



Report to Policy Committee

Author/Lead Officer of Report: Nesreen Lowson

Tel: 0114 474 1241

Report of: Executive Director – Operational Services

Report to: Housing Policy Committee

Date of Decision: 21 March 2024

Subject: Housing Capital Programme – 2023/24 Quarter 3 update on the approved 5 Year Programme

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>		
Has appropriate consultation taken place?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Purpose of Report:

The Housing Capital Programme brings together the 5-year Capital Investment and Housing Growth proposals for Council Housing, setting out the priorities for current and future investment. The purpose of these plans is to continue to deliver Decent Homes, tenants’ priorities and improving the quality of homes and neighbourhoods.

The Housing Capital Programme is split into three distinct areas of activity; Council Housing Investment (existing stock and assets), the Council’s Stock Increase Programme, funded from the Council’s Housing Revenue Account, as described in the annual HRA Business Plan and the Non-HRA Capital Programme which includes programme management, Homes & Loans to private homes and investment in private homes. The table at item 2.1 show the overall Housing Capital Programme split between Council Housing Investment, Stock Increase and Non-HRA areas of the programme.

The purpose of this report is to provide a quarterly update on progress against the approved 2023/24 Housing Capital Programme. This report will focus on providing an update on expenditure and progress against the 2023/24 Housing Capital Programme position at the end of December 2023 (Quarter 3). The report also provides an update of the 5-year Housing Capital Programme (2023/24 – 2027/28).

Recommendations:

The Housing Policy Committee members are recommended to:

- Note the 2023-24 Housing Capital Programme forecasting and budget position at the end of quarter 3.
- Note the update provided for the 5-year capital programme (2023/24 – 2027/28).

Background Papers:

Appendix 1 – Approved 5-year Housing Capital Programme (2023/24 – 2027/28)

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>Damian Watkinson</i>
		Legal: <i>Meurig Tiley</i>
		Equalities & Consultation: <i>N/A</i>
		Climate: <i>N/A</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	EMT member who approved submission:	Ajman Ali
3	Committee Chair consulted:	Douglas Johnson
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 Committee by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Janet Sharpe	Job Title: Director of Housing, Housing and Neighbourhood Services
	Date: 11th March, 2024	

1.0 Background

- 1.1 The Housing Capital Programme was approved in February 2023 as part of the Housing Revenue Account (HRA) Business Plan and included in the Council's Corporate Capital Programme that brings together all Sheffield City Council's Capital Programmes for formal approval.
- 1.2 The Housing Capital Programme is a rolling 5-year programme which is part of the Housing Revenue Account (HRA) 30-year Business Plan. The proposals contained within the Investment Programme are subjected to tenant consultation and Member and officer scrutiny to ensure that investment is targeted to achieve key priorities of well maintained, decent, safe and warm homes.
- 1.3 The Housing Investment focuses on a 'fabric first' approach to protect council housing assets, to reduce ongoing and long-term repairs and maintenance obligations and increase tenants' satisfactions with their homes. During 2023, and as part of the refresh work of the investment needs identification for capital works, an area-based investment focus was undertaken, to reflect local priorities that are important to residents and tenants. In addition to this, close working arrangements with the Repairs and Maintenance Service are ongoing to align capital and revenue investment in the council housing stock.
- 1.4 Appendix 1 is a summary of the Q3 position against the approved 5 Year Housing Capital Programme.
- 1.5 The refresh of the 5-year Housing Capital programme is undertaken annually with periodic reviews during the course of the financial year.
- 1.6 The full HRA Business Plan including the Capital Programme was approved at Full Council on 20th February 2023. A total 5-year programme of £556.478m including a programme of £106.935m in 2023-24.
- 1.7 At the point of writing this committee update, the refreshed 5-year HRA capital programme (2024/25 – 2028/29) is awaiting full council approval. Progress reporting against the refreshed programme will commence at the end of quarter 1 of 2024/25.

2.0 HRA Capital Programme Position at the end of Quarter 3 2023/24

- 2.1 Variations to the programme have been approved since February 2023, following detailed reviews on the HRA capital finance budget available for the 5-year approved capital programme to reflect current market conditions and progress of individual projects contained within the programme. The overall variations have since resulted in a total revised approved Housing Capital Programme of £73.456m and Investment Programme of £42.064m. Details of this are shown in the table below which also indicates the variances in reporting the position at Quarter 3 of 2023/24.

