

ANNEX 4

HOUSING REVENUE ACCOUNT

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Annex 4 - Housing Revenue Account (HRA)

Introduction

This Annex sets out the detail for both the revenue and capital elements of the HRA.

The HRA is the Council's landlord account, which provides for the management and maintenance of the Council's housing stock. Legislation requires this account to be ring-fenced from the Council's other financial transactions. The budget has been set under the HRA self-financing system whereby the HRA is sustained from the rental income.

The HRA stock at 1 April 2017 was 26,065 (excluding decommissioned properties). The change in stock during 2017/18 is estimated to be a net reduction of around 175 properties resulting from new build stock, acquisitions and Right to Buy (RTB) sales.

The HRA has to be kept in balance, achieved through raising sufficient income from tenant rents to fund the investment needed to maintain the stock. A working balance is also maintained to deal with emerging pressures. Any balance on the HRA, either positive or negative, has to be carried forward to the following year. This means, for example, that the 2017/18 outturn will impact on the 2018/19 budget through the balance carried forward.

Nottingham City Homes Limited (NCH) is responsible for the management of the housing stock under a partnering agreement with the Council completed in 2011, for which a management fee is paid to cover some of the services provided. This fee paid to NCH by the Council is a charge on the HRA. NCH is also responsible, under a separate agreement that commenced in April 2014, for repairs to the stock through a series of budgets delegated to it from the Council.

The following are the key issues affecting the HRA budget in 2018/19:

- Reduction of social housing rents by 1%
- Stock reduction resulting from RTB and increase through new build and acquisition
- Roll out of Universal Credit in October 2018
- Impact of fire at Grenfell

The Welfare Reform & Work Act 2016 requires all social housing rents are reduced by 1% each year from 2016 to 2019. The effect of this is included within the budget and MTFP. The budget also takes into account the net reduction in stock.

Based on the experience of other Councils, Universal Credit results in a dramatic increase in arrears. In anticipation the HRA Working Balance will be increased to a higher level to provide for the anticipated increase in write offs.

The tragic fire at Grenfell Tower will have a significant and longstanding impact on the social housing sector. It is anticipated that the findings of the associated Public Inquiry will have wide ranging consequences. The Council has approved a £8.4m programme

of fire safety works to high rise blocks and is seeking financial support from the Government to fund these works.

In addition during 2017 the government made announcements in relation to council housing:

- Abandoned its plans to cap Housing Benefit at the Local Housing Allowance level from April 2018 for general needs tenancies and April 2019 for supported accommodation tenancies
- That social landlords would be able to increase rents again after 2020 by up to CPI plus 1% (0% assumed in MTFP from 2020)

Policies that have not been implemented and the impact is not included in the MTFP:

- Introduction of a requirement to prevent councils offering new tenancies longer than five years in most circumstances has not been enacted despite government indicating that it remains an intention to do so
- Sale of 'Higher value' assets levy

Other issues that continue to have an impact include:

- Changes to welfare benefit eligibility including changes to Tax Credits and the benefits cap, with resulting impacts on household income
- Enhanced Right to Buy (RTB) discount criteria leading to increased RTB sales over predicted levels and consequential reduction in stock levels
- Use of RTB Replacement Receipts (1-4-1) and impact on borrowing levels
- Bedroom Tax and the increased cost of topping up Discretionary Housing Payments

The financial impact of these changes where it can be quantified has been included in proposed budget for 2018/19 and incorporated into the Medium Term Financial Plan (2018/19 to 2021/22). The changes affecting the HRA will be included in an update to the HRA Business Plan to assess the impact on its financial sustainability and develop plans to ensure it remains in balance.

More generally, the Government recently announced its intention to publish a social housing Green Paper, which will include consideration of the quality, role, economic importance, management and tenants' rights in the social housing sector. Proposals in the Paper will be assessed for their impact on the HRA in due course.

The key headlines in the HRA budget for 2018/19 are as follows:

HRA Revenue

- A proposed decrease in rents of **1.0%** for 2018/19
- Continuation of tenant incentive scheme of up to **£100** per annum
- A proposed increase in general service charges of **2.9%**
- Proposed increase to estate & block maintenance service charges **£0.97** and **£0.47/week** respectively
- A working balance of **£7.727m** to provide for the effects of Universal Credit.

HRA Capital

- An overall Public Sector Housing Programme of **£212.048m** for the next 5 years of which **£59.303m** relates to 2018/19.
- **£11.876m** for 2018/19 has been specifically allocated to regeneration and new build (Building a Better Nottingham).

HRA Forecast Outturn 2017/18

Table 1 summarises the HRA budget and forecast outturn for 2017/18.

TABLE 1: HRA FORECAST OUTTURN 2017/18			
DESCRIPTION	ORIGINAL BUDGET	ESTIMATED OUTTURN	VARIANCE
	£m	£m	£m
INCOME			
Rent income	(94.719)	(94.832)	(0.113)
Service charges & other income	(8.952)	(9.151)	(0.200)
TOTAL INCOME	(103.671)	(103.984)	(0.312)
EXPENDITURE			
Repairs	27.329	27.329	0.000
Management (includes Retained)	32.657	32.224	(0.433)
Capital charges	39.968	40.713	0.745
Direct Revenue Financing	3.717	3.717	0.000
TOTAL EXPENDITURE	103.671	103.984	0.312
DEFICIT / (SURPLUS)	0.000	(0.000)	(0.000)
Working balance B/F	(4.000)	(4.000)	0.000
WORKING BALANCE C/F	(4.000)	(4.000)	(0.000)

The key variances for 2017/18 from the budget are as follows:

- Capital charges – increased depreciation charges by **£0.924m** and reduced interest charges of **£0.179m**
- Management – reduced HRA contribution to Discretionary Housing Payment and other savings resulting in decrease of **£0.433m**

Further details of the variances and the reasons for them are provided in **Annex 1**.

HRA Budget 2018/19

The budget for 2018/19 has been refreshed to take account of the required reduction in rents, increases in charges, inflation, cost pressures, capital financing costs and changes to assumptions.

