-	-
0014059097508, WYCA REPAYMENT LOANS	378,000	-	250,000	(250,000)	-	-	-	-	378,000
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-
0014059097506, CALDERDALE REPAYMENT LOANS	100,000	-	100,000	(100,000)	-	-	-	-	100,000
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	50,000	-	50,000	-	-	50,000	50,000
0014059097520, KIRKLEES RF FUNDS HAL(2)	135,000	-	50,000	(50,000)	-	-	-	-	135,000
0014059197453, EMPTY PROPERTY LOANS	112,000	-	112,000	(112,000)	-	-	-	-	112,000
0014060697321, PROGRAMME MANAGEMENT COSTS GF	5,420,000	-	-	-	-	-	-	-	5,420,000
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	416,000	-	-	-	-	-	-	-	416,000
<b>Total</b>	<b>7,555,949</b>	<b>-</b>	<b>901,998</b>	<b>(792,000)</b>	<b>109,998</b>	<b>-</b>	<b>-</b>	<b>109,998</b>	<b>7,665,947</b>
0014059197458, LD ACQUISITIONS DOH FUNDING	-	-	-	-	-	-	-	-	-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	636,000	-	-	-	-	364,000	-	364,000	1,000,000
0014059197551, COUNCIL HSG ACQUISITIONS PROG	4,178,249	-	-	-	-	4,052,951	-	4,052,951	8,231,200
0014059197552, NEW BUILD COUNCIL HSG PHASE 1	-	-	-	-	-	-	-	-	-
0014059197553, NEW BUILD COUNCIL HSG PHASE 2	5,328,331	-	-	-	-	-	-	-	5,328,331
0014059197554, NEW BUILD COUN HSG PH 3	651,421	-	344,701	-	344,701	-	-	344,701	996,122
0014059197555, NEW BUILD COUN HSG PH 4A	8,779,100	-	4,424,469	(4,914,362)	(489,893)	-	-	(489,893)	8,289,207
0014059197556, NEW BUILD COUN HSG PH 4B	644,604	-	316,850	(297,170)	19,680	-	-	19,680	664,284
0014059197557, ON SITE ACQUISITIONS	926,364	-	-	-	-	-	-	-	926,364
0014059197558, HGP SITE FEASIBILITY 2018	-	-	-	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	-	-	-	-	-	768,000	-	768,000	768,000
<b>Total</b>	<b>21,144,069</b>	<b>-</b>	<b>5,086,020</b>	<b>(5,211,532)</b>	<b>(125,512)</b>	<b>5,184,951</b>	<b>-</b>	<b>5,059,439</b>	<b>26,203,508</b>
0014065397127, OBSOLETE HEATING	2,200,000	-	-	300,000	300,000	-	-	300,000	2,500,000
0014065397131, ALMO ASBESTOS SURVEYS	200,000	-	-	-	-	-	-	-	200,000
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	78,270	-	78,270	-	-	78,270	78,270
0014065397147, ADAPTATIONS	2,200,000	-	-	-	-	-	200,000	200,000	2,400,000
0014065397148, S H MGMT FEES COMMISSIONED	2,505,000	-	-	-	-	-	-	-	2,505,000
0014065397264, HEALTH & SAFETY ENHANCE PROG	140,000	-	-	-	-	-	-	-	140,000
0014065397269, EMERGENCY DEMOLITIONS	40,000	-	-	-	-	-	80,000	80,000	120,000
0014065397404, HEATING BREAKDOWNS	725,000	-	-	-	-	-	-	-	725,000
0014065397405, INSULATION (COUNCIL HSG)	1,311,090	-	-	-	-	(1,311,090)	-	(1,311,090)	(0)
0014065397416, COMM HTG - PIPEWORK RENEWAL	-	-	-	-	-	-	-	-	-
0014065397417, COMM HTG - PLANT ROOMS	-	-	25,000	-	25,000	-	-	25,000	25,000
0014065397418, PITCHED ROOFING & ROOFLINE	6,500,000	-	-	-	-	(2,500,000)	-	(2,500,000)	4,000,000
0014065397419, FLAT ROOFING	-	-	-	-	-	-	-	-	-
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	40,000	-	40,000	-	-	40,000	40,000
0014065397441, COMMUNAL AREAS-LOW RISE FLATS	1,200,000	-	-	-	-	-	-	-	1,200,000
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	158,485	-	-	-	-	-	-	-	158,485
0014065397443, WINDOWS & DOORS PLACEMENT(CHS)	-	-	-	-	-	-	250,000	250,000	250,000
0014065397456, GARAGES STRATEGY DEMOLITION	-	-	-	-	-	-	75,000	75,000	75,000
