

Annex 4

Housing Revenue Account

Contents	
Section	Page
1. Introduction	1
2. HRA Forecast Outturn 2020/21	3
3. HRA Budget 2021/22	4
4. HRA Medium Term Financial Plan (MTFP) 2021/22 to 2024/25	8
5. Public sector housing capital programme	9

Table		
Table Number and Title		Page
1	HRA Forecast Outturn 2020/21	4
2	HRA Budget 2021/22	5
3	Rent Income Change 2021/22	6
4	Service charges & other income 2021/22	6
5	Capital financing costs	7
6	HRA - Medium Term Financial Plan (MTFP)	9
7	Public Sector Housing Capital Programme 2020/2021 – 2025/2026	10
8	2021/22 Summary Capital Programme	11
9	HRA RTB Capital Receipts	13
10	HRA Other Capital Receipts	14
11	Projected RTB 1-4-1 receipts	15
12	HRA Debt Position	15
13	HRA Debt Position – Projected	16

Appendices	
Appendix Number and Title	
A	Service Charges Increases 2021/22
B	HRA Capital Programme by Scheme 2020/21 – 2025/26
C	HRA Capital Programme Scheme Amendments for Approval 2020/21 – 2025/26

Annex 4 - Housing Revenue Account (HRA)

1 Introduction

- 1.1 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.

- 1.2 The HRA stock at 1 April 2020 was **25,362** (excluding decommissioned properties). The change in stock during 2020/21 is estimated to be a net reduction of around **82** properties resulting from additional stock (118) and Right to Buy (RTB) sales (200).
- 1.3 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 2020/21 outturn will impact on the 2021/22 budget through the balance carried forward.
- 1.4 Nottingham City Homes (NCH) is responsible for the management and repairs of the housing stock under a refreshed Partnership Agreement with the Council signed in September 2020. This fee paid to NCH by the Council is a charge on the HRA.
- 1.5 The HRA is under considerable service and financial pressure as a result of national and local policy changes. The following are the key issues affecting the HRA budget in 2021/22:
- Rent and service charges increase of CPI + **1.0%**
 - Stock movement reduction resulting from RTB and increase through new build and acquisition
 - Impact of Covid-19 on housing management costs and rental income
 - Continued roll out of Universal Credit
 - Use of RTB Replacement (1-4-1) Receipts and impact on borrowing levels
 - The requirement to reduce borrowing debt levels and the review of capital programme
 - Impact of new regulatory requirement including the Building Safety Bill and energy efficiency
- 1.6 Since April 2020 the Council has been able to increase rents by up to CPI + **1.0%** in accordance with the relevant rules regarding rent setting (Direction of the rent standard 2019). This report recommends an increase of the maximum allowed based on the CPI

of **0.5%** giving a total increase of **1.5%**. The budget also takes into account the net reduction in stock.

- 1.7 Based on the experience of other Councils, Universal Credit results in a dramatic increase in arrears, however the impact is difficult to model due to the impact of Covid-19. It is anticipated that the HRA Working Balance is adequate to cover the effect of Universal Credit
- 1.8 The Coronavirus pandemic has led to increased management costs by NCH in relation to cleaning and PPE, which are included in the proposed Management Fee. This is funded from the Working Balance in 2021/22. The impact of the pandemic is also felt on the rental income of the HRA, through increased rent arrears and void periods, resulting in decreased income, and this risk is managed through the Bad Debt Provision and the Working Balance.
- 1.9 The use of RTB Replacement (1-4-1) Receipts to fund additions to the Council's stock requires additional borrowing to fund **70%** of the costs resulting in additional capital charges covering debt repayment and interest to the revenue account. The impact of schemes that have had Council approval to date are included in the budget proposals. Any unspent receipts need to be returned to MHCLG. The various restrictions due to Covid-19 have meant that the Public Sector Housing Capital Programme (PSHCP) has experienced delays and this will result in some 1-4-1 funding being returned to central government.
- 1.10 The Council has already completed a programme of fire safety works to high rise blocks following the Grenfell Tower fire in 2017. Further investment will be required when the Building Safety Bill and Fire Safety Bill that are going through the amendment stage in Parliament become law. A sum of **£1m** has been added in 2021/22 to the PSHCP for preliminary surveys and urgent works that are identified in light of these requirements. An additional provisional sum of **£3m** for the impact in future years has been included in planned schemes and the findings of the surveys will determine a programme of building safety works, which will be subject to the necessary approvals to amend the Capital Programme.
- 1.11 In November 2020 the government published its Social Housing White Paper which focuses on the key themes of safe homes, good quality homes and neighbourhoods, greater redress for tenants and publication of sector-wide performance information. This could result in increased regulatory responsibilities and involve a revised Decent Homes Standard, both of which could also have cost implications.
- 1.12 The HRA will need to contribute to the Government's aim of achieving net zero carbon emissions by 2050 both in new build and the retrofit of the current stock by directing appropriate funding to energy efficiency improvements needed to reduce fuel poverty and future proof in terms of regulatory requirements.
- 1.13 The financial impact of these changes where it can be quantified has been included in proposed budget for 2021/22 and incorporated into the Medium Term Financial Plan (2022/23 to 2024/25).

