

HRA capital programme 2018-19 outturn report

Project description	2018/19			2019/20			2020/21			2021/22 - Future Years			Total Programme 2018/19-27/28		
	Revised Budget	Actual	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Warm Dry and Safe															
WDS 2-year programme	3,125	3,125	-	-	-	-	-	-	-	-	-	-	-	3,125	3,125
WDS 2012 major works	-	265	265	-	-	-	-	-	-	-	-	-	-	265	265
WDS 2013 major works	100,170	(100,170)	(100,170)	20,000	20,000	20,000	-	-	-	-	-	-	100,170	20,000	(80,170)
WDS 2014 major works	(24,271)	(48,809)	(24,538)	50,352	(50,352)	(50,352)	89,631	89,631	89,631	89,631	89,631	89,631	26,081	(48,809)	(74,890)
WDS 2015 major works	5,124,371	3,673,629	(1,450,742)	3,393,558	4,388,344	994,786	3,393,558	4,388,344	994,786	3,393,558	4,388,344	994,786	9,306,672	9,306,672	-
M&E heating	185,434	122,512	(62,922)	236,365	299,307	62,922	-	-	-	-	-	-	421,819	421,819	-
M&E electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WDS Leathermarket JMB	2,703,681	2,261,260	(442,421)	2,703,681	2,703,681	-	2,703,681	2,703,681	2,703,681	2,703,681	2,703,681	2,703,681	8,473,919	8,473,919	-
	8,092,510	6,011,982	(2,080,528)	6,383,976	7,411,332	1,027,356	2,793,312	2,793,312	2,793,312	1,061,988	1,960,365	898,377	18,331,786	18,176,991	(154,795)
Special Schemes/HINE															
Chilton Grove Wall - Decent Homes	677,850	(609,535)	(1,287,385)	620,776	663,244	42,468	396,314	1,573,908	1,177,594	67,323	67,323	67,323	1,694,940	1,694,940	-
Tustin	6,476,967	6,476,967	-	20,354,976	19,795,980	(558,996)	12,049,365	12,049,365	-	-	-	-	36,881,308	36,322,312	(558,996)
Portland	2,048,564	1,620,416	(428,148)	20,000	448,148	428,148	-	-	-	-	-	-	2,574,760	2,574,760	-
Demory/Thaxted externals	424,134	104,845	(319,289)	1,205,164	1,000,000	(205,164)	169,509	443,962	274,453	250,000	250,000	250,000	1,798,807	1,798,807	-
Maydew	2,773,004	1,009,762	(1,763,242)	11,308,981	1,154,984	(10,153,997)	-	11,917,239	11,917,239	-	-	-	14,081,985	14,081,985	-
Four Squares (HINE)	-	28,788	28,788	-	-	-	-	-	-	-	-	-	28,788	28,788	-
Lakanal House refurb	436,575	546,705	110,130	299,396	189,266	(110,130)	-	-	-	-	-	-	735,971	735,971	-
Ledbury Emergency Works	500,000	459,780	(40,220)	-	-	-	-	-	-	-	-	-	500,000	459,780	(40,220)
	13,337,094	9,637,728	(3,699,366)	33,809,293	23,251,622	(10,557,671)	12,615,188	25,984,474	13,369,286	506,196	823,519	317,323	60,267,771	59,697,343	(570,428)
QHIP (Inc. Kitchens & Bathrooms & LD2)															
Asset Management Strategy 2016/17 (QHIP)	14,711,559	13,243,448	(1,468,111)	10,807,835	12,583,894	1,776,059	458,208	488,271	30,063	367,210	29,199	(38,011)	26,344,812	26,344,812	-
Asset Management Strategy 2017/18 (QHIP)	11,013,356	9,443,177	(1,570,179)	12,612,351	18,201,945	5,589,594	13,072,591	9,206,749	(3,865,842)	164,709	11,136	(153,573)	36,863,007	36,863,007	-
Asset Management Strategy 2018/19 (QHIP)	17,935,529	18,178,514	242,985	17,878,564	17,635,579	(242,985)	14,207,512	14,207,512	-	2,009,222	2,009,222	2,009,222	52,030,827	52,030,827	-
Asset Management Strategy 2019/20 (QHIP)	1,614,342	4,308,999	2,694,657	60,079,134	8,570,703	(51,508,431)	7,341,269	26,910,722	19,569,453	292,720	29,537,041	29,244,321	69,327,465	69,327,465	-
Asset Management Strategy 2020/21 (QHIP)	146,746	25,464	(121,282)	243,118	265,782	22,664	42,249,966	39,437,603	(2,812,363)	31,082,354	33,993,335	2,910,981	73,722,184	73,722,184	-
Asset Management Strategy 2021+ Future years (C)	-	-	-	-	-	-	-	-	-	519,688,193	519,688,193	-	519,688,193	519,688,193	-