0014065397838, COMPARTMENTALISATION - FS	-	-	-	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	412,298	-	-	-	-	-	37,702	37,702	450,000
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	22,939	-	22,939	-	-	22,939	22,939
0014065397459, GARAGE STRATEGY-IMPROVEMENT	1,103,161	-	-	-	-	-	-	-	1,103,161
0014065397461, ASBESTOS REMOVAL	346,000	-	-	-	-	-	-	-	346,000
0014065397471, EWI NON-TRADITIONAL1	1,000,000	-	1,686,773	(159,311)	1,527,462	-	-	1,527,462	2,527,462
0014065397472, EWI NON-TRADITIONAL 2	3,348,400	-	1,925,900	(4,774,300)	(2,848,400)	-	-	(2,848,400)	500,000
0014065397473, EWI NON-TRADITIONAL 3	1,452,517	-	857,458	(2,209,975)	(1,352,517)	-	-	(1,352,517)	100,000
0014065398002, ELECTRICAL STRATEGY	7,000,000	-	-	1,500,000	1,500,000	-	-	1,500,000	8,500,000
0014065397481, HANOVER TOWER BLOCK CLADDING	1,035,000	-	1,260,430	-	1,260,430	-	290,000	1,550,430	2,585,430
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000
00140653Q0079, COMMUNITY HEATING (CHS)	1,155,050	-	-	-	-	(952,860)	-	(952,860)	202,190
00140653Q0080, ROOFS & EXTERNALS (CHS)	4,112,876	-	-	-	-	(2,612,876)	50,000	(2,562,876)	1,550,000
00140653Q0083, WASTE MANAGEMENT (CHS)	800,000	-	-	-	-	-	-	-	800,000
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	1,000,000	-	-	-	-	750,000	-	750,000	1,750,000
00100000Q0095, IT UPGRADE (HSG)	3,000,000	-	-	-	-	(2,750,000)	-	(2,750,000)	250,000
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	5,167,600	-	-	-	-	(2,990,000)	-	(2,990,000)	2,177,600
00100000Q0094, Regeneration HRA	-	-	-	-	-	300,000	-	300,000	300,000
00140653Q0090, GARAGES (CHS)	-	-	-	-	-	-	-	-	-
00140653Q0086 KITCHENS, BATHRMS,WINDOWS & DOORS	-	-	-	-	-	-	1,000,000	1,000,000	1,000,000
<b>Total</b>	<b>48,362,477</b>	<b>-</b>	<b>5,896,770</b>	<b>(5,343,586)</b>	<b>553,184</b>	<b>(12,066,826)</b>	<b>1,982,702</b>	<b>(9,530,940)</b>	<b>38,831,537</b>
<b>TOTAL HRA INVESTMENT AND STOCK INCREASE</b>	<b>69,506,546</b>	<b>-</b>	<b>10,982,790</b>	<b>(10,555,118)</b>	<b>427,672</b>	<b>(6,881,875)</b>	<b>1,982,702</b>	<b>(4,471,501)</b>	<b>65,035,045</b>
<b>GRAND TOTAL</b>	<b>77,062,495</b>	<b>-</b>	<b>11,884,788</b>	<b>(11,347,118)</b>	<b>537,670</b>	<b>(6,881,875)</b>	<b>1,982,702</b>	<b>(4,361,503)</b>	<b>72,700,992</b>

**ANNEX 1 - BUDGET CHANGES DETAIL – 2020-21**

Business Unit	Current 2020-21	SAVINGS	SLIPPAGE FROM 19/20	SLIPPAGE INTO 21/22	NET SLIPPAGE	REPROFILE	ADDITIONS	TOTAL ADJUSTS	Proposed 2020-21
0014058790136, CHAUCCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	130,000	-	-	-	-	-	-	-	130,000
0014059097150, RHB LOANS HAL	200,000	-	-	-	-	-	-	-	200,000
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097391, WAKEFIELD - WY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097395, NE Lincs - SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	280,000	-	280,000	-	-	280,000	280,000
0014059097502, EP NORTH EAST LINC	-	-	-	-	-	-	-	-	-
0014059197282, PARK HILL (STH)	-	-	-	-	-	-	-	-	-
0014059197340, SWAN	-	-	-	-	-	-	-	-	-
0014059197350, ARBOURTHORNE 5MS	-	-	-	-	-	-	-	-	-
0014059097508, WYCA REPAYMENT LOANS	-	-	250,000	-	250,000	-	-	250,000	250,000
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-
0014059097506, CALDERDALE REPAYMENT LOANS	-	-	100,000	-	100,000	-	-	100,000	100,000