Table 2 shows the summary of the 2018/19 budget and the movement from 2017/18 original budget.

TABLE 2: HRA BUDGET 2018/19				
NOTE	DESCRIPTION	2017-18 BUDGET £m	2018-19 BUDGET £m	MOVEMENT £m
	INCOME			
1	Rent income	(94.719)	(95.295)	(0.576)
2	Service charges & other income	(8.952)	(10.340)	(1.388)
	TOTAL INCOME	(103.671)	(105.635)	(1.964)
	EXPENDITURE			
3	Repairs	27.329	27.167	(0.163)
4	Management	32.657	33.167	0.510
5	Capital Charges	39.968	41.575	1.607
6	Direct Revenue Financing	3.717	0.000	(3.717)
	TOTAL EXPENDITURE	103.671	101.909	(1.763)
	Deficit / (Surplus)	0.000	(3.727)	(3.727)
7	HRA Working Balance	(4.000)	(7.727)	(3.727)

1. Rent Income

Rent policy – The Welfare Reform and Work Act 2016 requires that social rents are reduced by 1% per annum for four years from 2016, with 2018 being the third year the Council has had to reduce rents.

The Government exercises control over local rents by charging the Council for the housing benefit costs where the average rent has exceeded the limit rent (every **£1** rent charged above limit rent requires **£0.66** of the increase to be paid back to Government to pay for the increased cost of Housing Benefit). Following the introduction of the Act the limit rent will decrease by 1% in 2018/19 and is estimated to be **£74.88** per week (over 52 weeks). The proposed average rent of **£71.14** gives headroom of **£3.74** per week. Applying the proposed rent and taking account of the estimated reduction in stock will reduce rental income by **£0.253m** per annum. The reduction of council housing stock is due to council housing sales (from Right to Buy and sales of non-standard “corporate” stock) and off-set by addition of new build and acquired properties into stock.

The rent decrease also applies to Highwood House, the Council’s homeless families unit, with a decrease of 1.0% being applied to all new tenancies.

Affordable rent - The above legislation also applies to affordable rents (which is 80% of the local market rent) and therefore these will be decreased by **1.0%**. The affordable rent must be recalculated for a new tenancy.

Bad debt provision - Part of the reforms introduced by Universal Credit includes payment of housing benefit direct to the tenant monthly in arrears (currently housing benefit is received directly by the landlord) so collecting rent will be harder in future years. The new system is due to be rolled out in Nottingham in October 2018, so the impact will be within 2018/19 budget. Evidence from other authorities suggests that

arrears increase as much as fourfold. As the impact on arrears is difficult to estimate at this stage and to provide flexibility the bad debt provision has been realigned to budget and the **£0.829m** have been moved into the Working Balance, giving a provision of **£1.2m** in 2018/19. For each of the years 2019/20 and 2020/21 it will be increased by a further **£0.500m** to give time to assess the impact and develop a robust future strategy.

The HRA working balance has been increased to **£7.727m** (from **£4.000m**) and will be retained at this level to manage the pressure and uncertainty on the HRA.

TABLE 3: RENT INCOME CHANGES 2018/19	
DESCRIPTION	£m
Rent income – 1% reduction	0.967
Rent income – adjustment to base	(1.030)
Rent income – impact of net stock reduction	0.316
Bad debt provision moved to Working Balance	(0.829)
Rent income (net)	(0.576)

2. Service charges & other income

The Welfare Reform and Work Bill requirement to reduce social rents by 1% per annum is not applicable to service charges. Where a direct service charge is levied, it will increase by **2.9%** (CPI August 2017), to support the recovery of associated costs. For the estate and block maintenance charges an increase of **£0.97** and **£0.47** per week respectively is proposed to enable recovery of costs from tenants. **Appendix A** gives details of the service charges and the increases to each charge.

Garages not included as part of the rent of a dwelling are currently charged at an average **£8.55** per week. It is proposed to increase this by **£0.25** to an average of **£8.80**. Based on the pattern in recent years any increase in rent is usually offset by reduced income as the number of garages let continues to decline, so no additional income has been allowed for. VAT is added to the rent charge when the garage is rented to someone without a tenancy (including leaseholders).

TABLE 4: SERVICE CHARGES & OTHER INCOME CHANGES 2018/19	
DESCRIPTION	£m
Service charges	(1.388)
Garage rents	(0.000)
Service charges and other income	(1.388)

3. Repairs

The housing repairs budget has been reduced to **£27.167m** as a consequence of applying reduction in the stock of **(£0.163m)**.

4. Management

NCH Management Fee £23.125m – It is proposed that the Management Fee paid to NCH will increase from **£22.615m** to **£23.125m**, which comprises of an increase for cost pressures such as inflation, pay award and operational costs of new independent

living schemes of **£1.153m** and an adjustment to reflect the declining volume of stock and as well as savings to be delivered of **(£0.643m)**.

Retained Housing £3.970m – The HRA budgets still managed by the Council are set in line with General Fund assumptions, i.e. pay award (2%) and general inflation (0%) and have been contained within existing resources.

Public Realm & CCTV £4.072m - It is proposed that a cash limit is used for these costs charged by the General Fund.

Responsible Tenant Reward scheme £2.000m - The scheme rewards tenants who pay rent on time, behave responsibly and show respect to their neighbours and NCH staff. The cost of the scheme in 2017/18 was **£2.2m** with successful tenants receiving **£100** each. It is proposed to continue the scheme for a further year in 2018/19 with a budget of **£2.000m**. The reduction will be achieved by modifying the eligibility criteria relating to rent payments. The MTFP assumes that this will continue for the next three years but this is subject to a separate review.

Joint working / cost saving initiatives - The City Council and NCH has embarked on a review of services to be delivered in partnership to deliver General Fund savings whilst ensuring that the HRA is charged a proportionate share of the costs.

It is proposed elsewhere in this report that the City Council will require NCH to return a proportion of any surplus generated from trading activity. This proposal has no direct impact upon the HRA.