2.2

HRA Capital Programme Position - Period 9

HRA Programme Position	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full
	Year	Year	Year	Year
	Q1	Q2	Q3	VARIANCE
HEATING, ENERGY & CARBON REDUCTION TOTAL	£27,382,732	£17,376,725	£14,808,331	£(2,568,394)
H & S ESSENTIAL WORK TOTAL	£11,525,627	£10,570,330	£10,729,356	£159,026
ADAPTATIONS & ACCESS TOTAL	£2,950,871	£2,950,871	£2,950,871	£0
HRA PROGRAMME MANAGEMENT TOTAL	£3,100,000	£3,100,000	£3,100,000	£0
WASTE MANAGEMENT & ESTATE ENV TOTAL	£805,127	£100,000	£100,000	£0
ENVELOPING & EXTERNAL WORK TOTAL	£12,344,900	£1,583,900	£1,583,900	£0
COMMUNAL AREA INVESTMENT TOTAL	£500,000	£50,000	£50,000	£0
INTERNAL WORKS TOTAL	£3,835,995	£3,835,995	£5,435,995	£1,600,000
OTHER PLANNED ELEMENTALS TOTAL	£1,581,642	£931,642	£2,868,131	£1,936,489
GARAGES & OUTHUSES TOTAL	£132,627	£132,627	£132,627	£0
IT UPGRADE TOTAL	£0	£0	£0	£0
GV MASTERPLAN DELIVERY TOTAL	£249,417	£304,919	£304,919	£(0)
HRA INVESTMENT NEED 2027/28				£0
COUNCIL HOUSING INVESTMENT TOTAL	£64,408,938	£40,937,010	£42,064,130	£1,127,120

Stock Increase Programme Position	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full
	Year	Year	Year	Year
	Q1	Q2	Q3	VARIANCE
ASSET MANAGEMENT DELIVERY TOTAL	£10,899,644	£9,000,803	£7,562,029	£(1,438,774)
HOUSING GROWTH DELIVERY TOTAL	£45,746,389	£49,186,674	£20,214,507	£(28,972,167)
STOCK INCREASE PROGRAMME TOTAL	£56,646,032	£58,187,477	£27,776,536	£(30,410,941)

Non HRA Programme Position	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full
	Year	Year	Year	Year
	Q1	Q2	Q3	VARIANCE
Non-HRA REGENERATION TOTAL	£18,000	£18,000	£18,000	£0
Non-HRA PROGRAMME MANAGEMENT TOTAL	£377,000	£377,000	£377,000	£0
HOMES & LOANS TOTAL	£534,758	£639,860	£792,680	£152,820
PRIVATE HOUSING STANDARDS TOTAL	£0	£0	£0	£0
OTHER CAPITAL WORKS TOTAL	£2,388,915	£2,388,915	£2,427,545	£38,630
NON-HRA SUMMARY TOTAL	£3,318,673	£3,423,775	£3,615,225	£105,102
GRAND TOTAL	£124,373,644	£102,548,262	£73,455,891	£(29,092,373)

The HRA Programme total variances shown above between Q2 and Q3 are a combination of new approved projects and re profiling budget allocations into future years, some including approved slippage.

- Heating Carbon & Energy variance is related to both EW1 2 & 3 projects, approval to reprofile slippage from 23/24 into future years.
- During the third quarter of 23/24 a number of budget variation requests were approved within the Health & Safety theme including Single Staircase Tower Blocks, Capitalised Repairs and Manor House Older Peoples Independent Living Fire Risk Assessment projects.
- A new approved project - Capitalised Repairs/Voids with an approved budget of £1.6m sits within the Internal Works theme.
- Other Planned Elementals theme accounts for the approved budget variation for Capitalised Repairs.
- Variances shown within the Stock Increase Programme are part of the approved reprofiling slippage requests to existing projects.
- The Homes & Loans theme variance relates to two schemes where a budget increase was approved.

