

APPENDIX B

HRA Capital Programme - Month 8

Project description	2017/18				2018/19			2019/20			2020/21+			Total Programme 2017/18-26/27		
	Revised Budget	Actual	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Warm Dry and Safe																
WDS 2-year programme	4	110	116	112	-	-	-	-	-	-	-	-	-	4	116	112
WDS 2012 major works	373	427	604	231	-	-	-	-	-	-	-	-	-	373	604	231
WDS 2013 major works	118	-	121	3	-	-	-	-	-	-	-	-	-	118	121	3
WDS 2014 major works	829	877	1,187	358	-	-	-	-	-	-	-	-	-	829	1,187	358
WDS 2015 major works	18,225	12,243	17,522	(704)	6,144	6,144	-	252	700	447	-	-	-	24,622	24,366	(257)
M&E heating	247	(291)	247	-	76	29	(46)	-	-	-	100	-	(100)	422	276	(146)
M&E electrical	-	0	0	0	-	-	-	-	-	-	-	-	-	-	0	0
WDS Leathermarket JMB	3,555	-	3,555	-	2,704	2,704	-	2,704	2,704	-	2,148	2,148	-	11,110	11,110	-
	23,350	13,366	23,350	(0)	8,924	8,878	(46)	2,956	3,403	447	2,248	2,148	(100)	37,478	37,779	302
Special Schemes/HINE																
Chilton Grove Wall - Decent Homes	-	-	346	346	-	1,386	1,386	-	527	527	-	-	-	-	2,259	2,259
Tustin	-	537	685	685	-	12,217	12,217	-	12,717	12,717	-	-	-	-	25,620	25,620
Portland	4,340	2,980	4,340	-	2,486	2,876	390	-	-	-	-	-	-	6,826	7,216	390
Damory/Thaxted externals	-	94	139	139	-	1,564	1,564	-	652	652	-	-	-	-	2,355	2,355
Maydeu	2,300	1,970	2,300	-	2,693	2,693	-	6,633	14,503	7,870	5,658	19,339	13,681	17,284	38,835	21,551
Four Squares (HINE)	2,456	2,476	2,522	67	-	-	-	-	-	-	-	-	-	2,456	2,522	67
Lakanal House	358	196	358	-	1,712	253	(1,459)	-	-	-	-	-	-	2,070	611	(1,459)
	9,454	8,253	10,691	1,237	6,891	20,989	14,098	6,633	28,399	21,767	5,658	19,339	13,681	28,635	79,418	50,783
QHIP (Inc. Kitchens & Bathrooms & LD2)																
Asset Management Strategy 2016/17 (QHIP)	20,862	7,067	20,862	-	20,210	21,548	1,338	113	1,130	1,018	-	-	-	41,184	43,540	2,356
Asset Management Strategy 2017/18 (QHIP)	16,401	3,264	16,401	-	24,008	24,008	-	10,036	1,426	(8,610)	-	-	-	50,444	41,834	(8,610)
Asset Management Strategy 2018/19 (QHIP)	831	24	831	-	38,326	38,326	-	11,698	11,698	-	107	107	-	50,962	50,962	-
Asset Management Strategy 2019/20 (QHIP)	-	-	-	-	-	-	-	39,327	39,327	-	30,000	30,000	-	69,327	69,327	-
Asset Management Strategy 2020+Future years (QHIP)	-	-	-	-	-	-	-	4,731	4,731	-	604,464	610,718	6,254	609,194	615,448	6,254
Installation of LD2	220	3	220	-	5,260	5,260	-	2,966	2,966	-	15,032	15,032	-	23,477	23,477	-
	38,314	10,359	38,314	-	87,803	89,142	1,338	68,870	61,278	(7,592)	649,602	655,856	6,254	844,589	844,589	(0)
Regeneration																
Aylesbury Estate regeneration	10,840	4,824	10,840	-	18,950	18,950	-	16,753	16,753	-	2,053	2,053	-	48,596	48,596	-
Bermondsey Spa refurbishment	283	262	283	-	-	-	-	-	-	-	-	-	-	283	283	-
East Dulwich Estate	1,489	679	1,489	-	1,979	1,979	-	116	116	-	-	-	-	3,584	3,584	-
Elmington Estate	263	1	828	564	-	724	724	-	-	-	-	-	-	263	1,552	1,289
Heygate Estate	1,435	272	1,435	-	-	-	-	-	-	-	-	-	-	1,435	1,435	-
Local authority new build	166	3	166	-	-	-	-	-	-	-	-	-	-	166	166	-
Wooddene - Acorn Plant Reprovision	1,000	329	1,000	-	2,718	2,718	-	-	-	-	-	-	-	3,718	3,718	-
	15,476	6,368	16,041	564	23,647	24,371	724	16,869	16,869	-	2,053	2,053	-	58,044	59,333	1,289
New Builds																
Hostels new build	503	3	503	-	279	279	-	-	-	-	-	-	-	781	781	-
Hidden Homes	1,177	336	1,229	51	-	35	35	-	-	-	-	-	-	1,177	1,263	86
SRPP	-	474	800	800	-	-	-	-	-	-	-	-	-	-	800	800
SRPP Development Cost- Lot B	1,960	-	1,960	-	8,598	8,598	-	5,548	5,548	-	3,240	3,240	-	19,347	19,347	-
Direct Delivery - New Council Homes Phase 1	23,914	12,566	24,539	625	1,469	1,469	-	740	740	-	5,033	-	(5,033)	31,156	26,749	(4,408)
Direct Delivery - New Council Homes Phase 2	5,783	1,757	5,783	-	65,707	69,701	3,994	68,240	82,084	13,844	17,357	19,880	2,522	157,088	177,447	20,360
	33,337	15,136	34,813	1,476	76,054	80,082	4,028	74,529	88,372	13,844	25,630	23,120	(2,510)	209,550	226,388	16,838
Acquisitions																
Acquisitions & S106 properties	54,282	1,833	54,365	83	1,750	1,750	-	-	-	-	-	-	-	56,032	56,115	83
Ledbury Acquisitions	975	-	975	-	3,250	3,250	-	3,250	3,250	-	3,250	3,250	-	10,725	10,725	-
Ledbury Tenants-Assistance with moving costs	1,165	31	1,165	-	-	-	-	-	-	-	-	-	-	1,165	1,165	-