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	50,000	-	50,000	-	-	50,000	50,000
0014059197453, EMPTY PROPERTY LOANS	-	-	112,000	-	112,000	-	-	112,000	112,000
0014060697321, PROGRAMME MANAGEMENT COSTS GF	2,710,000	-	-	-	-	-	-	-	2,710,000
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	338,000	-	-	-	-	-	-	-	338,000
<b>Total</b>	<b>3,516,000</b>	<b>-</b>	<b>792,000</b>	<b>-</b>	<b>792,000</b>	<b>-</b>	<b>-</b>	<b>792,000</b>	<b>4,308,000</b>
0014059197458, LD ACQUISITIONS DOH FUNDING	-	-	-	-	-	-	-	-	-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	636,000	-	-	-	-	364,000	-	364,000	1,000,000
0014059197551, COUNCIL HSG ACQUISITIONS PROG	4,397,423	-	-	-	-	3,998,401	-	3,998,401	8,395,824
0014059197552, NEW BUILD COUNCIL HSG PHASE 1	-	-	-	-	-	-	-	-	-
0014059197553, NEW BUILD COUNCIL HSG PHASE 2	12,000	-	-	-	-	-	-	-	12,000
0014059197554, NEW BUILD COUN HSG PH 3	-	-	-	-	-	-	-	-	-
0014059197555, NEW BUILD COUN HSG PH 4A	1,576,051	-	4,914,362	(1,359,000)	3,555,362	-	-	3,555,362	5,131,413
0014059197556, NEW BUILD COUN HSG PH 4B	-	-	297,170	(144,000)	153,170	-	-	153,170	153,170
0014059197557, ON SITE ACQUISITIONS	462,100	-	-	-	-	-	-	-	462,100
0014059197558, HGP SITE FEASIBILITY 2018	-	-	-	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	12,354,630	-	-	-	-	1,861,050	-	1,861,050	14,215,680
<b>Total</b>	<b>19,438,204</b>	<b>-</b>	<b>5,211,532</b>	<b>(1,503,000)</b>	<b>3,708,532</b>	<b>6,223,451</b>	<b>-</b>	<b>9,931,983</b>	<b>29,370,187</b>
0014065397127, OBSOLETE HEATING	2,313,825	(13,825)	(300,000)	-	(300,000)	-	-	(313,825)	2,000,000
0014065397131, ALMO ASBESTOS SURVEYS	150,139	-	-	-	-	-	-	-	150,139
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-
0014065397147, ADAPTATIONS	2,500,000	-	-	-	-	-	-	-	2,500,000
0014065397148, S H MGMT FEES COMMISSIONED	2,505,000	-	-	-	-	-	-	-	2,505,000
0014065397264, HEALTH & SAFETY ENHANCE PROG	140,000	-	-	-	-	-	-	-	140,000
0014065397269, EMERGENCY DEMOLITIONS	20,000	-	-	-	-	-	20,000	20,000	40,000
0014065397404, HEATING BREAKDOWNS	725,000	-	-	-	-	-	25,000	25,000	750,000
0014065397405, INSULATION (COUNCIL HSG)	1,311,090	-	-	-	-	(1,311,090)	-	(1,311,090)	-
0014065397416, COMM HTG - PIPEWORK RENEWAL	-	-	-	-	-	-	-	-	-
0014065397417, COMM HTG - PLANT ROOMS	-	-	-	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	6,000,000	-	-	-	-	500,000	-	500,000	6,500,000
0014065397419, FLAT ROOFING	350,000	-	-	-	-	-	-	-	350,000
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-
0014065397441, COMMUNAL AREAS-LOW RISE FLATS	5,000,000	-	-	-	-	-	-	-	5,000,000
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	-	-	-	-	-	-	300,000	300,000	300,000
0014065397443, WINDOWS& DOORS PLACEMENT(CHS)	-	-	-	-	-	-	250,000	250,000	250,000
0014065397456, GARAGES STRATEGY DEMOLITION	-	-	-	-	-	-	-	-	-
0014065397838, COMPARTMENTALISATION - FS	-	-	-	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	400,000	-	-	40,000	40,000	-	10,000	50,000	450,000
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	-	-	-	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL1	-	-	159,311	-	159,311	-	-	159,311	159,311
0014065397472, EWI NON-TRADITIONAL 2	565,900	-	4,774,300	(1,540,200)	3,234,100	-	-	3,234,100	3,800,000
0014065397473, EWI NON-TRADITIONAL 3	1,758,235	-	2,209,975	(168,210)	2,041,765	-	-	2,041,765	3,800,000
