

Appendix B - Housing investment programme summary monitoring position at Month 4 2019-20

Project description	2019/20			2020/21			2021/22			2022/23+			Total Programme 2019/20-28/29		
	Revised Budget	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
Warm Dry and Safe															
WDS 2-year programme	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WDS 2012 major works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WDS 2013 major works	20	20	-	-	-	-	-	-	-	-	-	-	20	20	-
WDS 2014 major works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WDS 2015 major works	4,388	2,047	(2,341)	90	1,660	1,571	-	771	771	1,155	1,155	-	5,633	5,633	0
M&E heating	299	59	(240)	-	-	-	-	240	240	-	-	-	299	299	(0)
M&E electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WDS Leathermarket JMB	2,704	4,150	1,446	2,704	2,063	(641)	805	-	(805)	-	-	-	6,213	6,213	-
	7,411	6,276	(1,135)	2,793	3,723	930	805	1,011	206	1,155	1,155	-	12,165	12,165	0
Special Schemes/HINE															
Chilton Grove Wall - Decent Homes	663	663	-	1,574	1,574	-	67	67	-	-	-	-	2,304	2,304	-
Tustin	19,796	16,499	(3,297)	12,049	14,231	2,181	-	866	866	559	809	250	32,404	32,404	-
Portland	448	220	(228)	-	-	-	-	-	-	506	-	(506)	954	220	(734)
Damory/Thaxted externals	(565)	(565)	-	465	674	209	250	41	(209)	-	-	-	150	150	(0)
Maydew	1,155	1,100	(55)	11,917	11,973	55	-	-	-	-	-	-	13,072	13,072	0
Four Squares (HINE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lakanal House	189	174	(16)	-	-	-	-	16	16	-	-	-	189	189	0
Ledbury Refurbishment	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000	2,000	-
	23,687	20,091	(3,596)	26,005	28,451	2,446	317	989	672	1,065	809	(256)	51,075	50,340	(734)
Asset management Strategy (Inc. Kitchens & Bathrooms & LD2)															
Asset Management Strategy	57,436	62,337	4,901	90,251	90,251	-	166,012	166,012	-	404,037	399,135	(4,901)	717,736	717,736	(0)
Installation of LD2	2,455	2,000	(455)	2,000	2,000	-	2,000	2,000	-	14,497	14,952	455	20,952	20,952	0
FRA Contingency Budgets (including Type 4 Fire Risk Assessment)	4,792	4,792	-	5,188	5,188	-	4,000	4,000	-	16,000	16,000	-	29,980	29,980	-
	64,683	69,129	4,447	97,439	97,439	-	172,012	172,012	-	434,534	430,087	(4,447)	768,668	768,668	(0)
HEAT NETWORK STRATEGY															
Heat Network Strategy	-	-	-	5,000	5,000	-	5,000	5,000	-	40,000	40,000	-	50,000	50,000	-
Heat Pumps	168	168	-	6,248	6,248	-	692	692	-	-	-	-	7,108	7,108	-
	168	168	-	11,248	11,248	-	5,692	5,692	-	40,000	40,000	-	57,108	57,108	-
Regeneration															
Aylesbury Estate regeneration	7,443	7,443	-	10,276	10,276	-	3,596	3,596	-	-	-	-	21,315	21,315	-
Bermondsey Spa refurbishment	10	-	(10)	-	-	-	-	-	-	-	-	-	10	-	(10)
East Dulwich Estate	1,700	1,260	(440)	667	1,286	619	300	121	(179)	-	-	-	2,667	2,667	(0)
Elmington Estate	366	366	-	-	-	-	-	-	-	-	-	-	366	366	-
Heygate Estate	164	164	-	-	-	-	-	-	-	-	-	-	164	164	-
Local authority new build	122	122	-	-	-	-	-	-	-	-	-	-	122	122	-
Wooddene - Acorn Plant Reprovision	1,000	50	(950)	1,000	-	(1,000)	1,056	-	(1,056)	-	-	-	3,056	50	(3,006)
Aylesbury PPM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Regeneration Commercial properties	692	692	-	-	-	-	-	-	-	-	-	-	692	692	-
Tustin Low Rise works	450	450	-	150	150	-	-	-	-	-	-	-	600	600	-
	11,946	10,546	(1,400)	12,094	11,712	(381)	4,952	3,717	(1,235)	-	-	-	28,992	25,976	(3,017)
New Builds															
Hostels new build	393	393	-	-	-	-	-	-	-	-	-	-	393	393	-
Hidden Homes	6,083	4,811	(1,271)	376	1,609	1,233	-	38	38	-	-	-	6,459	6,459	(0)
SRPP	17,904	17,904	-	72,465	72,465	-	51,404	51,404	-	20,152	20,152	-	161,925	161,925	-
Direct Delivery - New Council Homes Phase 1	8,753	8,277	(475)	9,349	7,888	(1,460)	4,435	6,210	1,776	-	160	160	22,536	22,536	-
Direct Delivery - New Council Homes Phase 2	95,785	47,620	(48,165)	125,100	125,100	-	114,530	162,695	48,165	124,187	124,187	-	459,602	459,602	(0)
	128,918	79,006	(49,912)	207,290	207,062	(228)	170,368	220,348	49,979	144,338	144,499	160	650,914	650,914	(0)
Acquisitions															
Acquisitions & S106 properties	28,477	28,530	53	26,628	26,628	-	18,724	18,724	-	73,869	73,869	-	147,698	147,751	53
Ledbury Acquisitions	2,000	2,000	-	3,241	3,241	-	3,241	3,241	-	-	-	-	8,481	8,481	-