Installation of LD2	715,321	37,232	(678,089)	1,954,626	2,632,715	678,089	2,000,000	2,000,000	-	16,497,221	16,497,221	-	21,167,168	21,167,168	-
FRA Contingency Budgets	-	-	-	792,000	792,000	-	1,188,000	1,188,000	-	-	-	-	1,980,000	1,980,000	-
	46,136,853	45,236,834	(900,019)	104,367,628	60,662,618	(43,685,010)	80,517,546	93,438,857	12,921,311	570,101,629	601,765,347	31,663,718	801,123,656	801,123,656	-
Regeneration															
Aylesbury Estate regeneration	11,750,000	15,085,016	3,335,016	10,275,000	7,442,775	(2,832,225)	10,276,401	10,276,401	-	3,596,011	3,596,011	-	35,897,412	36,400,203	502,791
Bermondsey Spa refurbishment	20,592	10,149	(10,443)	-	10,443	10,443	-	-	-	-	-	-	20,592	20,592	-
East Dulwich Estate	307,809	179,889	(127,920)	1,572,205	1,700,125	127,920	667,111	667,111	-	300,000	300,000	-	2,847,125	2,847,125	-
Elmington Estate	132,204	150,304	18,100	383,871	365,771	(18,100)	-	-	-	-	-	-	516,075	516,075	-
Heygate Estate	270,000	222,480	(47,520)	116,104	163,624	47,520	-	-	-	-	-	-	386,104	386,104	-
Local authority new build	157,640	35,972	(121,668)	1,000,000	121,668	121,668	-	-	-	-	-	-	157,640	157,640	-
Woodsdene - Acorn Plant Re-provision	1,292,344	235,885	(1,056,459)	630,420	1,000,000	-	1,000,000	1,000,000	-	1,056,459	1,056,459	-	3,292,344	3,292,344	-
Regeneration Commercial properties	175,000	113,367	(61,633)	630,420	692,053	61,633	-	-	-	-	-	-	805,420	805,420	-
	14,105,589	16,033,062	1,927,473	13,977,600	11,496,459	(2,481,141)	11,943,512	11,943,512	-	4,952,470	1,056,459	-	43,922,712	44,425,503	502,791
New Builds															
Hostels new build	-	125,019	125,019	393,123	393,123	-	-	-	-	-	-	-	393,123	518,142	125,019
Hidden Homes	2,150,974	1,274,295	(876,679)	5,180,440	6,082,863	902,423	94,296	81,722	(12,574)	3,030,000	3,030,000	-	7,425,710	7,438,880	13,170
SRPP	316,397	1,256,408	940,011	10,425,747	10,425,747	-	4,400,000	4,400,000	-	-	-	-	18,172,144	19,112,155	940,011
SRPP Development Cost- Lot B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Direct Delivery - New Council Homes Phase 1	4,887,659	4,887,659	-	8,752,592	8,752,592	-	9,348,570	9,348,570	-	1,215,520	1,215,520	-	24,204,341	24,204,341	-
Direct Delivery - New Council Homes Phase 2	10,674,823	7,555,785	(3,119,038)	98,323,749	94,220,551	(4,103,198)	104,033,918	109,130,738	5,096,820	116,576,781	118,702,434	2,125,653	329,609,271	329,609,508	237
	18,029,853	15,099,166	(2,930,687)	123,075,651	119,874,876	(3,200,775)	117,876,784	122,961,030	5,084,246	120,822,301	122,947,954	2,125,653	379,804,589	380,883,026	1,078,437

Project description	2018/19		2019/20		2020/21		2021/22 - Future Years		Total Programme 2018/19-27/28					
	Revised Budget	Actual	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance		
	£	£	£	£	£	£	£	£	£	£	£	£		
Acquisitions														
Acquisitions	44,336,846	44,539,001	202,155	6,026,070	6,026,070	-	3,728,500	3,728,500	1,793,000	1,793,000	-	55,884,416	56,086,571	202,155
Ledbury Acquisitions	1,396,900	2,243,720	846,820	1,161,600	314,780	(846,820)	-	-	-	-	-	2,558,500	2,558,500	-
	45,733,746	46,782,721	1,048,975	7,187,670	6,340,850	(846,820)	3,728,500	3,728,500	1,793,000	1,793,000	-	58,442,916	58,645,071	202,155
Other programmes														
Adaptations	1,600,000	1,590,253	(9,747)	1,600,000	1,609,747	9,747	1,600,000	1,600,000	6,400,000	6,400,000	-	11,200,000	11,200,000	-
Cash incentive & Home owner buy back scheme	630,239	656,536	26,297	370,539	371,330	791	370,539	370,539	530,839	503,751	(27,088)	1,902,156	1,902,156	-