0014065398002, ELECTRICAL STRATEGY	7,000,000	-	(1,000,000)	-	(1,000,000)	-	-	(1,000,000)	6,000,000
0014065397481, HANOVER TOWER BLOCK CLADDING	-	-	-	-	-	-	-	-	-
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000
00140653Q0079, COMMUNITY HEATING (CHS)	3,262,301	-	-	-	-	(2,107,251)	-	(2,107,251)	1,155,050
00140653Q0080, ROOFS & EXTERNALS (CHS)	9,268,143	-	-	-	-	(1,256,371)	-	(1,256,371)	8,011,772
00140653Q0083, WASTE MANAGEMENT (CHS)	915,290	-	-	-	-	600,000	-	600,000	1,515,290
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	2,000,000	-	-	-	-	(250,000)	-	(250,000)	1,750,000
00100000Q0095, IT UPGRADE (HSG)	-	-	-	-	-	1,250,000	-	1,250,000	1,250,000
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	3,400,000	-	-	-	-	2,940,000	510,000	3,450,000	6,850,000
00100000Q0094, Regeneration HRA	-	-	-	-	-	3,000,000	-	3,000,000	3,000,000
00140653Q0090, GARAGES (CHS)	-	-	-	-	-	-	-	-	-
00140653Q0086 KITCHENS, BATHRMS.WINDOWS & DOORS	-	-	-	-	-	-	1,500,000	1,500,000	1,500,000
<b>Total</b>	<b>49,834,923</b>	<b>(13,825)</b>	<b>5,843,586</b>	<b>(1,668,410)</b>	<b>4,175,176</b>	<b>3,365,288</b>	<b>2,615,000</b>	<b>10,141,639</b>	<b>59,976,562</b>
<b>TOTAL HRA INVESTMENT AND STOCK INCREASE</b>	<b>69,273,127</b>	<b>(13,825)</b>	<b>11,055,118</b>	<b>(3,171,410)</b>	<b>7,883,708</b>	<b>9,588,739</b>	<b>2,615,000</b>	<b>20,073,622</b>	<b>89,346,749</b>
<b>GRAND TOTAL</b>	<b>72,789,127</b>	<b>(13,825)</b>	<b>11,847,118</b>	<b>(3,171,410)</b>	<b>8,675,708</b>	<b>9,588,739</b>	<b>2,615,000</b>	<b>20,865,622</b>	<b>93,654,749</b>

**ANNEX 1 - BUDGET CHANGES DETAIL – 2021-22**

Business Unit	Current 2021-22	SAVINGS	SLIPPAGE FROM 20/21	SLIPPAGE INTO 22/23	NET SLIPPAGE	REPROFILE	ADDITIONS	TOTAL ADJUSTS	Proposed 2021-22
0014058790136, CHAUCCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	130,000	-	-	-	-	-	-	-	130,000
0014059097150, RHB LOANS HAL	-	-	-	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097391, WAKEFIELD - WY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097395, NE LINC'S - SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-	-	-	-
0014059097502, EP NORTH EAST LINC	-	-	-	-	-	-	-	-	-
0014059197282, PARK HILL (STH)	-	-	-	-	-	-	-	-	-
0014059197340, SWAN	-	-	-	-	-	-	-	-	-
0014059197350, ARBOURTHORNE 5MS	-	-	-	-	-	-	-	-	-
0014059097508, WYCA REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-
0014059097506, CALDERDALE REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-	-	-	-
0014059197453, EMPTY PROPERTY LOANS	-	-	-	-	-	-	-	-	-
0014060697321, PROGRAMME MANAGEMENT COSTS GF	-	-	-	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	286,000	-	-	-	-	-	-	-	286,000
<b>Total</b>	<b>554,000</b>	-	-	-	-	-	-	-	<b>554,000</b>
0014059197458, LD ACQUISITIONS DOH FUNDING	-	-	-	-	-	-	-	-	-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	-	-	-	-	-	1,000,000	-	1,000,000	1,000,000
0014059197551, COUNCIL HSG ACQUISITIONS PROG	-	-	-	-	-	8,563,740	-	8,563,740	8,563,740
0014059197552, NEW BUILD COUNCIL HSG PHASE 1	-	-	-	-	-	-	-	-	-
0014059197553, NEW BUILD COUNCIL HSG PHASE 2	-	-	-	-	-	-	-	-	-
0014059197554, NEW BUILD COUN HSG PH 3	-	-	-	-	-	-	-	-	-
0014059197555, NEW BUILD COUN HSG PH 4A	-	-	1,359,000	-	1,359,000	-	-	1,359,000	1,359,000