1.14 The changes affecting the HRA also need to be reflected in the HRA 30 Year Business Plan, which is currently being refreshed, to assess the impact on the continued sustainability and the long term financial plan of the housing service. This work is ongoing but will build upon the work already undertaken in producing a medium term financial plan. This work has been supported by the increase in future rental income by the implementation of the national rent policy, a focus on maximising collection of rents from tenants, reviewing the level of borrowing, rephrasing and reviewing existing capital commitments and maintaining adequate reserves.

1.15 The key headlines in the HRA budget for 2021/22 are as follows:

HRA Revenue

- For the purposes of rent setting, CPI is 0.5%
- An increase in rents of CPI + 1% (**total 1.5%**) for 2021/22
- Continuation of tenant incentive scheme of up to **£100** per annum for one year
- A proposed increase in service charges of CPI + 1% (**total of 1.5%**)
- A proposed increase in garage rents of CPI **0.5%**
- A working balance of **£7.6m** to provide for the effects of Covid-19, Universal Credit and early years' deficits of new build

HRA Capital

- The Council is responsible for setting investment priorities as part of its strategic housing role. NCH is the delivery arm to achieve this.
- An overall Public Sector Housing Capital Programme of **£238.8m** for the next 5 years of which **£65.0m** relates to 2021/22.
- A new budget of **£1.0m** in 2021/22 is included to fund works identified in relation to the Building Safety Bill and Fire Safety Order Bill. A further **£3.0m** has been estimated over the rest of the programme, which is under Planned Schemes and will require the relevant approval to be used for specific works based on the results of surveys.
- An increase to the budget for Fire Damaged Properties to **£0.4m** p.a. and an increase to the Lift Replacement Programme of **£0.2m**
- A budget of **£31.0m** is added in 2025/26 for continued maintenance of the housing stock. The budgets are based on stock conditions surveys of the stock, asset management data or allocated amounts for certain budgets (eg major voids works).
- Removal of remainder of Property Acquisition (1-4-1) scheme at a saving of **£17.4m** in order to reduce the overall level of borrowing for the Council and within the HRA.
- **£56.3m** for 2021/22 has been specifically allocated to regeneration and new build (Building a Better Nottingham)
- **£13.4m** for 2021/22 has been specifically allocated to energy efficiency improvements to reduce carbon emissions

2 HRA Forecast Outturn 2020/21

2.1 **Table 1** summarises the HRA budget and forecast outturn for 2020/21.

The key variances for 2020/21 from the budget are as follows:

- Income – reduced rents due to Covid-19 impact of **£0.1m** and increased service charge income of **£0.2m**
- Expenditure – adverse variance with Management which is largely due to Responsible Tenant Reward scheme **£0.2m**. Adverse Capital charges **£0.1m**.

Table 1: HRA Forecast Outturn 2020/21			
Description	Original Budget £m	Estimated Outturn £m	Variance £m
Income			
Rent income	(94.202)	(94.064)	(0.139)
Service charges & other income	(11.278)	(11.496)	0.218
Total Income	(105.480)	(105.560)	0.079
Expenditure			
Repairs	26.884	26.884	0.000
Management (includes Retained)	33.525	33.727	(0.201)
Capital charges	44.671	44.755	(0.085)
Direct Revenue Financing	0.400	0.400	0.000
Total Expenditure	105.480	105.766	(0.286)
Deficit / (Surplus)	0.000	0.206	(0.206)
HRA Working balance B/F	7.727	8.077	0.350
HRA Working Balance C/F	7.727	7.870	0.143

3 HRA Budget 2021/22

3.1 The budget for 2021/22 has been refreshed to take account of the permitted increase in rents, increases in service charges, inflation, cost pressures, capital financing costs and changes to assumptions. **Table 2** below shows the summary of the 2021/22 budget and the movement from 2020/21 original budget.

3.2 Rent Income

Rent policy – The Government has issued a Direction to the Social Housing Regulator that from April 2020 Local Housing Authorities will fall under its Rent Standard. This replaces the previous regime where the government exercised control of rents using the Limit Rent.

The Government has announced that rents can be increased by up to CPI + 1% annually from 2020/2021 for five years.

Applying the proposed rent increase and taking account of the estimated reduction in stock will increase rental income by **£1.1m** per annum. The reduction of council housing stock is due to council housing sales (mainly from Right to Buy) and off-set by addition of new build and acquired properties into stock. RTB numbers are assumed to be **250** p.a. if actual numbers are higher than estimated the rental income achieved will be reduced. Stock numbers are monitored proactively to identify if rental levels are adversely affected and to ensure the HRA stays in balance.

