

Housing Capital Programme 2017 – 2023

EXECUTIVE SUMMARY

At the end of October 2017 the value of the Housing Capital Programme for the period 2017-2022 was £472.9 m

The purpose of this report is to specify and seek approval for revisions to the existing 2017-22 programme and the inclusion of 2022/23 forward programme.

The changes to the current year and forward programme to March 2023 represent an increase of £74.4m and are made up as follows:

- Savings to elements of the existing programme – £14.5m
- Increases to elements of the current 2016-21 programme - £32.7m
- The addition of the 22/23 programme - £56.2m

In addition there is a reprofiling of £32.7m of expenditure into financial years 2021/22 and 22/23 from earlier in the programme.

The table below summarises these changes.

TABLE 1 – Changes to approved budget

	2017-2018	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL (Forward Programme - 17-23)
Baseline Housing Budget At October 2017	82.8	93.6	79.4	81.2	61.6	-	398.5
Net Slippage / Accelerated Spend of existing programme	(10.8)	(16.6)	(3.2)	(2.2)	5.3	27.4	-
Savings to existing programme	(1.0)	(1.5)	(5.8)	(3.6)	(2.6)	-	(14.5)
Additions to Programme	0.0	3.3	9.7	3.2	16.5	56.2	88.9
Revised Programme Budget	71.0	78.7	80.1	78.6	80.8	83.6	472.9
Retained / HRA Spilt							
SCC Retained Element	11.2	9.5	9.3	8.1	2.7	2.7	43.6
HRA Element	59.7	69.2	70.9	70.5	78.1	80.9	429.3
CHECK TOTAL	71.0	78.7	80.1	78.6	80.8	83.6	472.9

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 £14.5m savings to the current programme are:

- **COMMUNAL AREAS-LOW RISE FLATS** - £5.5m reduction this is as a result of the future programme being reviewed and reduced to reflect the estimated requirements. The savings that have been generated will help increase the size of the stock increase programme.

- **OTHER PLANNED ELEMENTS** - £3.6m reduction - a budget provision has been released as a saving to contribute towards increasing the size of the stock increase programme as it is no longer required. This was previously being held at the risk of potential works required on housing land following the completion of road upgrade work through the Streets Ahead project.
- **Windows and Doors Replacement Programme** - £2m reduction a saving has been made to this programme in order to support an increase of the size of the stock increase programme.
- **S H MGMT FEES COMMISSIONED** -£1.1m reduction – a review of the resources required to deliver the capital programme has been undertaken which has identified this as a saving across the 5 year plan. Therefore the profile of fees has been adjusted accordingly.
- **OBSOLETE HEATING** - £1m reduction – this budget has been identified as a saving within the 5 year programme as a result of delaying non-essential work. The saving will contribute to increasing the size of the stock increase programme.

The major elements of the £32.7m additions to the current programme 2017- 2022 are:

- **General Stock Increase Programme** - £16.7m – Savings have been found from within other parts of the housing investment programme to increase the size of the stock increase programme by £50m including the 2022/23 programme as detailed below.
- **Essential Investments** - £11.5m - this budget has been increased as a budget provision has been made in order to replace the cladding at Hanover tower block and install sprinklers in high rise tower blocks.
- **IT Upgrade - £3m** – this budget has been included as a provisional sum to cover the costs associated with replacing the housing management IT system.

Key elements of the £56.2m increases 2022/23 programme:

The addition of the 2022/23 programme represents indicative annual allocations to various existing work streams within the housing programme of £22.9m as indicated in the final page of Annex 1.

In addition a further £33.3m is being allocated to the Stock Increase Programme reflecting the council's commitment to increasing the supply of council housing stock in the city.

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, levels of capital receipts and Major Repairs Reserve levels, the current funding assumptions are detailed in Table 2 and Table 3 below.

TABLE 2 – Funding Summary of Retained Element of Housing Programme

Funding	2017-2018	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL (Forward Programme - 17-22)
SCC Retained Element							
Other Grants & Contributions e.g. Homes and Loans	(0.9)	(1.3)	(1.1)	-	-	-	(3.3)
Capital Receipts	(6.2)	(6.1)	(6.1)	(6.1)	(0.7)	(0.7)	(26.0)
Government Grants	(4.1)	(2.1)	(2.0)	(2.0)	(2.0)	(2.0)	(14.3)
TOTAL	(11.2)	(9.5)	(9.3)	(8.1)	(2.7)	(2.7)	(43.6)