2.3

At the end of Q3 2023-24, the Housing Capital Programme position is shown in the table below:

2023-24 Housing Capital Programme Position	Approved	Changes	Proposed
HRA Investment in Council Housing (Themes)	42.064	0.00	42.064
HRA Stock Increase Programme	27.777	0.00	27.777
HRA Programme Subtotal	69.841	0.00	69.841
Non-HRA Programme	3.615	0.00	3.615
TOTAL Housing Capital Investment Programme	73.456	0.00	73.456

2.4 At the end of Q3, 2023/24, the total approved budget for the 2023/24 Housing Investment Programme was £42.064m. The table below identifies the expenditure by level of commitment at Theme level. The levels of commitments illustrate the different stages of delivery for each of the theme programmes at the end of Q3 and set out the total amounts that are currently allocated within the approved housing capital programme.

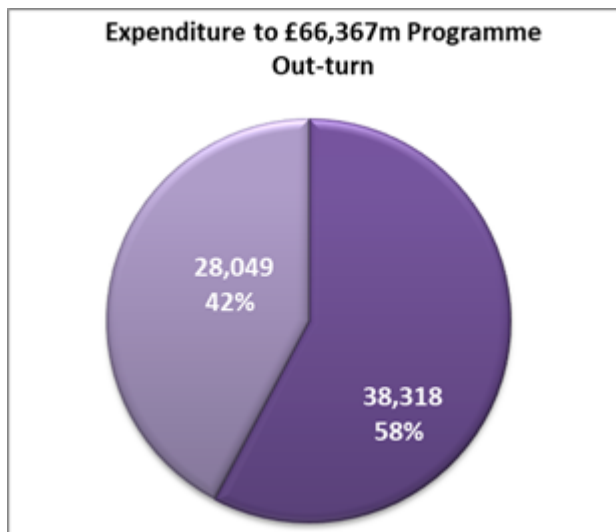
HRA PROGRAMME POSITION - PERIOD 9 APPROVED BUDGET £42.064m	STAGES OF HRA FULL YEAR 23/24 PROGRAMME			
	Planning/Survey/Feasibility	Design/Procurement	Contract Award/Delivery	Other/Q Number
HEATING, ENERGY & CARBON REDUCTION TOTAL	£0	£1,797,794	£12,704,031	£306,506
H & S ESSENTIAL WORK TOTAL	£314,465	£467,182	£9,509,897	£240,000
ADAPTATIONS & ACCESS TOTAL	£0	£0	£2,946,501	£4,370
HRA PROGRAMME MANAGEMENT TOTAL	£0	£0	£0	£3,100,000
WASTE MANAGEMENT & ESTATE ENV TOTAL	£0	£0	£0	£100,000
ENVELOPING & EXTERNAL WORK TOTAL	£0	£239,000	£1,344,900	£0
COMMUNAL AREA INVESTMENT TOTAL	£0	£0	£0	£50,000
INTERNAL WORKS TOTAL	£0	£0	£5,435,995	£0
OTHER ESSENTIAL WORK TOTAL	£0	£0	£2,636,080	£232,051
GARAGES & OUTHOUSES TOTAL	£0	£0	£197,812	£132,627
IT UPGRADE TOTAL	£0	£0	£0	£0
GV MASTERPLAN DELIVERY TOTAL	£0	£0	£304,919	£0
GRAND TOTAL	£314,465	£2,503,976	£35,080,135	£4,165,554

2.5 The following 'pipeline' projects are currently under development and fall within the Housing Investment Programme and project business cases have yet to be submitted, however are anticipated to be during 2024. Funding provision for these projects is contained within the Themes set out in the tables above.

- **Edward Street Flats External Refurbishment:** This project aims to address the ongoing issues with the condition of the roof, gutters, concrete repairs to the communal areas, fire safe flat doors, and window replacement. Energy efficiency and decarbonisation measures are currently being explored to incorporate potential options and solutions into the project scope.
- **Damp and Mould;** work is currently ongoing with the Repairs and Maintenance Service to develop a programme of works to address properties that are the most vulnerable to damp and mould due to construction types, condition of external fabric, insulation and energy efficiency status.
- **Waste Management and Pest Control Prevention Programme;** A number of our low-rise blocks in the city centre region are currently experiencing problems with excessive exposure to vermin and pests. This programme will support measures to address improved waste management measures including chutes closures and the provision of modern waste and recycling facilities.
- **Ranch Styles flats at Stannington;** this project will look to address damp and mould concerns reported by local residents in these flats.
- **Fire safety doors to flats;** work has commenced on developing a planned approach for the replacement of fire safety doors for all flats and maisonettes doors that are not to current required fire safety standards.