For comparison only, the estimated limit rent for 2021/22 based on an increase of CPI + 1% would be **£77.23** per week (over 52 weeks). The proposed average rent of **£75.86** gives headroom of **£1.37** per week.

Table 2: HRA Budget 2021/22				
NOTE	Description	2020/21 Original Budget £m	2021/22 Budget £m	Movement £m
	Income			
3.2	Rent income	(94.202)	(95.306)	1.103
3.3	Service charges & other income	(11.278)	(11.610)	0.333
	Total Income	(105.480)	(106.916)	1.436
	Expenditure			
3.4	Repairs	26.884	26.739	0.145
3.5	Management	33.525	34.162	(0.637)
3.6	Capital Charges	44.671	45.856	(1.185)
3.7	Direct Revenue Financing	0.400	0.400	0.000
	Total Expenditure	105.480	107.157	(1.677)
	Deficit / (Surplus)	0.000	0.241	(0.241)
	HRA Working balance B/F	7.727	7.870	0.143
3.8	HRA Working Balance C/F	7.727	7.629	(0.098)

Bad debt provision

Universal Credit (UC) was rolled out in Nottingham in October 2018 for all new claimants or those with a change in circumstance. As the Housing Benefit element of UC is not automatically paid to the landlord and UC is also paid in arrears, this causes an increased level of rent arrears. Evidence from the roll out so far has shown average tenants arrears are up to 50% greater for tenants on UC compared to the overall average arrears. Over 20% of tenants are in receipt of UC and this will continue to grow and impact on the 2021/22 budget and beyond. The contribution to the Bad Debt Provision was increased to **£2.2m** in 2020/21 and the level of contribution will be kept

at this higher level to reflect the increased risk of write offs occurring. The level of provision will be kept under review to ensure it is sufficient.

The Working Balance was increased to around **£7.7m** to provide flexibility regarding Universal Credit to help manage this risk. In the 2020/21 Budget it was proposed that **£4m** will be diverted to support the new build programme and fund early year deficits. In 2021/22 it is also expected that the Working Balance may be needed to tackle the impact of Covid-19. The Working Balance will decrease by **£0.2m** in 2021/22 due to a temporary increase in the Management Fee to NCH to fund costs associated with Covid-19.

Table 3: Impact of rent Income changes 2021/22	
Description	£m
Rent income – 1.5% increase	(1.441)
Rent income – net stock reduction	0.338
Rent income (net)	(1.103)

3.3 Service charges & other income

Where a direct service charge is levied, it will increase by **1.5%** (CPI September 2020) to support the recovery of associated costs. **Appendix A** gives details of the increases in service charges.

Garage rents not included as part of the rent of a dwelling will be increased by **0.5%** (CPI September 2020).

Table 4: Service Charges & Other Income 2021/22	
Description	£m
Service charges	(0.364)
Other income (including garage rents)	0.031
Service charges and other income	(0.333)

3.4 Repairs - net reduction of £0.1m

The housing repairs budget has been reduced to **£26.7m** as a consequence of applying reduction in the stock (**-£0.2m**), CCTV maintenance transferred to NCC (**-£0.1m**) and Retained land repairs transferred to NCH (**+£0.1m**).

3.5 Management - net increase £0.6m

NCH Management Fee

It is proposed that the Management Fee paid to NCH will increase to **£22.9m**, which comprises of a temporary increase for cost pressures Covid-19 (**+£0.2m**) and permanent Building Safety/Fire Safety Bill (**£0.1m**) an adjustment to reflect the declining volume of stock (**-£0.1m**).

Retained Housing - £4.7m

HRA budgets which are still managed by the Council are set in line with General Fund assumptions, i.e. pay award (0%) and general inflation (0%) and have been contained within existing resources. Changes to the Retained budget include a recharge for posts within the Council that provide tenancy sustainment services to tenants (and can be funded by the HRA) (+£0.1m) and a reduction for the transfer of a budget to NCH for repairs for HRA retained land (-£0.1m) so the effect due to the latter on the HRA is nil.

Furnished tenancies – in 2017 the Council introduced the option of furnished tenancies, with a budget approved via a Delegated Decision (D2847) for the purchase of furniture. The assumptions have been updated and are subject to submission of a business case and further approval. Tenants pay a service charge, which is used to recover the cost of the furniture, loss, damage and early termination of tenancies. This income is included in the budget for service charge income.

Public Realm & CCTV £4.6m

It is proposed that these recharges for services provided by the Council are increased by £0.1m to fund inflation and a budget formerly managed by NCH where the contract will be managed by NCC.

Responsible Tenant Reward scheme £2.0m

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 2020/21 was £2.2m with successful tenants receiving £100 each. It is proposed to continue the scheme for a further year in 2021/22 with a budget of £2.0m. The provision has been removed from 2022/23 onwards subject to a value for money review.

3.6 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.