	56,422	1,864	56,505	83	5,000	5,000	-	3,250	3,250	-	3,250	3,250	-	67,922	68,005	83
Other programmes																
Adaptations	1,700	521	1,700	-	2,000	2,000	-	2,000	2,000	-	4,225	4,225	-	9,925	9,925	-
Cash incentive & Home owner buy back scheme	643	518	643	-	924	924	-	600	600	-	420	420	-	2,588	2,588	-
Disposals costs	600	70	600	-	600	600	-	600	600	-	-	-	-	1,800	1,800	-
Hostels accommodation	1	1	1	-	40	-	(40)	-	-	-	-	-	-	41	1	(40)
Leasehold / freehold acquisitions	210	-	210	-	295	295	-	-	-	-	-	-	-	505	505	-
Major voids	870	498	870	-	381	381	-	-	-	-	-	-	-	1,252	1,252	-
Security	462	193	832	369	22	65	44	12	17	5	-	-	-	496	914	418
T&RA halls	849	196	849	-	1,200	1,200	-	958	958	-	-	-	-	3,007	3,007	-
Heating Energy Efficiency Measures (North Peckham)	222	-	222	-	-	-	-	-	-	-	-	-	-	222	222	-
	5,558	1,997	5,927	369	5,463	5,466	3	4,170	4,175	5	4,646	4,646	-	19,836	20,213	377
	181,912	57,342	185,642	3,730	213,781	233,927	20,146	177,277	205,747	28,470	693,086	710,411	17,325	1,266,055	1,335,726	69,671
FINANCED BY:																
Capital Receipts b/fwd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital receipts Leather Market Self financing	3,555	-	3,555	-	2,704	2,704	-	2,704	2,704	-	2,148	2,148	-	11,110	11,110	-
Capital Receipts	31,856	-	31,856	-	36,369	36,369	-	19,237	19,237	-	52,500	52,500	-	139,962	139,962	-
Void Receipts	5,000	-	5,000	-	5,000	5,000	-	5,000	5,000	-	5,000	5,000	-	20,000	20,000	-
RTB Receipts - Restricted to New Build	20,167	-	20,167	-	20,193	20,193	-	20,837	20,837	-	6,411	6,411	-	67,609	67,609	-
Depreciation Charge	53,000	-	53,000	-	53,000	53,000	-	53,000	53,000	-	265,001	265,001	-	424,001	424,001	-
Major Repairs Reserves	5,389	-	5,389	-	-	-	-	-	-	-	-	-	-	5,389	5,389	-
Revenue Contribution	18,745	-	18,745	-	18,745	18,745	-	18,745	18,745	-	85,782	85,782	-	142,016	142,016	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants	822	-	822	-	5,658	5,658	-	4,078	4,078	-	1,770	1,770	-	12,328	12,328	-
Section 106 Funds	15,176	-	15,176	-	50,040	50,040	-	50,082	50,082	-	16,430	16,430	-	131,728	131,728	-
External Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL RESOURCES	153,709	-	153,709	-	191,709	191,709	-	173,682	173,682	-	435,042	435,042	-	954,142	954,142	-
Forecast variation (under)/over	28,203	57,342	31,933	3,730	22,072	42,218	20,146	3,594	32,064	28,470	258,044	275,369	17,325	311,913	381,584	69,671