5. Capital charges

The introduction of self-financing of the HRA requires the HRA to generate sufficient resources to finance the capital investment to maintain the existing housing stock and tenant priorities. Planned borrowing for new housing developments results in increased borrowing costs of £0.494m.

TABLE 5: CAPITAL FINANCING COSTS			
DESCRIPTION	Latest Budget 2017/18	Budget 2018/19	Movement
	£m	£m	£m
Depreciation	26.876	27.989	1.113
Debt charges	13.092	13.586	0.494
TOTAL	39.968	41.575	1.607

Depreciation - With the introduction of HRA Self Financing, the charge for depreciation is based upon component accounting. The sum that accumulates in the Major Repairs Reserve is only available for investment in major repairs of the stock and cannot be used to support the overall rent level. The value of the depreciation provision in 2018/19 budget is **£27.989m**.

Debt charges - The HRA continues to benefit from the historically low short term interest rates, with the estimated average rate to be applied in 2018/19 being **4.07%**.

All borrowing is currently at fixed interest rates to remove interest rate risk from the HRA. Over the life of the MTFP the long term average interest rates of between 4.00% and 4.50% are still expected to be valid for the HRA business plan.

6. Direct Revenue Financing

Due to the need to build up the Working Balance by an additional **£4m**, direct revenue financing has been reduced to nil in 2018/19 (**£3.717m** in 2017/18). This has the effect of reducing the resources available in the HRA to finance capital investment.

7. HRA Working Balance

Under HRA self-financing the Council has taken on new risks arising from the HRA being dependent upon rental income to sustain future investment in the housing stock. The working balance acts as a contingency to cover unexpected significant expenditure or unplanned major additional expenditure. **Given the economic climate and uncertainty over the impact of welfare reform it is prudent to further increase the HRA working balance to £7.727m (from £4.000m). The balance has been built up from a combination of Direct Revenue Financing and bad debt provision.**

HRA Medium Term Financial Plan 2018/19 to 2021/22

The HRA MTFP 4 year projections have been updated to reflect the above changes. **Table 6** shows the HRA MTFP for 2018/19 to 2021/22. The future years' projections are based on information currently available but subject to ongoing review. Projections for 2019/20 to 2021/22 incorporate the following assumptions:

- The inflation indicators are consistent with those used throughout the entire MTFP.
- Rent levels have been assumed to decrease in accordance with the legislation (-1% p.a. until 2019). In 2020 it has been assumed that no rent increase is applied. The rent level reflects the net stock changes resulting from sales and new build.
- Financing costs take account of the existing and projected borrowing required.
- Depreciation charges are based on asset life spans and replacement costs data provided by NCH.
- The Tenant Incentive Scheme continues and remains unchanged
- Working balance remains at around **£8m** as a safeguard during the initial stages of Universal Credit.

TABLE 6: HRA – MEDIUM TERM FINANCIAL PLAN				
DESCRIPTION	BUDGET 2018/19 £m	BUDGET 2019/20 £m	BUDGET 2020/21 £m	BUDGET 2021/22 £m
INCOME				
Rental Income	(96.508)	(94.727)	(93.526)	(93.304)
Provision for Bad Debts	1.213	1.713	2.213	2.213
Service charges	(7.205)	(7.205)	(7.205)	(7.205)
Other rents (inc garage)	(2.808)	(2.808)	(2.808)	(2.808)
Other income including interest	(0.327)	(0.287)	(0.287)	(0.287)
TOTAL	(105.635)	(103.314)	(101.613)	(101.391)
EXPENDITURE				
Repairs to Dwellings	27.167	27.079	26.951	26.724

NCH Management Fee	23.125	23.050	22.941	22.748
Tenant incentive scheme	2.000	2.000	2.000	2.000
Public Realm	2.714	2.714	2.714	2.714
CCTV	1.358	1.358	1.358	1.358
Retained Housing	3.970	3.970	3.970	3.970
Provision for Depreciation	27.989	28.271	28.438	28.592
Debt Charges	13.586	13.749	13.809	13.909
Direct Revenue Financing	0.000	0.000	0.000	0.000
TOTAL EXPENDITURE	101.909	102.190	102.180	102.014
Deficit / (Surplus)	(3.727)	(1.123)	0.567	0.623
Add Working Balance B/F	4.000	7.727	8.850	8.283
WORKING BALANCE C/F	7.727	8.850	8.283	7.660

PUBLIC SECTOR HOUSING CAPITAL PROGRAMME

Context

HRA capital expenditure is financed from resources generated from rental income to directly finance capital expenditure or fund prudential borrowing subject to the debt cap limit for the HRA.

The Welfare Reform & Work Act 2016 requires an annual **1%** reduction to rents from 2016 until 2019. The HRA 30 year Business Plan was refreshed to assess the impact of the revised rent policy, showing the current levels of capital expenditure are unaffordable.

An interim review of the Asset Management Plan (AMP) for the next 5 years has been undertaken to inform the revised capital programme and options have been developed to provide a sustainable 30 year Business Plan.

The Programme

The Public Sector Housing Capital Programme sets out the five year investment in the housing stock. Management of the stock was transferred to NCH under a management agreement but the Council retains ownership. The allocation of these funds to individual schemes is agreed between the Council and NCH. **Table 7** shows the level of investment to 2022/23 against the existing capital programme approved to 2021/22.

TABLE 7: PUBLIC SECTOR HOUSING CAPITAL PROGRAMME							
PROGRAMME MOVEMENT	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Existing programme	60.029	53.473	35.890	33.477	32.366	0.000	215.234
New/amended schemes	(0.141)	5.830	6.020	2.953	4.851	37.189	56.701
TOTAL PROGRAMME	59.887	59.303	41.909	36.430	37.217	37.189	271.935

The detailed programme is shown in **Appendix B** and is based on existing approved commitments, new projects and amendments to existing schemes. **Appendix C** sets out those new/amended schemes recommended for inclusion within the programme.