Table 5: Capital Financing Costs			
Description	Original Budget 2020/21 £m	Budget 2021/22 £m	Movement £m
Contribution to Major Repairs Reserve (depreciation)	29.499	29.554	0.055
Debt charges	15.172	16.302	1.130
Total	44.671	45.856	1.185

Contribution to Major Repairs Reserve (MRR) The sum that accumulates in the Major Repairs Reserve is based on the depreciation charge and 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 contribution to the provision in 2021/22 budget is **£29.6m**.

Debt charges

The HRA continues to benefit from the historically low interest rates, with the estimated average rate to be applied in 2021/22 being **4.2%**. The increase in debt charges is due to the Prudential Borrowing taken out to fund new build and property acquisitions in the Building a Better Nottingham division of the Public Sector Housing Capital Programme. The budget of **£16.3m** includes the estimated interest and principal repayment, assuming schemes progress as planned. Over the life of the MTFP the long term average interest rates of between **3.5%** and **4.5%** are expected to be valid for the HRA 30 Year Business Plan.

The HRA, like the General Fund is subject to the Councils voluntary policy to freeze debt levels and to rely on internally generated funds and capital receipts to fund spending. A number of de-commitments have been made to achieve this and a further review will be needed to align the ambition of the Council in respect of stock investment, with available resources.

3.7 Direct Revenue Financing

Due to the need to fund certain schemes in the capital programme direct revenue financing is included at **£0.4m** in 2021/22. Together with the contributions to the MRR, this increases the resources available in the HRA to finance capital investment.

3.8 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. The Working Balance was increased to **£7.7m** to provide for the impact of Universal Credit (UC), however given the increase in the Bad Debt Provision and the impact of UC to date this has enabled the reserve to be reassessed and used to support the early years deficits from new build housing schemes and to cover the impact of Covid-19.

4 HRA Medium Term Financial Plan (MTFP) 2021/22 to 2024/25

4.1 The HRA MTFP 4 year projections have been updated to reflect the above changes. **Table 6** shows the HRA MTFP for 2021/22 to 2024/25. The future years' projections are based on information currently available but subject to ongoing review. The projections incorporate the following assumptions:

- Net rental income has been assumed to increase within the parameters set by the new rent regime (**1.5%** p.a. from 2021 to 2024). Net rental income reflect the net stock changes resulting from sales and new build
- As in the entire MTFP general inflation is not awarded and is only allowed for where appropriate. No inflation has been assumed for the Management Fee and Repairs budgets as this will form part of the contract negotiations for 2022/23; the fees have been adjusted for projected stock movements

- 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 in 2021/22 and is removed from 2022/23
- Working balance remains at least **£7.6m** as a safeguard during the rollout of Universal Credit, the impact of Covid-19, to fund the early years deficits resulting from investment in new council housing

Table 6: HRA – Medium Term Financial Plan (MTFP)				
Description	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m
Rental Income	(97.519)	(98.237)	(98.903)	(100.015)
Provision for Bad Debts	2.213	2.213	2.213	2.213
Service charges	(8.889)	(8.889)	(8.889)	(8.889)
Other rents (inc garage)	(2.469)	(2.469)	(2.469)	(2.469)
Other income including interest	(0.253)	(0.253)	(0.253)	(0.253)
Total Income	(106.916)	(107.634)	(108.300)	(109.412)
Repairs to Dwellings	26.739	26.625	26.586	26.315
NCH Management Fee	22.852	22.515	22.427	22.198
Tenant incentive scheme	2.000	0.000	0.000	0.000
Public Realm	3.120	3.138	3.157	3.157
CCTV	1.460	1.468	1.477	1.477
Retained Housing	4.731	4.873	4.873	4.873
Depreciation (to Major Repairs)	29.554	31.169	31.792	32.415
Debt Charges	16.302	16.241	16.565	16.640
Direct Revenue Financing	0.400	0.400	0.400	0.400
Total Expenditure	107.157	106.428	107.277	107.475
Deficit / (Surplus)	0.241	(1.206)	(1.023)	(1.937)
Add Working Balance B/F	7.870	7.629	8.835	9.858
WORKING BALANCE C/F	7.629	8.835	9.858	11.795

5 Public Sector Housing Capital Programme

- 5.1 HRA capital expenditure is financed from resources generated from rental income to directly finance capital expenditure or fund prudential borrowing. All borrowing must comply with the Prudential Code and the Council's Capital Strategy, including all investments generating sufficient income to fund repayment of debt including principal and interest and any early years' deficits being affordable.

5.2 The Review into the Council's financial position had highlighted the need to reduce its borrowing to more sustainable levels. In light of this the Public Sector Housing Capital Programme has been revised to restrict additional borrowing, so that this does not increase beyond the level reached through committed expenditure. Details are given in "Amendments to the Programme" below.

5.3 The impact of an annual 1% reduction to rents from 2016 until 2019, resulted in a revised Asset Management Plan (AMP) to ensure that the HRA 30 Year Business Plan continued to be sustainable. The HRA 30 Year Business Plan needs to be refreshed in the coming months to take into account new legislation on building safety and energy efficiency and ensure it remains viable whilst meeting the Council's statutory obligations and aspirations to provide new homes. As more information becomes available on these requirements, the business plan will need to be updated on an ongoing basis to ensure affordability.