3.0 Expenditure Position at the end of Quarter 3 2023/24

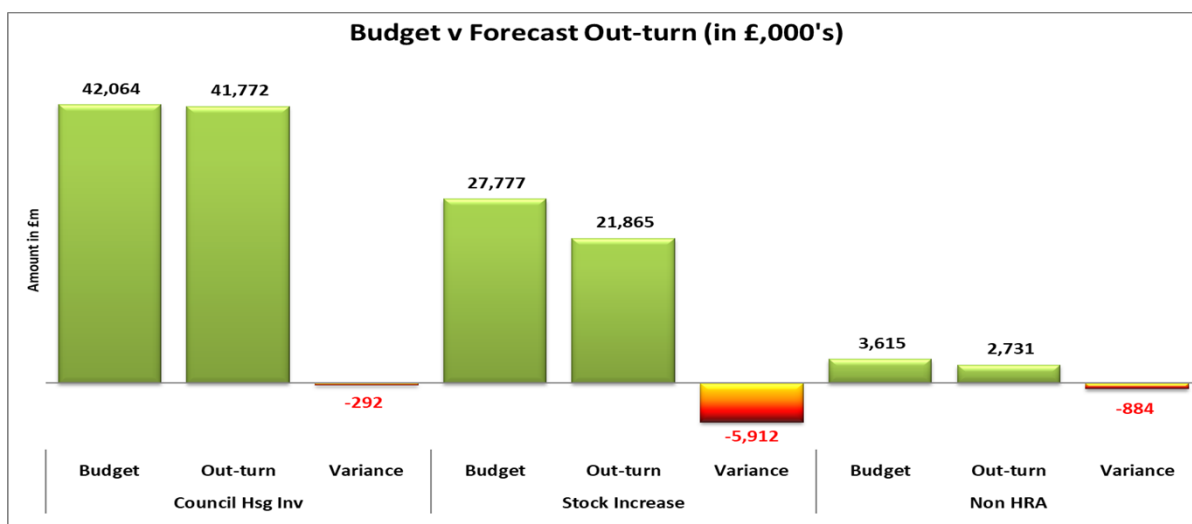
3.1 The total 2023-24 Housing Capital Programme expenditure to the end of December was £38,318m. This represented 58% of the total forecasted programme out-turn of £66.367m. The chart below illustrates this representation.



3.2 Forecast Out-turn Position at the end of Quarter 3 23/24

3.3 The Housing Capital Programme forecasted out-turn position at the end of December 2023 was £56.978m £66.367m. This is (£7.088m) under the proposed programme budget of £73.456m.

The table below illustrates the forecasted outturn against the approved budget at the end of Q3 for each of the Council Housing Investment, Stock Increase and Non-HRA areas of the programme.



3.4 The variances for each section of the programme are a combination of procurement (tender savings), programme changes, slippage and updated financial spend profiles.

3.5 The total within Council Housing Investment, the forecast variance is (£0.292m) and mostly related to EWI Non-Traditional (Airey Properties) Phase 2, Demolition Programme, Fire Suppression Systems and Lift Replacements which have experienced project changes and delays.

3.6 The forecasted variance for the Stock Increase programme (£5.912m) is mainly in relation to Corker Bottom Acquisitions General Needs where there have been a number of delays finalising the acquisition and therefore all payments are now reprofiled into future year 2024/25.

3.7 The forecasted variance for the Non HRA Programme is currently at (£0.884m)

3.8 **Update on the Stock Increase Programme (SIP)**

3.9 The 5 Year SIP has now been agreed by the Strategy and Resources Committee. The revised SIP, profile and priorities are as following.