The schemes/programmes shown as requiring NCH approval are delegated to NCH to award contracts up to the value of the scheme/programme shown in **Appendix B**.

Schemes within the programme, including Building a Better Nottingham, will require further approval within the Council, at either Portfolio Holder or Executive Board level (depending on the value) as these are aspirational projects requiring further refinement.

The Public Sector Housing capital programme supports delivery of the Transforming Nottingham's Neighbourhoods priorities within the Housing Nottingham Plan and Council Plan, supporting delivery of the following key themes:

- The standard of existing homes – ensuring existing housing stock remains well maintained, well managed and energy efficient;
- The supply of new homes – maximising funding to deliver new homes across all tenures; and
- Meeting specialist housing need – supporting vulnerable groups by prioritising and using prevention and early intervention measures to the full.

The programme takes account of the NCH AMP (refreshed to 2022/23), known commitments from schemes in progress, health and safety issues and other service investment needs. The AMP has been reviewed and **£10m** of works have been deferred to beyond 2023/24 to match resource availability. **Table 8** shows the summary resources identified to support the programme. There is a shortfall of resources compared to investment needed which consists of the fire safety works to high rise blocks referred to earlier in the report (**£8.354m**). If additional funding is not provided by the Government then other non-essential schemes may need to be deferred to ensure the programme can be fully resourced.

TABLE 8: CAPITAL PROGRAMME & RESOURCES							
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
	£m	£m	£m	£m	£m	£m	£m
TOTAL INVESTMENT	59.887	59.303	41.909	36.430	37.217	37.189	271.935
RESOURCES							
Capital Resources	52.296	51.875	38.264	36.230	37.017	36.989	252.671
Capital Receipts	3.875	1.875	0.844	0.200	0.200	0.200	7.193
Direct Revenue Financing	3.717	0.000	0.000	0.000	0.000	0.000	3.717
TOTAL RESOURCES	59.887	53.750	39.108	36.430	37.217	37.189	263.581

The financing of the capital programme is shown in **Appendix D**. The summary HRA capital programme for 2018/19 is shown in **Table 9**.

TABLE 9: SUMMARY CAPITAL PROGRAMME 2018/19	
DESCRIPTION	£m
Maintaining the Nottingham Decent Homes Standard	20.158
Additional tenant priorities:	
- City wide energy efficiency	12.196
- Additional improvements	15.073
Building a Better Nottingham – new build	11.876
TOTAL	59.303

Maintaining the Nottingham Decent Homes Standard

Nottingham City Council, through its delivery agent NCH, has achieved the Decent Homes standard in the council's housing stock. We are committed to Maintaining Decency and have developed a programme which invests **£100.922m** over 5 years to deliver the Nottingham Standard for decent homes. **This includes an additional £8.354m of investment to deliver fire safety works to high-rise blocks that was approved at the October 2017 meeting of Executive Board.**

Energy Efficiency and Tackling Fuel Poverty

Over the 5 years of the programme **£26.503m** is being invested in energy efficiency measures including external wall insulation and LED lighting to reduce energy costs and improve living standards for tenants. The costs to the Council are reduced by ECO (Energy Company Obligation) funding and EU funding that will benefit over 300 council homes in Sneinton (Remo-Urban).

Building a Better Nottingham – new build programme

The HRA's Capital Programme for Public Sector Housing includes **£27.072m** for new build council housing, **including an additional £13.000m for schemes between 2020/21-2022/23.** This supports the aim of the Council Plan 2015-19 for 2,500 new homes that Nottingham people can afford to rent or buy.

The new build programme is part funded by grants from Homes England (formerly the HCA), use of Replacement ("1-4-1") Right to Buy capital receipts (see Table 12) with the balance financed from prudential borrowing.

HRA Capital Receipts

Table 10 shows the estimated capital receipts from RTB sales based on updated assumptions after applying the pooling requirement and costs of disposal. Currently the balance of RTB receipts available are used to support the private sector housing programme in the 'All Other Services' programme in the General Fund. The table excludes 1-4-1 receipts of which more detail is given below.

TABLE 10: HRA RTB CAPITAL RECEIPTS							
PROJECTION	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
	£m	£m	£m	£m	£m	£m	£m
RTB Sales	15.659	12.527	10.022	8.017	6.414	5.131	57.770
Less Paid to Government	(2.084)	(1.667)	(1.334)	(1.067)	(0.853)	(0.683)	(7.687)
Less Transaction Costs	(0.494)	(0.395)	(0.316)	(0.253)	(0.202)	(0.162)	(1.823)

Less 1-4-1 Receipts (Table12)	(6.205)	(4.964)	(3.971)	(3.177)	(2.541)	(2.033)	(22.890)
To repay HRA debt	(3.377)	(3.928)	(3.143)	(2.514)	(2.011)	(1.609)	(16.582)
Balance to General Fund Capital Programme	3.500	1.573	1.259	1.007	0.805	0.644	8.788

The level of right to buy disposals is at such a level that the policy for RTB receipts has been reviewed. An element of future receipts will be retained to voluntarily set aside against HRA debt. The current proposal is to ensure that the level of capital charges is no more than **12.5%** of the HRA turnover as a proxy for sustainability. This policy will be reviewed in 2018.

Table 11 shows the profile of capital receipts (excluding 1-4-1 receipts), that can be used up to the values stated and may be used to finance capital expenditure in accordance with capital finance and accounting regulations. Previously approved Council policy on the allocation of capital receipts will require these sums to be used for Public Sector Housing. Executive Board approved the disposal of non-purpose built council houses (known as 'corporates') on 20 October 2009.