Project description	2019/20			2020/21			2021/22			2022/23+			Total Programme 2019/20-28/29		
	Revised Budget	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
	30,477	30,530	53	29,869	29,869	-	21,965	21,965	-	73,869	73,869	-	156,180	156,232	53
Other programmes															
Adaptations	1,600	1,600	-	1,600	1,600	-	1,600	1,600	-	11,200	11,200	-	16,000	16,000	-
Cash incentive & Home owner buy back scheme	371	630	259	371	371	-	371	245	(125)	133	-	(133)	1,246	1,246	-
Disposals costs	400	400	-	400	400	-	400	400	-	1,120	1,120	-	2,320	2,320	-
Hostels accommodation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasehold / freehold acquisitions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Major voids	372	372	-	381	381	-	-	-	-	-	-	-	753	753	-
Security	202	202	-	100	100	-	100	100	-	-	-	-	402	402	-
T&RA halls	704	904	200	1,662	1,462	(200)	-	-	-	-	-	-	2,366	2,366	-
Heating Energy Efficiency Measures (North Peckham Pipeworks)	162	162	-	60	60	-	-	-	-	-	-	-	222	222	-
Other Installation of Sprinkler & smoke detection	79	79	-	-	-	-	-	-	-	-	-	-	79	79	-
Ledbury Tenants-Assistance with moving costs	56	56	-	-	-	-	-	-	-	-	-	-	56	56	-
Misc. Tenants Homeless Assistance & Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Damage Reinstatement	2	2	-	-	-	-	-	-	-	-	-	-	2	2	-
Sceaux Gardens Assistance with moving costs	-	25	25	-	-	-	-	-	-	-	-	-	-	25	25
	3,949	4,433	484	4,574	4,374	(200)	2,471	2,345	(125)	12,453	12,320	(133)	23,446	23,471	25
	271,239	220,179	(51,061)	391,311	393,878	2,567	378,583	428,079	49,496	707,414	702,738	(4,676)	1,748,548	1,744,874	(3,673)
FINANCED BY:															
Capital Receipts b/fwd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital receipts Leather Market Self financing	2,704	4,150	1,446	2,704	2,063	(641)	805	-	(805)	-	-	-	6,213	6,213	-
Capital Receipts	51,045	21,369	(29,676)	9,000	46,329	37,329	8,000	8,000	-	31,500	16,000	(15,500)	99,545	91,698	(7,847)
Additional New Build Receipts-SRPP	-	-	-	-	-	-	-	22,107	22,107	-	-	-	-	22,107	22,107
RTB Receipts - Restricted to New Build (incl buybacks)	11,450	14,427	2,977	11,716	23,596	11,879	10,392	29,627	19,235	9,314	41,871	32,557	42,873	109,520	66,648
Major Repairs Reserves	51,000	61,921	10,921	51,000	51,000	-	51,000	51,000	-	153,000	357,000	204,000	306,000	520,921	214,921
Revenue Contribution	20,745	20,745	-	20,745	20,745	-	20,745	20,745	-	62,234	71,371	9,136	124,469	133,605	9,136
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Homes Grant	29,513	17,406	(12,107)	34,723	29,452	(5,271)	19,700	27,087	7,388	-	13,921	13,921	83,936	87,867	3,931
Other Grants	-	-	-	-	-	-	-	-	-	5,537	-	(5,537)	5,537	-	(5,537)
Section 106 Funds	52,170	48,172	(3,998)	12,223	20,343	8,120	10,901	10,000	(901)	19,892	22,372	2,479	95,186	100,887	5,701
Borrowing - New Build	-	11,510	11,510	-	146,431	146,431	-	137,668	137,668	-	97,172	97,172	-	392,781	392,781
Borrowing - Acquisitions and site assembly	-	20,479	20,479	-	20,192	20,192	-	15,823	15,823	-	43,032	43,032	-	99,525	99,525
Borrowing - Heat Network	-	-	-	-	11,248	11,248	-	5,692	5,692	-	40,000	40,000	-	56,940	56,940
TOTAL RESOURCES	218,628	220,179	1,551	142,110	371,398	229,288	121,542	327,749	206,207	281,477	702,738	421,261	763,758	1,622,064	858,307
Forecast variation (under)/over	52,612	0		249,201	22,480		257,041	100,330		425,937	0		984,790	122,810	