Disposals costs	400,000	480,471	80,471	400,000	400,000	-	400,000	400,000	1,600,000	1,519,529	(80,471)	2,800,000	2,800,000	-
Hostels accommodation	8,957	1,664	(7,293)	-	-	-	-	-	-	-	-	8,957	1,664	(7,293)
Leasehold / freehold acquisitions	381,287	-	(381,287)	372,092	372,092	-	381,287	381,287	-	-	-	753,379	753,379	-
Major voids	489,201	511,497	22,296	21,755	46,500	24,745	1,285	1,048	-	-	-	512,241	559,045	46,804
Security	942,410	348,745	(593,665)	1,723,821	703,734	(1,020,087)	48,359	1,662,111	1,613,752	1,613,752	-	2,714,590	2,714,590	-
T&RA halls	161,782	-	(161,782)	60,296	161,782	101,486	60,296	60,296	-	-	-	222,078	222,078	-
Heating Energy Efficiency Measures (North Peckham)	178,999	141,671	(37,328)	41,836	79,164	37,328	-	-	-	-	-	220,835	220,835	-
Other Installation of Sprinkler & smoke detection	640,500	681,842	41,342	97,826	56,484	(41,342)	-	-	-	-	-	738,326	738,326	-
Ledbury Tenants-Assistance with moving costs	525,000	538,030	13,030	-	1,977	1,977	-	-	-	-	-	525,000	540,007	15,007
Misc. Tenants Homeloss Assistance & Payments	28,594	28,594	-	-	-	-	-	-	-	-	-	28,594	28,594	-
Fire Damage Reinstatement														
Sceaux Gardens Assistance with moving costs														
	5,986,969	4,979,303	(1,007,666)	4,688,165	3,802,810	(885,355)	2,420,183	4,475,281	8,530,839	8,423,280	(107,559)	21,626,156	21,680,674	54,518
	151,422,614	143,780,796	(7,641,818)	293,489,983	232,860,567	(60,629,416)	231,895,025	265,524,966	706,711,964	742,665,935	35,953,971	1,383,519,586	1,384,632,264	1,112,678

FINANCED BY:	2018/19		2019/20		2020/21		2021/22 - Future Years		Total Programme 2018/19-27/28					
	Revised Budget	Actual	Variance	Revised Budget	Forecast	Variance	Revised Budget	Forecast	Variance	Revised Budget	Total Forecast	Total Variance		
	£	£	£	£	£	£	£	£	£	£	£	£		
Capital Receipts b/fwd	-	-	-	3,995,988	-	(3,995,988)	-	-	-	-	-	3,995,988	-	(3,995,988)
Capital receipts Leather Market Self financing	2,703,681	2,261,260	(442,421)	2,703,681	2,703,681	-	2,703,681	2,703,681	805,297	442,421	-	8,473,919	8,473,919	-
Capital Receipts	18,562,432	12,498,521	(6,063,911)	41,907,142	51,045,142	9,138,000	9,000,000	9,000,000	39,500,000	39,500,000	-	108,969,574	112,043,663	3,074,089
RTB Receipts - Restricted to New Build (incl buyback)	7,216,220	38,665,147	31,448,927	11,672,217	11,450,343	(221,874)	14,163,920	11,716,362	19,698,337	19,705,823	7,487	52,750,694	81,537,675	28,786,981
Depreciation Charge/MRR	51,000,000	50,751,892	(248,108)	51,000,000	51,000,000	-	51,000,000	51,000,000	204,000,000	204,000,000	-	357,000,000	356,751,892	(248,108)
Revenue Contribution	20,744,775	19,758,101	(986,674)	20,744,775	20,744,775	-	20,744,775	20,744,775	82,979,100	82,979,100	-	145,213,425	144,226,751	(986,674)
Reserves														
Grants	13,588,777	3,266,768	(10,322,009)	36,031,922	29,513,360	(6,518,562)	28,749,903	34,722,844	13,047,838	25,236,313	12,188,475	91,418,440	92,739,285	1,320,845
Section 106 Funds	8,780,620	16,579,107	7,798,487	69,201,302	52,170,336	(17,030,966)	30,774,960	12,222,714	35,218,863	30,793,055	(4,425,807)	143,975,745	111,765,213	(32,210,531)
Borrowing														
	122,596,506	143,780,796	21,184,290	237,257,027	218,627,638	(18,629,390)	157,137,239	142,110,377	394,807,013	403,019,569	8,212,575	911,797,785	907,538,399	(4,259,386)
TOTAL RESOURCES														
Forecast variation (under)/over	28,826,108	-	-	56,232,956	14,232,929	-	74,757,786	123,214,569	311,904,951	339,646,346	-	471,721,801	477,093,865	-