0014059197556, NEW BUILD COUN HSG PH 4B	-	-	144,000	-	144,000	-	-	144,000	144,000
0014059197557, ON SITE ACQUISITIONS	-	-	-	-	-	-	-	-	-
0014059197558, HGP SITE FEASIBILITY 2018	-	-	-	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	30,940,584	-	-	-	-	(15,851,806)	-	(15,851,806)	15,088,778
<b>Total</b>	<b>30,940,584</b>	-	<b>1,503,000</b>	-	<b>1,503,000</b>	<b>(6,288,066)</b>	-	<b>(4,785,066)</b>	<b>26,155,518</b>
0014065397127, OBSOLETE HEATING	1,500,000	-	-	-	-	-	-	-	1,500,000
0014065397131, ALMO ASBESTOS SURVEYS	150,139	-	-	-	-	-	-	-	150,139
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-
0014065397147, ADAPTATIONS	2,500,000	-	-	-	-	-	-	-	2,500,000
0014065397148, S H MGMT FEES COMMISSIONED	2,530,050	-	-	-	-	-	-	-	2,530,050
0014065397264, HEALTH & SAFETY ENHANCE PROG	140,000	-	-	-	-	-	-	-	140,000
0014065397269, EMERGENCY DEMOLITIONS	20,000	-	-	-	-	-	20,000	20,000	40,000
0014065397404, HEATING BREAKDOWNS	725,000	-	-	-	-	-	25,000	25,000	750,000
0014065397405, INSULATION (COUNCIL HSG)	-	-	-	-	-	-	-	-	-
0014065397416, COMM HTG - PIPEWORK RENEWAL	-	-	-	-	-	-	-	-	-
0014065397417, COMM HTG - PLANT ROOMS	-	-	-	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	4,000,000	-	-	-	-	4,000,000	-	4,000,000	8,000,000
0014065397419, FLAT ROOFING	600,000	-	-	-	-	-	-	-	600,000
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-
0014065397441, COMMUNAL AREAS-LOW RISE FLATS	5,000,000	-	-	-	-	-	-	-	5,000,000
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	5,000,000	-	-	-	-	-	-	-	5,000,000
0014065397443, WINDOWS & DOORS PLACEMENT(CHS)	-	-	-	-	-	-	250,000	250,000	250,000
0014065397456, GARAGES STRATEGY DEMOLITION	-	-	-	-	-	-	-	-	-
0014065397838, COMPARTMENTALISATION - FS	-	-	-	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	460,000	-	(10,000)	-	(10,000)	-	-	(10,000)	450,000
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	-	-	-	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL1	-	-	-	-	-	-	-	-	-
0014065397472, EWI NON-TRADITIONAL 2	-	-	1,540,200	-	1,540,200	-	-	1,540,200	1,540,200
0014065397473, EWI NON-TRADITIONAL 3	-	-	168,210	-	168,210	-	-	168,210	168,210
0014065398002, ELECTRICAL STRATEGY	4,000,000	-	(500,000)	-	(500,000)	-	-	(500,000)	3,500,000
0014065397481, HANOVER TOWER BLOCK CLADDING	-	-	-	-	-	-	-	-	-
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000
00140653Q0079, COMMUNITY HEATING (CHS)	-	-	-	-	-	3,262,301	-	3,262,301	3,262,301
00140653Q0080, ROOFS & EXTERNALS (CHS)	11,000,000	-	-	-	-	180,337	-	180,337	11,180,337
00140653Q0083, WASTE MANAGEMENT (CHS)	-	-	-	-	-	200,000	-	200,000	200,000
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	2,050,000	-	-	-	-	-	-	-	2,050,000
00100000Q0095, IT UPGRADE (HSG)	-	-	-	-	-	1,500,000	-	1,500,000	1,500,000
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	-	-	-	-	-	-	5,050,000	5,050,000	5,050,000
00100000Q0094, Regeneration HRA	7,000,000	-	-	-	-	(4,000,000)	-	(4,000,000)	3,000,000
00140653Q0090, GARAGES (CHS)	230,000	-	-	-	-	-	-	-	230,000
00140653Q0086, KITCHENS, BATHRMS, WINDOWS & DOORS	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>47,155,189</b>	-	<b>1,198,410</b>	-	<b>1,198,410</b>	<b>5,142,638</b>	<b>5,345,000</b>	<b>11,686,048</b>	<b>58,841,237</b>