PROJECTION	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Corporates	0.640	0.640	0.000	0.000	0.000	0.000	1.280
Housing land sales	0.235	0.200	0.200	0.200	0.200	0.200	1.235
Total	0.875	0.840	0.200	0.200	0.200	0.200	2.515

1-4-1 Receipts from additional Right to Buy (RTB) sales

From 1 April 2012, MHCLG introduced changes to the treatment of capital receipts under the RTB. The changes require a proportion of the receipt to be used to repay housing debt. The requirement to pay over to the MHCLG **75%** of RTB sales receipts remains, but this has been modified to take account of the need to reduce the level of debt. Overall the stated national policy is to use part of the receipts in future to provide replacement homes for those sold under the RTB. These additional retained RTB sales will be used to support the new build programme within the HRA.

Where RTB sales exceed the sales predicted prior to the government's reinvigoration of RTB, the Council may keep an additional proportion of the receipt (known as the 1-4-1 receipt) for spend on new build. Funding must be spent on creating additional social housing (either new build or purchase of properties), the Council must contribute at least **70%** of the cost and must be spent within 3 years of the related RTB sale. Any receipt unspent within the timeframe must be returned to the MHCLG.

Table 12 shows the projected 1-4-1 receipts and the use to finance expenditure on schemes that meet the eligibility criteria within the capital programme. The available receipts are those currently without a scheme in the capital programme and if suitable schemes are not identified will need to be repaid to central government.

TABLE 12 : PROJECTED 1-4-1 RECEIPTS							
PROJECTION	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Opening balance	0.000	3.205	7.133	10.460	13.637	16.179	
Add new 1-4-1 receipts	6.205	4.964	3.971	3.177	2.541	2.033	22.890
HRA use in year	(3.000)	(1.035)	(0.644)	(0.000)	(0.000)	(0.000)	(4.678)
Available	3.205	7.133	10.460	13.637	16.179	18.212	

HRA debt cap

The HRA has headroom within the amount of debt that it can sustain from the rental streams enabling the sound financial management of the capital investment programme over the 30 year plan and to enable investment in new social housing as shown in **Table 13**. The planned repayment in year is the repayment of the principal associated with the HRA share of annuity loans, thereby reducing the Capital Financing Requirement (CFR) in year:

TABLE 13: HRA DEBT POSITION	
DESCRIPTION	£m
HRA CFR at 1 April 2017	280.284
Less: debt planned to be repaid in year	(0.726)
HRA CFR at 1 April 2018	279.558
Debt cap	319.784
Estimated headroom at 1 April 2018	40.226

The MTFP assumes the use of the headroom over the life of the plan primarily to support investment in new social housing – see **Table 14** for impact on the debt cap. Additional borrowing can be taken up to the cap subject to affordability. Currently the business plan is in balance such that any additional borrowing would need to generate sufficient revenue resources to fund the repayment of the borrowing and interest.

TABLE 14: HRA DEBT POSITION - PROJECTED	
DESCRIPTION	£m
HRA CFR at 1 April 2018	279.558
Add: borrowing taken out over 5 year investment plan	35.350
Less: debt planned to be repaid over 5 years	(3.631)
HRA CFR at 1 April 2023	311.277
Debt cap	319.784
Estimated headroom at 1 April 2023	8.507

APPENDIX A – SERVICE CHARGES INCREASES 2018/19

Service charges (over 50 weeks)

Table 1 lists the range of services provided to specific groups of tenants. It is proposed that service charges are increased by **2.9%** (CPI August 2017), apart from Estate and Block maintenance charges which are increased by £0.97 and £0.47 respectively to recover the costs of maintaining communal grounds and spaces. Applying the revised rates would produce additional annual income of **£1.352m**.

TABLE 1: WEEKLY SERVICE CHARGES			
SERVICE	CURRENT 2017/18 (£)	PROPOSED 2018/19 (£)	INCREASE (£)
Caretaking	5.35	5.51	0.16
Cleaning Service	3.15	3.24	0.09
Communal lighting	0.56	0.58	0.02
Communal TV system	0.94	0.97	0.03
Homewatch	0.54	0.56	0.02
Security (CCTV)	5.59	5.75	0.16
Emergency Alarm	2.57	2.64	0.07
Scooter storage	1.05	1.08	0.03
Estate Maintenance	2.03	3.00	0.97
Block Maintenance	2.03	2.50	0.47
Laundry facilities	1.40	1.44	0.04

Furnished tenancy service charges will also increase by **2.9%**.

Independent Living Charges

Tenants in Independent Living schemes pay additional charges for intensive housing management, housing related support and emergency alarms that are necessary to assist tenants in retaining their independence. It is proposed that the total Independent Living service charges are increased by **2.9%** to support the recovery of associated costs - see **Table 2** below. Applying the revised rates would produce additional annual income of **£0.036m**.

TABLE 2: INDEPENDENT LIVING CHARGES			
CHARGE	CURRENT 2017/18 £	PROPOSED 2018/19 £	INCREASE (£)
Independent Living	3.16	3.25	0.09
Intensive Housing Management	10.69	11.00	0.31
Independent Living charge (no intensive HM)	3.33	3.43	0.10

Scheme Charges

Foxton Gardens is an independent living scheme with its own service charge and charges for heat and water. Charges for heat and water are recommended to be increased by **2.9%** in line with other recommended service charge increases, whilst following a review the main service charge this is proposed to be reduced by £0.97/week. Details are set out in **Table 3**.

TABLE 3: FOXTON GARDENS & SUTTON HOUSE CHARGES			
TYPE	CURRENT 2017/18 £	PROPOSED 2018/19 £	CHANGE (£)
FOXTON GARDENS: SERVICE CHARGES			
One bed	33.47	32.50	-0.97
Two bed	35.19	34.22	-0.97
FOXTON GARDENS: WATER			
One bed	3.07	3.16	0.09
Two bed	4.27	4.39	0.12
FOXTON GARDENS: HEATING			
One bed	15.00	15.44	0.44
Two bed	20.36	20.95	0.59
SUTTON HOUSE: HEATING	7.05	7.25	0.20

Sutton House is an independent living scheme purchased by the Council in January 2017 which has its own service charges. It is proposed that these increase by **2.9%** in line with all other service charges.

Highwood House

Highwood House is the Council's homeless families unit. Charges are recommended to be increased by **2.9%** in line with other proposed service charge increases. Details are set out in **Table 4**.