5.4 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 2025/26 against the existing capital programme approved to 2024/25.

Table 7: Public Sector Housing Capital Programme 2020/21 – 2025/26							
Programme Movement	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	Total £m
Existing programme	52.032	81.777	62.808	38.963	30.280	0.000	265.860
New/amended schemes	(5.414)	(16.795)	5.016	3.886	1.869	30.977	19.538
Total Programme	46.619	64.982	67.823	42.849	32.149	30.977	285.399
Funding							
Prudential Borrowing	(15.442)	(15.056)	(12.244)	(6.864)	(1.822)	0.000	(51.428)
Grants & Contributions	(1.542)	(5.326)	(3.185)	(0.157)	0.000	0.000	(10.210)
Major Repairs Reserve	(22.325)	(37.249)	(43.350)	(32.105)	(29.633)	(30.942)	(195.604)
Capital Receipts – HRA	(1.151)	(0.850)	(2.874)	(0.690)	(0.035)	(0.035)	(5.635)
Replacement Capital Receipts	(6.159)	(6.501)	(6.170)	(3.033)	(0.659)	0.000	(22.522)
Total Funding	(46.619)	(64.982)	(67.823)	(42.849)	(32.149)	(30.977)	(285.399)

5.5 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**.

5.6 Schemes within the programme, including Building a Better Nottingham and Energy Efficiency improvements, 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 the development of a business case to demonstrate affordability.

5.7 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.

5.8 The programme takes account of the NCH AMP (refreshed to 2025/26), known commitments from schemes in progress, health and safety issues (including the Building Safety Bill) and other service investment needs. The AMP has been reviewed and works have been profiled to match resource availability. For a summary resources identified to support the programme see **Annexe 3 Table 6**.

5.9 The summary HRA capital programme for 2021/22 is shown in **Table 8**.

Table 8: 2021/22 Summary Capital Programme	
Description	£m
Maintaining the Nottingham Decent Homes Standard	19.250
Additional tenant priorities:	
- City wide energy efficiency	13.339
- Additional improvements	8.998
Building a Better Nottingham	21.944
Planned (not approved)	1.450
Total	64.982

5.10 Amendments to the Programme

Additions are shown in Appendix B, these are mainly including one further year i.e. 2025/26 based on the Asset Management Plan. Specific changes needing approval are listed below.

A budget of **£31.0m** is added in 2025/26 for continued maintenance of the housing stock. The budgets are based on stock conditions surveys of the stock and asset management data or where part of the Asset Management Plan's annual managed budget (eg roofs and chimneys, major voids works). The 2025/26 budget consists of: Safe (**£1.7m**), Secure- Warm-Modern (**£20.9m**), Decent Neighbourhoods (**£2.7m**), Major Void Works (**£2.2m**), Fire damaged properties (**£0.4m**) and Adaptations **£2.1m** and Sanctuary project (**£0.04m**).

5.11 In addition to this, there are some changes required to increase other years of the programme that reflect new information or revised demand, which are detailed below:

- A new Building Safety Compliance Policy was agreed in 2019 between NCH & NCC, to ensure all of the Council homes meet all current standards. Ongoing surveys will inform how the upcoming changes resulting from the Social Housing white paper, the Building Safety Bill and the Fire Safety Order Bill will affect the Council's homes, especially the high-rise. It is recommended that a budget of **£1.0m** is included in the 2021/22 PSHCP for Building safety works identified by the ongoing surveys, to enable urgent works to be completed without any delay that could put our residents at risk. A further **£1.0m** p.a. has been included in Planned Schemes, within the Programme and the use of this budget will be subject to the usual separate approvals.
- A recommended increase to the lift replacement programme budget of **£0.2m** due works required that had not been included when the budget was originally set.
- A recommended increase to the budget for fire damaged properties from **£0.1m** to **£0.4m** p.a. Over the last two years there has been an increased call on this budget due to amount of damage caused when compared to previous years.

5.12 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 **£110.5m** over 5 years to deliver the Nottingham Standard for decent homes.

5.13 Energy Efficiency and Tackling Fuel Poverty

Over the 5 years of the programme **£23.7m** is being invested in energy efficiency measures to reduce energy costs and improve living standards for tenants. New and on-going schemes will benefit around **430** council homes through the roll out of the innovative deep retro-fit solutions including "Energiesprong" to around 207 hard to treat homes (ie those where conventional external wall insulation is unsuitable) and Destination Zero to **223** homes. These investments will be supported by grants from DREeM/ERDF, BEIS Whole House Retrofit, the Social Housing Decarbonisation Fund Demonstrator and Green Homes Grant Local Authority Delivery (LAD1b). The current cost of the deep retrofit solutions are only affordable with Government subsidy and the roll out of such solutions to the remainder of the stock will be dependent on continued grant subsidy or equivalent cost decreases. All investment decisions require a full business case including cash flow forecast to demonstrate that they are affordable in the context of the 30 year business plan and the Major Repairs Reserve is maintained at an adequate level.