<b>TOTAL HRA INVESTMENT AND STOCK INCREASE</b>	<b>78,095,773</b>	-	<b>2,701,410</b>	-	<b>2,701,410</b>	<b>(1,145,428)</b>	<b>5,345,000</b>	<b>6,900,982</b>	<b>84,996,755</b>
<b>GRAND TOTAL</b>	<b>78,649,773</b>	-	<b>2,701,410</b>	-	<b>2,701,410</b>	<b>(1,145,428)</b>	<b>5,345,000</b>	<b>6,900,982</b>	<b>85,550,755</b>

**ANNEX 1 - BUDGET CHANGES DETAIL – 2022-23**

Business Unit	Current 2022-23	SAVINGS	SLIPPAGE FROM 21/22	SLIPPAGE INTO 23/24	NET SLIPPAGE	REPROFILE	ADDITIONS	TOTAL ADJUSTS	Proposed 2022-23
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	130,000	-	-	-	-	-	-	-	130,000
0014059097150, RHB LOANS HAL	-	-	-	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097391, WAKEFIELD - WY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097395, NE LINC'S - SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-	-	-	-
0014059097502, EP NORTH EAST LINC	-	-	-	-	-	-	-	-	-
0014059197282, PARK HILL (STH)	-	-	-	-	-	-	-	-	-
0014059197340, SWAN	-	-	-	-	-	-	-	-	-
0014059197350, ARBOURTHORNE 5MS	-	-	-	-	-	-	-	-	-
0014059097508, WYCA REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-
0014059097506, CALDERDALE REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-	-	-	-
0014059197453, EMPTY PROPERTY LOANS	-	-	-	-	-	-	-	-	-
0014060697321, PROGRAMME MANAGEMENT COSTS GF	-	-	-	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	234,000	-	-	-	-	-	-	-	234,000
<b>Total</b>	<b>502,000</b>	-	-	-	-	-	-	-	<b>502,000</b>
0014059197458, LD ACQUISITIONS DOH FUNDING	-	-	-	-	-	-	-	-	-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	-	-	-	-	-	1,000,000	-	1,000,000	1,000,000
0014059197551, COUNCIL HSG ACQUISITIONS PROG	-	-	-	-	-	8,735,015	-	8,735,015	8,735,015
0014059197552, NEW BUILD COUNCIL HSG PHASE 1	-	-	-	-	-	-	-	-	-
0014059197553, NEW BUILD COUNCIL HSG PHASE 2	-	-	-	-	-	-	-	-	-
0014059197554, NEW BUILD COUN HSG PH 3	-	-	-	-	-	-	-	-	-
0014059197555, NEW BUILD COUN HSG PH 4A	-	-	-	-	-	-	-	-	-
0014059197556, NEW BUILD COUN HSG PH 4B	-	-	-	-	-	-	-	-	-
0014059197557, ON SITE ACQUISITIONS	-	-	-	-	-	-	-	-	-
0014059197558, HGP SITE FEASIBILITY 2018	-	-	-	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	34,643,499	-	-	-	-	(24,288,499)	-	(24,288,499)	10,355,000
<b>Total</b>	<b>34,643,499</b>	-	-	-	-	<b>(14,553,484)</b>	-	<b>(14,553,484)</b>	<b>20,090,015</b>
0014065397127, OBSOLETE HEATING	1,500,000	-	-	-	-	-	-	-	1,500,000
0014065397131, ALMO ASBESTOS SURVEYS	-	-	-	-	-	-	150,139	150,139	150,139
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-
0014065397147, ADAPTATIONS	2,500,000	-	-	-	-	-	-	-	2,500,000
0014065397148, S H MGMT FEES COMMISSIONED	2,565,350	-	-	-	-	-	-	-	2,565,350
0014065397264, HEALTH & SAFETY ENHANCE PROG	140,000	-	-	-	-	-	-	-	140,000
0014065397269, EMERGENCY DEMOLITIONS	20,000	-	-	-	-	-	20,000	20,000	40,000
0014065397404, HEATING BREAKDOWNS	725,000	-	-	-	-	-	25,000	25,000	750,000
0014065397405, INSULATION (COUNCIL HSG)	-	-	-	-	-	-	-	-	-
0014065397416, COMM HTG - PIPEWORK RENEWAL	-	-	-	-	-	-	-	-	-
0014065397417, COMM HTG - PLANT ROOMS	-	-	-	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	4,000,000	-	-	-	-	4,000,000	-	4,000,000	8,000,000
0014065397419, FLAT ROOFING	600,000	-	-	-	-	-	-	-	600,000
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-