TABLE 4: HIGHWOOD HOUSE CHARGES			
TYPE	CURRENT 2017/18 £	PROPOSED 2018/19 £	INCREASE £
Eligible Service Charge	125.19	128.82	3.63
Ineligible Service Charge (Flat heating, lighting, water)			
One bed	12.85	13.22	0.37
Two bed	18.54	19.08	0.54

APPENDIX B - CAPITAL PROGRAMME BY SCHEME 2017/18 – 2022/23

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Imp	NCH	0.083	0.115	0.201	0.111	0.409	0.291	1.210
Intercom Systems - FSW	NCC	0.163	0.282	0.165	0.000	0.000	0.000	0.610
Public Address System - FSW	NCC	0.200	0.568	0.332	0.000	0.000	0.000	1.100
Fire Alarm Installations	NCH	0.168	0.090	0.090	0.069	0.071	0.518	1.006
Fire Alarm Installations - FSW	NCC	0.020	0.114	0.066	0.000	0.000	0.000	0.200
Asbestos Works	NCH	0.689	0.200	0.200	0.200	0.200	0.190	1.680
Lift Replacement Programme	NCH	1.032	0.949	1.165	0.000	0.000	0.000	3.146
Radon Awareness	NCH	0.200	0.000	0.000	0.000	0.000	0.000	0.200
Water Infrastructure Managed Supplies	NCH	0.010	0.010	0.000	0.000	0.000	0.000	0.020
Low Rise Sprinkler Systems	NCH	0.105	0.482	0.000	0.000	0.000	0.000	0.587
High Rise Sprinkler Systems - FSW	NCC	0.350	3.568	2.082	0.000	0.000	0.000	6.000
Gas Safety Enhancements - FSW	NCC	0.000	0.158	0.092	0.000	0.000	0.000	0.250
Structural Surveys & Rectification Works	NCH	0.079	0.050	0.050	0.050	0.050	0.048	0.327
Renew Bin Store/Refuse Chute	NCH	0.060	0.000	0.464	0.468	0.500	0.000	1.492
Management Fee	NCH	0.124	0.095	0.109	0.045	0.062	0.052	0.486
Management Fee - FSW	NCC	0.018	0.111	0.065	0.000	0.000	0.000	0.194
		3.300	6.793	5.080	0.943	1.292	1.100	18.507

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Secure Warm & Modern</u>								
Nottingham Secure	NCH	2.654	2.601	2.663	3.243	2.036	1.892	15.090
Modern Living	NCH	2.535	2.926	3.789	4.000	5.498	6.584	25.331
Warmth for Nottingham - (Includes EWI / CR&M Heating)	NCH	3.016	2.316	3.232	2.191	3.590	5.943	20.288
Roof & Chimney Replacement	NCH	1.701	1.533	1.533	2.000	3.403	2.237	12.407
External Fabric	NCH	2.839	3.425	3.547	4.000	4.000	3.810	21.620
Management Fee	NCH	0.532	0.565	0.663	0.697	0.851	0.948	4.257
		13.277	13.365	15.427	16.131	19.378	21.414	98.993
<u>Additional Tenant Priorities</u>								
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	3.449	8.415	4.643	3.500	1.430	1.553	22.990
Green Deal Communities Funding	NCC	0.036	0.000	0.000	0.000	0.000	0.000	0.036
BISF Upgrades / External Wall Insulation	NCC	0.317	0.000	0.000	0.000	0.000	0.000	0.317
LED Communal Lighting	NCH	0.230	0.305	0.000	0.000	0.000	0.000	0.535
Woodthorpe & Winchester – CHP	NCC	2.886	2.895	0.000	0.000	0.000	0.000	5.781
Colwick Woods Court	NCC	0.000	0.000	2.500	0.000	0.000	0.000	2.500
Management Fee	NCH	0.534	0.581	0.357	0.175	0.072	0.078	1.796
		7.453	12.196	7.500	3.675	1.502	1.631	33.956

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Modernising Housing For Older People</u>								
Independent living Re-Design	NCH	0.952	0.584	0.230	0.100	0.100	0.000	1.966
Independent Living Re-Designation	NCH	0.015	0.000	0.000	0.000	0.000	0.000	0.015
Mobile Scooter Stores	NCH	0.480	0.120	0.117	0.000	0.000	0.000	0.717
Refurbishment Of Sheltered Housing Scheme	NCH	0.590	0.000	0.000	0.000	0.000	0.000	0.590
Management Fee	NCH	0.070	0.035	0.017	0.005	0.005	0.000	0.132
		2.106	0.739	0.364	0.105	0.105	0.000	3.420
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - AREA CAPITAL FUND	NCH	0.749	1.499	1.000	1.000	1.000	0.952	6.200
Estate/Area Impact works	NCH	1.004	1.000	1.000	1.000	1.000	1.000	6.004
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.366	0.360	0.360	0.360	0.360	0.343	2.149
Garage / Outbuildings - CITYWIDE	NCH	0.335	0.200	1.028	0.203	1.166	0.952	3.884
Management Fee	NCH	0.149	0.153	0.169	0.128	0.176	0.162	0.938
		2.603	3.212	3.557	2.691	3.702	3.410	19.176
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	2.350	2.687	2.400	2.400	2.400	2.400	14.637
Fire Damaged Properties - DLO	NCH	0.165	0.100	0.100	0.100	0.023	0.100	0.588
Victoria Centre Roof	NCH	0.180	0.120	0.000	0.000	0.000	0.000	0.300
Victoria Centre External Refurbishment	NCC	0.000	0.000	3.000	5.000	1.600	0.000	9.600
Management Fee	NCH	0.013	0.006	0.150	0.250	0.080	0.000	0.499
		2.708	2.913	5.650	7.750	4.103	2.500	25.624