5.14 Building a Better Nottingham

The HRA's Public Sector Housing Capital Programme includes **£56.3m** for additional council housing, including Council developed new build and acquisitions. This

supports the aim of the Council Plan 2019-23 to build or buy 1,000 Council or social homes for rent in Nottingham.

The overall programme needs to be affordable and sustainable, with the early year deficits from schemes being funded from schemes with better financial profiles and through the Working Balance.

5.15 The new build programme is funded by use of Replacement (“1-4-1”) Right to Buy capital receipts (see Table 12) with the balance financed from prudential borrowing. Based on the review of the Council’s financial position, the Council must reduce its borrowing level; to achieve this it is assumed that further capital receipts can be realised. In order to achieve this it is proposed that the Property Acquisition (“1-4-1”) scheme will cease in 2021/22, with no further purchases being undertaken from the remainder of 2020/21.

5.16 Covid-19 has resulted in significant delays to the housing development programme with many of the City Councils housing development sites being of a significant size with a development period over 12 months. The property acquisition programme was designed to enable the Council to provide social housing and help to meet the target for spending RTB Replacement (“1-4-1”) Receipts in 2021/22. Removal of this scheme and the delays in new build due to Covid-19, may result receipts being repaid to central government plus interest (see paragraph 5.23). The surplus cash flows of purchase made through the scheme will no longer be available to offset the early-year deficits on new build schemes.

5.17 HRA Capital Receipts

Table 9 shows the estimated capital receipts from RTB sales based on updated assumptions after applying the pooling requirement and costs of disposal.

Table 9: HRA RTB Capital Receipts							
Projection	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	TOTAL £m
1-4-1 Receipts (Table 11)	3.931	4.200	4.200	4.200	4.200	4.200	24.931
To repay HRA debt	1.571	3.261	3.261	3.261	3.261	3.261	17.879
Total RTB receipts	5.502	7.461	7.461	7.461	7.461	7.461	42.810

5.18 Repayment of voluntary debt – as part of the self-financing introduced in 2012, Councils were able to borrow under the Prudential Borrowing rules for investment in their housing stock. Whilst for the General Fund, any such debt must have a compulsory set aside to towards the repayment of principal, within the HRA it is voluntary.

5.19 It is Council policy that RTB receipts available will be retained to voluntarily set aside against HRA debt. This keeps the level of capital charges below **12.5%** of the HRA turnover to ensure sustainability.

5.20 Due to the increase in new build housing and acquisitions to contribute to the Council Plan of **1,000** Council and social homes for rent, the ratio is projected to increase to **15.3%** by 2023/24. This results from the delay between borrowing and rental income being generated. As schemes are delivered the ratios should reduce, provided these

are delivered in budget. Due to the scale of the programme this ratio will be monitored to ensure the HRA remains viable at these higher levels of debt.

- 5.21 **Table 10** 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 the Public Sector Housing Capital Programme.

Table 10: HRA Other Capital Receipts							
Projection	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	TOTAL £m
Housing land sales	0.285	0.000	1.500	0.000	0.000	0.000	1.785

5.22 RTB Replacement (“1-4-1”) Receipts from additional Right to Buy (RTB) sales

From 1 April 2012, MHCLG introduced changes to the treatment of capital receipts arising from RTB sales. The requirement to pay over a portion of receipts to the MHCLG remains, but also a proportion of the receipts are made available to pay down housing debt in relation the properties sold through RTB.

Furthermore 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) to spend on replacement homes for those sold under the RTB. Funding must be spent on creating additional social housing (either new build or purchase of properties) and the Council must contribute at least 70% of the cost and must be spent within 3 years of receipt. These “1-4-1” receipts will be used to support the new build programme within the HRA.

- 5.23 **Table 11** shows the projected use of 1-4-1 receipts to finance expenditure on schemes to build or buy replacement housing within the capital programme. The amount required to fund approved schemes is **£22.5m** of 1-4-1 receipts. The Council currently has **£21.3m** of receipts available to spend, but due to the profile of the schemes it is estimated that in 2020/21 **£1.5m** and in 2021/22 is **£2m** will need to be returned to MHCLG. This leaves a balance of **£17.8m** available and a requirement to secure a further **£4.8m** in 1-4-1 receipts. The level of RTB sales is difficult to predict, but based on historic levels it is possible that this level will be reached. The projected receipts will need to be monitored an alternative funding put in place if they are not realised.

MHCLG has provided some relaxation to the deadlines to spend 1-4-1 receipts due to Covid-19, the effect of which is included in the projections. However the government will have to provide further flexibility if the Council are to retain the ability to use all of these receipts and this is not currently on offer.