0014065397441, COMMUNAL AREAS-LOW RISE FLATS	5,000,000	-	-	-	-	-	-	-	5,000,000
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	5,000,000	-	-	-	-	-	-	-	5,000,000
0014065397443, WINDOWS & DOORS PLACEMENT(CHS)	-	-	-	-	-	-	250,000	250,000	250,000
0014065397456, GARAGES STRATEGY DEMOLITION	-	-	-	-	-	-	-	-	-
0014065397838, COMPARTMENTALISATION - FS	-	-	-	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	480,000	-	(30,000)	-	(30,000)	-	-	(30,000)	450,000
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	-	-	-	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL1	-	-	-	-	-	-	-	-	-
0014065397472, EWI NON-TRADITIONAL 2	-	-	-	-	-	-	-	-	-
0014065397473, EWI NON-TRADITIONAL 3	-	-	-	-	-	-	-	-	-
0014065398002, ELECTRICAL STRATEGY	5,115,920	-	-	-	-	-	-	-	5,115,920
0014065397481, HANOVER TOWER BLOCK CLADDING	-	-	-	-	-	-	-	-	-
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000
00140653Q0079, COMMUNITY HEATING (CHS)	1,820,000	-	-	-	-	(1,820,000)	-	(1,820,000)	-
00140653Q0080, ROOFS & EXTERNALS (CHS)	12,767,761	-	-	-	-	2,311,090	-	2,311,090	15,078,851
00140653Q0083, WASTE MANAGEMENT (CHS)	-	-	-	-	-	-	-	-	-
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	1,700,000	-	-	-	-	250,000	-	250,000	1,950,000
00100000Q0095, IT UPGRADE (HSG)	-	-	-	-	-	-	-	-	-
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	2,354,831	-	-	-	-	50,000	1,849,861	1,899,861	4,254,692
00100000Q0094, Regeneration HRA	1,000,000	-	-	-	-	700,000	1,300,000	2,000,000	3,000,000
00140653Q0090, GARAGES (CHS)	229,014	-	-	-	-	-	-	-	229,014
00140653Q0086 KITCHENS, BATHRMS.WINDOWS & DOORS	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>47,757,876</b>	-	<b>(30,000)</b>	-	<b>(30,000)</b>	<b>5,491,090</b>	<b>3,595,000</b>	<b>9,056,090</b>	<b>56,813,966</b>
<b>TOTAL HRA INVESTMENT AND STOCK INCREASE</b>	<b>82,401,375</b>	-	<b>(30,000)</b>	-	<b>(30,000)</b>	<b>(9,062,394)</b>	<b>3,595,000</b>	<b>(5,497,394)</b>	<b>76,903,981</b>
<b>GRAND TOTAL</b>	<b>82,903,375</b>	-	<b>(30,000)</b>	-	<b>(30,000)</b>	<b>(9,062,394)</b>	<b>3,595,000</b>	<b>(5,497,394)</b>	<b>77,405,981</b>

**ANNEX 1 - BUDGET CHANGES DETAIL – 2023-24**

Business Unit	NEW 2023-24	SLIPPAGE FROM 22/23	NET SLIPPAGE	REPROFILE	TOTAL ADJUSTS	Proposed 2023-24
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	130,000	-	-	-	-	130,000
0014059097150, RHB LOANS HAL	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-
0014059097391, WAKEFIELD - WY SUB REGION HAL	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-
0014059097395, NE Lincs - SUB REGION HAL	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-
0014059097502, EP NORTH EAST LINC	-	-	-	-	-	-
0014059197282, PARK HILL (STH)	-	-	-	-	-	-
0014059197340, SWAN	-	-	-	-	-	-
0014059197350, ARBOURTHORNE 5MS	-	-	-	-	-	-
0014059097508, WYCA REPAYMENT LOANS	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-
0014059097506, CALDERDALE REPAYMENT LOANS	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-
0014059197453, EMPTY PROPERTY LOANS	-	-	-	-	-	-
0014060697321, PROGRAMME MANAGEMENT COSTS GF	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	195,000	-	-	-	-	195,000
<b>Total</b>	<b>463,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>463,000</b>