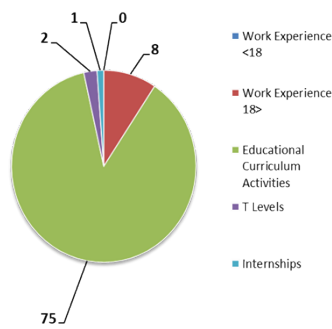
- Delivery of over 180 units on the Bolehills, Newstead General Needs and Newstead OPIL sites.
- The delivery of a further 437 general acquisitions up to 2029.
- The SIP delivery of an additional anticipated almost 300 units before 2029 across other sites.
- Expedite delivery of the Housing Strategy, OPIL Strategy, TA Strategy and Specialist Accommodation Review – involving wider stakeholders - so we have a clear basis upon which to base our priorities and decisions.
- Continue to work with DLUHC to resolve the issue of SHC acquisitions definition to avoid being part of the RTB141 cap which is underway to seek any possible opportunities for re-classification.
- All schemes are planned to ensure the programme and costs can be contained within the overall budget provision estimated as part of the 5-year revised budget profile and, will be subject to ongoing viability and, robust monitoring of costs by the Housing Policy Committee.

The provision of new Temporary Accommodation will come forward as a new Business Case as part of the work taking place with SLB and as part of a wider programme to increase supply for supporting the significant increase in Homelessness and loss of Housing Subsidy in the City (March 2024).

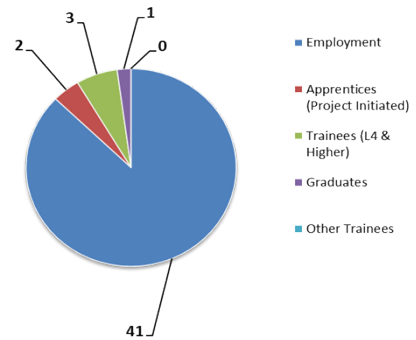
4.0 **Employment and Social Value**

4.1 The Housing Investment Programme achieves significant wider social value in addition to improvements to the council housing stock. This information is captured by the Council and published periodically. As part of the procurement of the capital programme contracts, a set of requirements are included during the procurement and contract stages for delivering against social value requirements which include supporting local employment and upskilling opportunities (through work experience and apprenticeships). The charts below report on these for Quarters 1, 2 and 3.

Educational Activities

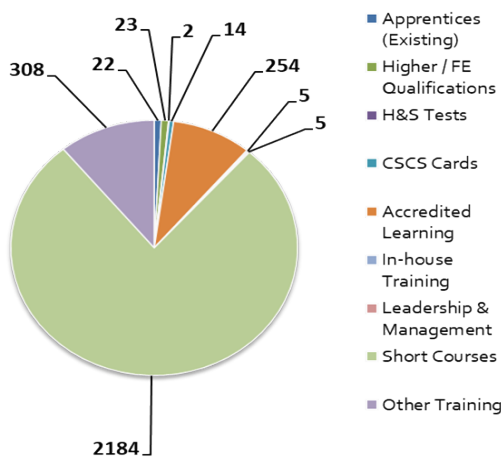


New Employment



To date during 2023/24, the chart below illustrates local employment upskilling opportunities within the Sheffield area.

Upskilling



5.0 Customer Engagement

- 5.1 The Housing Investment Programme (Capital) includes investment to ensure compliance with regulations, works that will protect the life of our assets and make our housing estates great places to live. Consulting on and planning the capital programme with tenants is a priority for the Housing and Neighbourhoods Service. Scrutiny on the delivery of the Housing Investment Programme is managed through tenant governance boards and performance reports.
- 5.2 Engagement with key stakeholders, including relevant consultation with residents and local members, takes place as part of developing each project proposal contained within the programme through written communication, workshops, and consultations events throughout the lifetime of the projects and programme.
- 5.3 Meetings are taking place annually with each of the individual Neighbourhood Teams to identify local priorities within each neighbourhood area. We will report updates on this to Housing Policy Committee as part of the annual the HRA business planning process.

6.0 Improvements to properties Summary outputs to be achieved during

2023/24.