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Lenton - DECOM, DEMO & NEW BUILD	NCC	3.248	0.000	0.000	0.000	0.000	0.000	3.248
Cranwell Road Flats - DECOM, DEMO & NEW BUILD	NCC	0.564	0.000	0.000	0.000	0.000	0.000	0.564
Meadows Q Blocks - DECOM, DEMO & NEW BUILD	NCC	0.572	0.000	0.000	0.000	0.000	0.000	0.572
Rehousing Costs	NCC	0.356	0.000	0.000	0.000	0.000	0.000	0.356
Demolition	NCC	0.090	0.000	0.000	0.000	0.000	0.000	0.090
Ragdale Road - DEMO & NEW BUILD	NCC	0.459	0.000	0.000	0.000	0.000	0.000	0.459
Meadowvale Road - DEMO & NEW BUILD	NCC	0.029	0.000	0.000	0.000	0.000	0.000	0.029
Aspley JSC / Stepney Court - DECOM, DEMO & NEW BUILD	NCC	3.022	1.356	0.000	0.000	0.000	0.000	4.378
Affordable Homes Infill Sites - DECOM, DEMO & NEW BUILD	NCC	6.493	0.000	0.000	0.000	0.000	0.000	6.493
New Build Phase 1 - UNALLOCATED	NCC	0.010	0.000	0.000	0.000	0.000	0.000	0.010
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	0.000	2.857	4.762	4.762	12.381
Morley School - DECOM, DEMO & NEW BUILD	NCC	2.083	0.000	0.000	0.000	0.000	0.000	2.083
Acquisition	NCC	0.309	0.000	0.000	0.000	0.000	0.000	0.309
Woodthorpe & Winchester - New Build	NCC	3.829	2.820	0.000	0.000	0.000	0.000	6.649
Property Acquisition - RTB 1-4-1	NCC	0.580	1.138	1.138	0.000	0.000	0.000	2.856
Knights Close - DECOM, DEMO & NEW BUILD	NCC	0.319	2.354	1.008	0.000	0.000	0.000	3.681
Clifton Miners Welfare - NEW BUILD	NCC	0.686	1.602	0.000	0.000	0.000	0.000	2.288
Tunstall Drive - NEW BUILD	NCC	1.021	1.021	0.000	0.000	0.000	0.000	2.042
Marlstones - NEW BUILD	NCC	0.460	1.073	0.000	0.000	0.000	0.000	1.534
Management Fee	NCH	0.872	0.511	0.050	0.143	0.238	0.238	2.053
		25.001	11.876	2.196	3.000	5.000	5.000	52.073

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>								
Sanctuary Project	NCC	0.035	0.035	0.035	0.035	0.035	0.035	0.210
HRA Shop Investment Strategy	NCC	0.179	0.000	0.000	0.000	0.000	0.000	0.179
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	NCC	0.100	0.447	0.000	0.000	0.000	0.000	0.547
Empty Homes	NCC	0.496	0.000	0.000	0.000	0.000	0.000	0.496
Office Improvements	NCC	0.030	0.000	0.000	0.000	0.000	0.000	0.030
IT Development Programme	NCC	0.027	0.000	0.000	0.000	0.000	0.000	0.027
PV Installation Programme	NCC	0.000	5.627	0.000	0.000	0.000	0.000	5.627
Adaptations For Disabled Persons	NCC	1.115	0.731	0.731	0.731	0.731	0.731	4.770
Adaptations For Disabled Persons – DLO	NCC	1.356	1.269	1.269	1.269	1.269	1.269	7.701
Preventive Adaptations For Older People – PAD	NCC	0.100	0.100	0.100	0.100	0.100	0.100	0.600
		3.439	8.209	2.135	2.135	2.135	2.135	20.188
TOTAL		59.887	59.303	41.909	36.430	37.217	37.189	271.935

APPENDIX C - CAPITAL PROGRAMME SCHEME AMENDMENTS FOR APPROVAL 2017/18 – 2022/23

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Imp	NCH	0.029	(0.029)	0.000	0.000	0.000	(0.291)	(0.291)
Intercom Systems - FSW	NCC	(0.163)	(0.282)	(0.165)	0.000	0.000	0.000	(0.610)
Public Address System - FSW	NCC	(0.200)	(0.568)	(0.332)	0.000	0.000	0.000	(1.100)
Fire Alarm Installations	NCH	(0.090)	0.000	0.000	0.045	0.045	(0.518)	(0.518)
Fire Alarm Installations - FSW	NCC	(0.020)	(0.114)	(0.066)	0.000	0.000	0.000	(0.200)
Asbestos Works	NCH	0.000	0.000	0.000	0.000	0.000	(0.190)	(0.190)
Lift Replacement Programme	NCH	0.000	0.000	(0.565)	0.000	0.000	0.000	(0.565)
Radon Awareness	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Water Infrastructure Managed Supplies	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Low Rise Sprinkler Systems	NCH	0.205	(0.205)	0.000	0.000	0.000	0.000	0.000
High Rise Sprinkler Systems - FSW	NCC	(0.350)	(3.568)	(2.082)	0.000	0.000	0.000	(6.000)
Gas Safety Enhancements - FSW	NCC	0.000	(0.158)	(0.092)	0.000	0.000	0.000	(0.250)
Structural Surveys & Rectification Works	NCH	0.000	0.000	0.000	0.000	0.000	(0.048)	(0.048)
Renew Bin Store/Refuse Chute	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	(0.012)	(0.029)	0.002	0.002	(0.052)	(0.088)
Management Fee - FSW	NCC	(0.018)	(0.111)	(0.065)	0.000	0.000	0.000	(0.194)
		(0.607)	(5.048)	(3.395)	0.047	0.047	(1.100)	(10.054)