TABLE 3 - Funding Summary of HRA Programme

HRA Element	2017-2018	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL
Other Grants & Contributions e.g. HCA & Leaseholder Payments	(2.0)	(0.7)	(0.6)	(0.8)	(0.1)	(0.1)	(4.3)
Capital Receipts	(1.1)	(3.2)	(6.2)	(6.3)	(5.1)	(3.2)	(25.1)
Major Repairs Reserve	(56.7)	(65.2)	(63.9)	(63.4)	(58.9)	(52.3)	(360.5)
Government Grants	-	(0.1)	(0.1)	-	-	-	(0.2)
Borrowing	-	-	-	-	(14.0)	(25.3)	(39.3)
TOTAL	(59.7)	(69.2)	(70.9)	(70.5)	(78.1)	(80.9)	(429.3)

ANNEX 1 - BUDGET CHANGES DETAIL – 2022-23

Cost Centre	Current Budget 2022	SLIPPAGE FROM 21/	Proposed Budget 2022-
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	-		-
0014059097394, HULL - HUMBER SUB REGION HAL	-		-
0014059097452, REGIONAL ERL	-		-
0014059097502, EP NORTH EAST LINC	-		-
0014059197282, PARK HILL (STH)	-		-
0014059197340, SWAN	-		-
0014059197350, ARBOURTHORNE 5MS	-		-
0014060697321, PROGRAMME MANAGEMENT COSTS GF	296,000		296,000
0014059097451, REGIONAL ENERGY HAL	-		-
0014059097506 CALDERDALE REPAYMENT LOANS	-		-
0014059097507 SHEFFIELD REPAYMENT LOANS	-		-
0014059097508 WYCA REPAYMENT LOANS	-		-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-		-
0014059197453, EMPTY PROPERTY LOANS	-		-
0014007597333, MINOR WORK GRANTS	150,000		150,000
0014007597334, DISABLED GRANTS	2,000,000		2,000,000
0014007597428, SHEFFIELD HAL	-		-
Non HRA Total	2,714,000	-	2,714,000
0014059197429, LTE'S PURCHASE & REPAIR	-		-
0014059197458, LD ACQUISITIONS DOH FUNDING	-		-
0014059197551, COUNCIL HSG ACQUISITIONS PROG	-		-
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	-		-
00140591Q0087, STOCK INCREASE (CHS)	33,347,685		33,347,685
Stock Increase Total	33,347,685	-	33,347,685
0014065397127, OBSOLETE HEATING	800,000	700,000	1,500,000
0014065397131, ALMO ASBESTOS SURVEYS	150,000		150,000
0014065397139, LANSDOWNE AND HANOVER CLADDING	-		-
0014065397147, ADAPTATIONS	2,500,000		2,500,000
0014065397148, S H MGMT FEES COMMISSIONED	2,555,350		2,555,350
0014065397264, HEALTH & SAFETY ENHANCE PROG	140,000		140,000
0014065397269, EMERGENCY DEMOLITIONS	20,000		20,000
0014065397404, HEATING BREAKDOWNS	725,000		725,000
0014065397405, INSULATION (COUNCIL HSG)	-		-
0014065397471 EWI NON-TRADITIONAL 1	-		-
0014065397472 EWI NON-TRADITIONAL 2	-		-
0014065397473 EWI NON-TRADITIONAL 3	-		-
0014065397409, RECYCLING ROLL-OUT	-		-
0014065397418, PITCHED ROOFING & ROOFLINE	4,000,000		4,000,000
0014065397419, FLAT ROOFING	600,000		600,000
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-		-
0014065397435, LTE'S REPAIRS AND REFURB CHS	-		-
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)	-		-
0014065397444, GENERAL/RTB ACQUISITIONS CHS	-		-
0014065397456, GARAGES STRATEGY DEMOLITION	-		-
0014065397834, EP SOUTH EAST	-		-
0014065397838, COMPARTMENTALISATION - FS	-		-
0014065397957, SOUTH WEST - ABBEY BROOK	-		-
0014065397961, DH - METERING	-		-
0014065397968, LIFT MAINTENANCE & REPAIR	480,000		480,000
0014065397989, SPRINKLERS - FIRE SAFETY	-		-
0014065397990, SHELTERED FIRE ALARM LINKING	-		-
0010000Q0094, Regeneration HRA	-	1,000,000	1,000,000
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-		-
0014065397461, ASBESTOS REMOVAL	-		-
0014065398002, ELECTRICAL STRATEGY	-	5,115,920	5,115,920
0014060697348, HRA PROGRAMME MANAGEMENT	250,000		250,000
00140653Q0079, COMMUNITY HEATING (CHS)	910,000	910,000	1,820,000
00140653Q0080, ROOFS & EXTERNALS (CHS)	1,810,566	10,789,434	12,600,000
00140653Q0083, WASTE MANAGEMENT (CHS)	-		-
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	-	2,200,000	2,200,000
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	-	1,700,000	1,700,000
00140653Q0090, GARAGES (CHS)	229,014		229,014
0010000Q0095, IT UPGRADE	-		-
HRA Total	20,169,930	27,415,354	47,585,284
	56,231,615	27,415,354	83,646,969

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