- 6.1 The definition of outputs, include (but not limited to) the following:
- the number of surveys completed, kitchens, bathrooms, windows, doors installation to a property.
 - Adaptations carried out to any particular property may include building of extensions, installation of level access showers, stairlifts, ramps, and/ or any other adapted alterations to a property.
 - Roofing works completed per property or block of flats / maisonettes.
 - Any enhancement works that lead to the energy efficiency of a home.
 - Installation of fire doors, misting units, fire safety remedial works and surveys.
- 6.2 By the end of December 2023, the following outputs were achieved:
- 1577 Asbestos Surveys undertaken to various council properties across the city.
 - 2234 homes received electrical upgrades and are now compliant with the Electrical Safety regulations.
 - 342 adaptations were delivered and 69 installations of stairlifts to properties with vulnerable customers.
 - 17 Laundry facility upgrades to Older Persons Independent Living schemes.
 - 34 sites have now received CCTV refurbishment and new installation, work will continue until July/August 2024.
 - High rise reroofing work completed on the blocks at Cornhill, Crawshaw, Wentworth, Adelphi, Martin, Burlington and Bond. Work is currently underway at Albion and Oxford blocks and work to the Gleadless Valley high rise blocks is due to commence upon completion of the Albion and Oxford sites, this is likely to be towards the end of February.
- 6.3 Further ongoing projects that will yield further outputs during 2023/24 and, are as follows:
- The elementals programme had a slow start due to unforeseen contractor performance. A number of positions within the contractor's structure have changed and a new management team has taken over to improve performance. The scheme will deliver new kitchens, bathrooms, and electrical upgrades to hundreds of properties.
 - Fire Safety works to the 4 high rise blocks at Stannington and Hanover were completed by the end of December 2023.
 - The external wall insulation phase 2 (EWI 2 Airey repair and insulation) is now on site. It is anticipated that the first round of outputs of the project will be reported at the end of Quarter 4 of 2023/24.
 - The external wall insulation phase 3 (EWI 3 – system build properties) commenced on site during June 2023. This is anticipated to complete on site in June 2024 delivering 267 improved and insulated properties to PAS 2035 standards.
- 6.4 The Gleadless Valley masterplan recently launched with circa £90m of investment to be delivered including 221 new homes, 72 homes remodelled and the remaining stock on the estate being refurbished over the next 10 years as part of a comprehensive programme of regeneration improvements. The Gleadless Valley project team is currently reviewing the overall delivery programme and any significant changes will be subject to further member and tenant scrutiny. This will be reported separately.

7.0. HOW DOES THIS DECISION CONTRIBUTE?

7.1 The Housing Policy Committee is to note and provide comment on the progress made within Q3 of 2023/24 against the approved position on the Housing Investment Programme.

8.0 HAS THERE BEEN ANY CONSULTATION?

8.1 There has been no consultation on this report other than tenant scrutiny performance reporting. The budget approval process itself for each project/programme contained within the Housing Investment Programme involve significant consultation and engagement with tenants, residents, local members and key stakeholders.

9.0 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

9.1 Equality Implications

9.1.1 There are no direct equality implications arising from this report. It is expected that each individual project will undertake a full Equality Impact Assessment as part of the basis for the development of project details, scope and budget proposals.

9.2 Financial and Commercial Implications

9.2.1 The report provides and update on the current position and at the end of Q3 for the Housing Capital Programme.

9.3 Legal Implications

9.3.1 Section 28 of the Local Government Act 2003 imposes a duty on the Council to monitor its budgets throughout the financial year, this report is a financial update report that sets out the position of the Housing Capital Programme. There are no new or additional legal implications arising from the report for consideration. Individual reports on of the three component parts of the Housing Capital Programme being (1) Council Housing Investment, (2) Stock Increase Programme and (3) the Non-HRA Capital Programme should set out any relevant legal implications.

9.4 Climate Implications

9.4.1 There are no direct climate implications arising from this report. It is expected that individual projects will consider climate implications as project and budget proposals are developed in due course.

9.5 Other Implications

9.5.1 *There are no other implications to consider*

10.0 ALTERNATIVE OPTIONS CONSIDERED

10.1 *No alternative options are considered as part of this update report.*

11.0 REASONS FOR RECOMMENDATIONS

11.1 This report is to provide the Housing Policy Committee members with an update on progress against the 5-year approved Capital programme at the end of Q3 2023/24.