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Secure Warm & Modern</u>								
Nottingham Secure	NCH	0.000	0.000	0.000	0.000	0.000	(1.892)	(1.892)
Modern Living	NCH	0.000	0.000	0.000	0.000	0.000	(6.584)	(6.584)
Warmth for Nottingham - (Includes EWI / DLO Heating)	NCH	0.000	0.000	0.000	0.000	0.000	(5.943)	(5.943)
Roof & Chimney Replacement	NCH	(0.097)	0.000	0.000	0.000	0.097	(2.237)	(2.237)
External Fabric	NCH	0.000	0.000	0.000	0.000	0.000	(3.810)	(3.810)
Management Fee	NCH	0.000	0.000	0.000	0.000	0.005	(0.948)	(0.943)
		(0.097)	0.000	0.000	0.000	0.102	(21.414)	(21.409)
<u>Additional Tenant Priorities</u>								
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	2.375	(2.375)	0.000	0.000	0.000	(1.553)	(1.553)
Green Deal Communities Funding	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
BISF Upgrades / External Wall Insulation	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LED Communal Lighting	NCH	0.055	(0.055)	0.000	0.000	0.000	0.000	0.000
Woodthorpe & Winchester - CHP	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Colwick Woods Court	NCC	0.000	2.500	(2.500)	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	0.004	(0.125)	0.000	0.000	(0.078)	(0.199)
		2.430	0.073	(2.625)	0.000	0.000	(1.631)	(1.753)

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Modernising Housing For Older People</u>								
Independent living Re-Design	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Independent Living Re-Designation	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Mobile Scooter Stores	NCH	(0.130)	0.130	0.000	0.000	0.000	0.000	0.000
Refurbishment Of Sheltered Housing Scheme	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	0.007	0.000	0.000	0.000	0.000	0.007
		(0.130)	0.137	0.000	0.000	0.000	0.000	0.007
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - AREA CAPITAL FUND	NCH	0.499	(0.499)	0.000	0.000	0.000	(0.952)	(0.952)
Estate/Area Impact works	NCH	0.000	0.000	0.000	0.000	0.000	(1.000)	(1.000)
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.000	0.000	0.000	0.000	0.000	(0.343)	(0.343)
Garage / Outbuildings - CITYWIDE	NCH	0.000	0.000	0.000	0.000	0.000	(0.952)	(0.952)
Management Fee	NCH	0.000	(0.025)	0.000	0.000	0.000	(0.162)	(0.187)
		0.499	(0.524)	0.000	0.000	0.000	(3.410)	(3.435)
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	0.000	0.000	0.000	0.000	0.000	(2.400)	(2.400)
Fire Damaged Properties - DLO	NCH	0.000	0.000	0.000	0.000	0.000	(0.100)	(0.100)
Victoria Centre Roof	NCH	0.020	(0.020)	0.000	0.000	0.000	0.000	(0.000)
Victoria Centre External Refurbishment	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	(0.001)	0.000	0.000	0.000	0.000	(0.001)
		0.020	(0.021)	0.000	0.000	0.000	(2.500)	(2.501)

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Lenton - DECOM, DEMO & NEW BUILD	NCC	(2.903)	0.000	0.000	0.000	0.000	0.000	(2.903)
Cranwell Road Flats - DECOM, DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Meadows Q Blocks - DECOM, DEMO & NEW BUILD	NCC	(0.250)	0.000	0.000	0.000	0.000	0.000	(0.250)
Rehousing Costs	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Demolition	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Ragdale Road - DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Meadowvale Road - DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Aspley JSC / Stepney Court - DECOM, DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable Homes - Garage Sites - DECOM, DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
New Build Phase 1 - UNALLOCATED	NCC	0.348	0.000	0.000	0.000	0.000	0.000	0.348
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	0.000	(2.857)	(4.762)	(4.762)	(12.381)
Morley School - DECOM, DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Acquisition	NCC	0.250	0.000	0.000	0.000	0.000	0.000	0.250
Woodthorpe & Winchester - New Build	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Property Acquisition - RTB 1-4-1	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Knights Close - DECOM, DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Clifton Miners Welfare - NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Tunstall Drive - NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Marlstones - NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	0.000	0.000	(0.143)	(0.238)	(0.238)	(0.619)
		(2.555)	0.000	0.000	(3.000)	(5.000)	(5.000)	(15.555)

PROGRAMME AND SCHEME	Approval	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>								
Sanctuary Project	NCC	0.000	0.000	0.000	0.000	0.000	(0.035)	(0.035)
HRA Shop Investment Strategy	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	NCC	0.447	(0.447)	0.000	0.000	0.000	0.000	0.000
Empty Homes	NCC	0.135	0.000	0.000	0.000	0.000	0.000	0.135
Office Improvements	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
IT Development Programme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PV Installation Programme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Adaptations For Disabled Persons	NCC	0.000	0.000	0.000	0.000	0.000	(0.731)	(0.731)
Adaptations For Disabled Persons - DLO	NCC	0.000	0.000	0.000	0.000	0.000	(1.269)	(1.269)
Preventive Adaptations For Older People – PAD	NCC	0.000	0.000	0.000	0.000	0.000	(0.100)	(0.100)
		0.582	(0.447)	0.000	0.000	0.000	(2.135)	(2.000)
TOTAL		0.142	(5.830)	(6.020)	(2.953)	(4.851)	(37.189)	(56.701)

APPENDIX D

HRA CAPITAL RESOURCES APPLIED							
RESOURCE TYPE	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	TOTAL £m
Resources b/f	35.993	30.095	13.745	4.353	(0.420)	(4.401)	35.993
Prudential Borrowing	14.562	11.223	1.959	3.575	5.000	5.000	41.319
Major Repairs Reserve	27.800	27.633	27.715	27.882	28.036	28.036	167.102
Grants Capital Grants	4.035	2.222	2.000	0.000	0.000	0.000	8.257
Direct Revenue Financing	3.717	0.000	0.000	0.000	0.000	0.000	3.717
Capital Receipts	3.875	1.875	0.844	0.200	0.200	0.200	7.193
Total resources	89.982	73.048	46.263	36.010	32.816	28.835	263.581
Capital expenditure	59.887	59.303	41.909	36.430	37.217	37.189	271.935
Resources c/f	30.095	13.745	4.353	(0.420)	(4.401)	(8.354)	(8.354)