0014059197458, LD ACQUISITIONS DOH FUNDING	-	-	-	-	-	-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	-	-	-	1,000,000	1,000,000	1,000,000
0014059197551, COUNCIL HSG ACQUISITIONS PROG	1,073,704	-	-	7,836,012	7,836,012	8,909,716
0014059197552, NEW BUILD COUNCIL HSG PHASE 1	-	-	-	-	-	-
0014059197553, NEW BUILD COUNCIL HSG PHASE 2	-	-	-	-	-	-
0014059197554, NEW BUILD COUN HSG PH 3	-	-	-	-	-	-
0014059197555, NEW BUILD COUN HSG PH 4A	-	-	-	-	-	-
0014059197556, NEW BUILD COUN HSG PH 4B	-	-	-	-	-	-
0014059197557, ON SITE ACQUISITIONS	-	-	-	-	-	-
0014059197558, HGP SITE FEASIBILITY 2018	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	-	-	-	-	-	-
<b>Total</b>	<b>1,073,704</b>	<b>-</b>	<b>-</b>	<b>8,836,012</b>	<b>8,836,012</b>	<b>9,909,716</b>
0014065397127, OBSOLETE HEATING	1,500,000	-	-	-	-	1,500,000
0014065397131, ALMO ASBESTOS SURVEYS	150,139	-	-	-	-	150,139
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-
0014065397147, ADAPTATIONS	2,500,000	-	-	-	-	2,500,000
0014065397148, S H MGMT FEES COMMISSIONED	2,580,900	-	-	-	-	2,580,900
0014065397264, HEALTH & SAFETY ENHANCE PROG	140,000	-	-	-	-	140,000
0014065397269, EMERGENCY DEMOLITIONS	40,000	-	-	-	-	40,000
0014065397404, HEATING BREAKDOWNS	750,000	-	-	-	-	750,000
0014065397405, INSULATION (COUNCIL HSG)	-	-	-	-	-	-
0014065397416, COMM HTG - PIPEWORK RENEWAL	-	-	-	-	-	-
0014065397417, COMM HTG - PLANT ROOMS	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	-	-	-	6,000,000	6,000,000	6,000,000
0014065397419, FLAT ROOFING	-	-	-	-	-	-
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-
0014065397441, COMMUNAL AREAS-LOW RISE FLATS	5,000,000	-	-	-	-	5,000,000
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	5,000,000	-	-	-	-	5,000,000
0014065397443, WINDOWS & DOORS PLACEMENT(CHS)	250,000	-	-	-	-	250,000
0014065397456, GARAGES STRATEGY DEMOLITION	-	-	-	-	-	-
0014065397838, COMPARTMENTALISATION - FS	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	450,000	-	-	-	-	450,000
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL1	-	-	-	-	-	-
0014065397472, EWI NON-TRADITIONAL 2	-	-	-	-	-	-
0014065397473, EWI NON-TRADITIONAL 3	-	-	-	-	-	-
0014065398002, ELECTRICAL STRATEGY	7,000,000	-	-	-	-	7,000,000
0014065397481, HANOVER TOWER BLOCK CLADDING	-	-	-	-	-	-
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	250,000
00140653Q0079, COMMUNITY HEATING (CHS)	-	-	-	1,820,000	1,820,000	1,820,000
00140653Q0080, ROOFS & EXTERNALS (CHS)	18,000,000	-	-	5,000,000	5,000,000	23,000,000
00140653Q0083, WASTE MANAGEMENT (CHS)	-	-	-	-	-	-
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	1,250,000	-	-	-	-	1,250,000
00100000Q0095, IT UPGRADE (HSG)	-	-	-	-	-	-
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	4,050,000	-	-	-	-	4,050,000
00100000Q0094, Regeneration HRA	3,000,000	-	-	-	-	3,000,000
00140653Q0090, GARAGES (CHS)	-	-	-	-	-	-
00140653Q0086, KITCHENS, BATHRMS, WINDOWS & DOORS	-	-	-	-	-	-
<b>Total</b>	<b>51,911,039</b>	<b>-</b>	<b>-</b>	<b>12,820,000</b>	<b>12,820,000</b>	<b>64,731,039</b>
<b>TOTAL HRA INVESTMENT AND STOCK INCREASE</b>	<b>52,984,743</b>	<b>-</b>	<b>-</b>	<b>21,656,012</b>	<b>21,656,012</b>	<b>74,640,755</b>
<b>GRAND TOTAL</b>	<b>53,447,743</b>	<b>-</b>	<b>-</b>	<b>21,656,012</b>	<b>21,656,012</b>	<b>75,103,755</b>