Table 11: Projected Use Of 1-4-1 Receipts							
Projection	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	TOTAL £m
Opening balance	18.989	13.599	5.098	(1.071)	(4.105)	(4.764)	
Add new 1-4-1 receipts	2.269						2.269
Less HRA use in year	(6.159)	(6.501)	(6.170)	(3.033)	(0.659)	0.000	(22.523)
Return to MHCLG	(1.500)	(2.000)					(3.500)
Available/(Shortfall)	13.599	5.098	(1.071)	(4.105)	(4.764)	(4.764)	

5.24 HRA Prudential Borrowing

The Council borrows to fund additional social housing stock either through new build or acquisitions. Until October 2018 the amount of borrowing was limited to the HRA debt cap, which was a specific maximum amount of borrowing that a Council was permitted. This was abolished by the government to allow councils to increase house building. Although there is no longer a limit on borrowing, as all council house building is partly funded from Prudential Borrowing, all schemes still need to comply with the principals of the Prudential Code, including the "Treasury Management Strategy 2020/21" approved by the Executive Board in February 2020. All debt must be affordable and sustainable within the rental income of the HRA over the 30 year plan.

- 5.25 The revised Capital Strategy ensures that all projects are accounted for in the allocation of available resources over a medium term planning horizon. This will assist the immediate requirement to review the programme on the grounds of affordability. The draft capital programme has been amended in line with the non-statutory review regarding the level of debt within the Council and the level of unsecured capital receipts required to fund the Capital Programme. The programme has been reviewed and a number of schemes been removed or rephrased. This review concluded in February 2021 and **£19.4m** of Public Sector Housing schemes were removed from the programme. The level of additional borrowing within the programme will consistently reduce over the five year period, with no additional borrowing being taken in 2025/26.

As a reference the headroom to the Debt Cap is shown in **Table 12** below, this being the gap between the previously permitted and projected level of debt. The planned repayment is the repayment of the principal associated with the HRA share of annuity loans, thereby reducing the Capital Financing Requirement (CFR) in year:-

Table 12: HRA Debt Position	
Description	£m
HRA CFR at 1 April 2020	292.529
Add: borrowing proposed to be taken out 2020/21	15.442
Less: debt planned to be repaid in year	(3.611)
HRA CFR at 1 April 2021	304.360
Debt cap	319.784
Estimated headroom at 1 April 2021	15.424

5.26 The MTFP assumes the use of borrowing over the life of the plan to support investment in replacement social housing – see **Table 13** for impact on the debt cap. 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 13: HRA Debt Position - Projected	
Description	£m
HRA CFR at 1 April 2021	304.360
Add: borrowing taken out over 5 year investment plan	35.986
Less: debt planned to be repaid over 5 years	(31.146)
HRA CFR at 1 April 2026	309.200
Debt cap	319.784
Estimated headroom at 1 April 2026	10.584

Appendix A – Service Charges Increases 2021/22

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 **1.5%** (1% + CPI September 2020).

Table 1: Weekly Service Charge				
Service	Current 2020/21 £	Proposed 2021/22 £	Increase %	Increase £
Caretaking	6.30	6.39	1.5	0.09
Cleaning Service	3.70	3.76	1.5	0.06
Communal lighting	0.66	0.67	1.5	0.01
Communal TV system	1.11	1.13	1.5	0.02
Homewatch	0.64	0.65	1.5	0.01
Security (CCTV)	5.85	5.94	1.5	0.09
Estate Maintenance	3.74	3.80	1.5	0.06
Block Maintenance	3.23	3.28	1.5	0.05

Furnished tenancy service charges will also increase by **1.5%**.

Independent Living Charges

Tenants in Independent Living schemes pay additional charges for services that are necessary to assist tenants in retaining their independence

In schemes where tenants are charged for block maintenance, this has been separated into two components – Independent Living Scheme Maintenance and Grander Designs. The Grander Designs service charge pays for the upgrading and future maintenance of the communal areas of Independent Living schemes.

Table 2: Independent Living Charges			
Charge	Current 2020/21 £	Proposed 2021/22 £	Increase £
Independent Living	3.39	3.44	0.05
Intensive Housing Management	11.45	11.62	0.17
Independent Living charge (no intensive HM)	3.57	3.62	0.05
Emergency Alarm	2.75	2.79	0.04
"I'm OK" system (eligible)	5.47	5.55	0.08
"I'm OK" system (ineligible)	1.50	1.52	0.02
Scooter storage	1.13	1.15	0.02
Laundry facilities	1.49	1.51	0.02
ILS Scheme Maintenance	1.35	1.37	0.02
ILS Grander Designs	1.25	1.27	0.02

It is proposed that the total Independent Living service charges are increased by **1.5%** - see **Table 2** above.

Scheme Charges

A number of schemes have specific charges, details are set out in **Table 3**. It is recommended that all charges are to be increased by **1.5%** in line with the other proposed service charge increases.