Appendix 1 – Approved 5-year Housing Capital Programme

HRA Capital Programme Position - Position at Period 9

HRA Programme Position	2023/24 Full Year	2024-2028 Programme					5 Year Total FY Budget
	2023/24 FY Budget	2024/25 FY Budget	2025/26 FY Budget	2026/27 FY Budget	2027/28 FY Budget		
HEATING, ENERGY & CARBON REDUCTION TOTAL	£14,808,331	£19,152,178	£11,414,785	£13,450,000	£0	£58,825,293	
H & S ESSENTIAL WORK TOTAL	£10,729,356	£17,946,731	£21,880,321	£18,240,654	£0	£68,797,062	
ADAPTATIONS & ACCESS TOTAL	£2,950,871	£3,304,730	£5,455,879	£682,553	£0	£12,394,033	
HRA PROGRAMME MANAGEMENT TOTAL	£3,100,000	£3,150,000	£3,200,000	£3,250,000	£0	£12,700,000	
WASTE MANAGEMENT & ESTATE ENV TOTAL	£100,000	£3,475,127	£3,365,000	£3,515,000	£0	£10,455,127	
ENVELOPING & EXTERNAL WORK TOTAL	£1,583,900	£9,553,244	£10,694,757	£11,246,118	£9,714,000	£42,792,019	
COMMUNAL AREA INVESTMENT TOTAL	£50,000	£2,950,000	£2,500,000	£2,927,200	£0	£8,427,200	
INTERNAL WORKS TOTAL	£5,435,995	£3,733,747	£3,144,646	£5,192,931	£0	£17,007,319	
OTHER PLANNED ELEMENTALS TOTAL	£2,868,131	£1,982,000	£1,332,000	£1,482,000	£0	£7,664,131	
GARAGES & OUTHOUSES TOTAL	£132,627	£250,000	£250,000	£250,000	£0	£882,627	
IT UPGRADE TOTAL	£0	£0	£0	£0	£0	£0	
GV MASTERPLAN DELIVERY TOTAL	£304,919	£8,970,992	£10,963,000	£20,162,399	£0	£40,401,310	
HRA INVESTMENT NEED 2027/28	£0	£0	£0	£0	£33,525,000	£33,525,000	
COUNCIL HOUSING INVESTMENT TOTAL	£42,064,130	£73,968,748	£74,200,388	£80,398,855	£43,239,000	£313,871,121	
Stock Increase Programme Position	2023/24 Full Year	2024-28 Programme					5 Year Total FY Budget
	2023/24 FY Budget	2024/25 FY Budget	2025/26 FY Budget	2026/27 FY Budget	2027/28 FY Budget		
ASSET MANAGEMENT DELIVERY TOTAL	£7,562,029	£3,525,955	£3,260,456	£2,637,829	£2,743,616	£19,729,885	
HOUSING GROWTH DELIVERY TOTAL	£20,214,507	£39,781,350	£49,558,945	£54,132,968	£22,339,559	£186,027,329	
STOCK INCREASE PROGRAMME TOTAL	£27,776,536	£43,307,305	£52,819,401	£56,770,797	£25,083,175	£205,757,214	
Non HRA Programme Position	2023/24 Full Year	2024-28 Programme					5 Year Total FY Budget
	2023/24 FY Budget	2024/25 FY Budget	2025/26 FY Budget	2026/27 FY Budget	2027/28 FY Budget		
Non-HRA REGENERATION TOTAL	£18,000	£18,000	£18,000	£18,000	£18,000	£90,000	
Non-HRA PROGRAMME MANAGEMENT TOTAL	£377,000	£377,000	£377,000	£377,000	£377,000	£1,885,000	
HOMES & LOANS TOTAL	£792,680	£0	£0	£0	£0	£792,680	
PRIVATE HOUSING STANDARDS TOTAL	£0	£0	£0	£0	£0	£0	
OTHER CAPITAL WORKS TOTAL	£2,427,545	£2,308,625	£0	£0	£0	£4,736,170	
NON-HRA SUMMARY TOTAL	£3,615,225	£2,703,625	£395,000	£395,000	£395,000	£7,503,850	
GRAND TOTAL	£73,455,891	£119,979,679	£127,414,789	£137,564,652	£68,717,175	£527,132,185	

*Please note the £33.525m identified as "HRA Investment Need 27/28" is not yet part of formally approved program in the Finance System