Table 3: Scheme Specific Charges			
Type	Current 2020/21 £	Proposed 2021/22 £	Change £
Foxton Gardens: Service Charges			
One bed	33.05	33.55	0.50
Two bed	34.80	35.32	0.52
Foxton Gardens: Water			
One bed	3.30	3.35	0.05
Two bed	4.58	4.65	0.07
Foxton Gardens: Heating			
One bed	16.08	16.32	0.24
Two bed	21.81	22.14	0.33
Winwood: Extra Care Charge	32.53	33.02	0.49
Communal Heating	4.07	4.13	0.06
Sutton House: Heating	7.55	7.66	0.11

Appendix B – HRA Capital Programme by Scheme 2020/21 – 2025/26

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	Total £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Improvements	NCH	0.121	0.757	0.806	0.806	0.806	1.016	4.312
Building Safety Works - SURVEY / URGENT	NCH	0.000	1.000	0.000	0.000	0.000	0.000	1.000
Intercom Systems – FSW	NCC	0.125	0.000	0.000	0.000	0.000	0.000	0.125
Public Address System – FSW	NCC	0.202	0.000	0.000	0.000	0.000	0.000	0.202
Fire Alarm Installations	NCH	0.060	0.071	0.227	0.227	0.227	0.280	1.092
Fire Alarm Installations – FSW	NCC	0.004	0.000	0.000	0.000	0.000	0.000	0.004
Asbestos Works	NCH	0.185	0.233	0.200	0.200	0.200	0.200	1.218
Lift Replacement Programme	NCH	0.069	0.200	0.000	0.000	0.000	0.031	0.300
Radon Awareness	NCH	0.000	0.074	0.000	0.000	0.000	0.000	0.074
Low Rise Sprinkler Systems	NCH	0.490	0.000	0.000	0.000	0.000	0.000	0.490
High Rise Sprinkler Systems - FSW	NCC	0.300	0.000	0.000	0.000	0.000	0.000	0.300
High Rise Sprinkler Systems - FSW (CR&M)	NCC	0.914	0.000	0.000	0.000	0.000	0.000	0.914
Gas Safety Enhancements - FSW	NCC	0.027	0.000	0.000	0.000	0.000	0.000	0.027
Structural Surveys & Rectification Works	NCH	0.070	0.050	0.050	0.050	0.050	0.050	0.320
Renew Bin Store/Refuse Chute	NCH	0.358	0.144	0.250	0.050	0.050	0.050	0.902
Management Fee	NCH	0.068	0.076	0.077	0.067	0.067	0.081	0.435
Management Fee - FSW	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		2.994	2.606	1.609	1.400	1.400	1.708	11.717

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/25 £m	Total £m
<u>Secure Warm & Modern</u>								
Nottingham Secure – Windows	NCH	1.045	1.990	2.100	1.670	0.500	0.000	7.306
Nottingham Secure – Doors	NCH	1.025	1.503	1.835	0.791	0.000	0.000	5.154
Modern Living	NCH	2.106	5.104	6.660	5.960	5.639	3.517	28.986
Warmth for Nottingham (CR&M)	NCH	3.000	3.201	5.405	4.262	4.023	8.628	28.519
Roof & Chimney Replacement	NCH	1.500	2.247	3.631	4.470	4.470	4.470	20.789
External Fabric	NCH	3.228	1.870	3.341	3.341	3.341	3.341	18.462
Management Fee	NCH	0.520	0.729	1.074	0.950	0.824	0.923	5.019
		12.425	16.644	24.046	21.444	18.797	20.879	114.234
<u>Additional Tenant Priorities</u>								
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	0.000	1.696	3.558	0.000	0.000	0.000	5.254
REMOURBAN & Domestic Energy Programme	NCC	0.114	0.000	0.000	0.000	0.000	0.000	0.114
Deep Innovative Retrofit – ERDF	NCC	0.220	1.749	3.523	0.000	0.000	0.000	5.492
Deep Innovative Retrofit – INTERREG	NCC	0.021	0.080	0.000	0.000	0.000	0.000	0.101
MUSTBE0 / Whole House Retrofit Schemes	NCC	1.089	3.793	3.000	0.000	0.000	0.000	7.882
Social Housing Decarbonisation Fund Demo (BEIS)	NCC	0.000	5.467	0.000	0.000	0.000	0.000	5.467
Green Deal Communities Funding	NCC	0.035	0.000	0.000	0.000	0.000	0.000	0.035
LED Communal Lighting	NCH	0.025	0.000	0.000	0.000	0.000	0.000	0.025
Management Fee	NCH	0.075	0.554	0.326	0.000	0.000	0.000	0.956
		1.579	13.339	10.407	0.000	0.000	0.000	25.326

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	Total £m
<u>Modernising Housing For Older People</u>								
Independent Living Re-Design	NCH	0.491	0.000	0.000	0.000	0.000	0.000	0.491
Mobile Scooter Stores	NCH	0.113	0.000	0.000	0.000	0.000	0.000	0.113
Management Fee	NCH	0.030	0.000	0.000	0.000	0.000	0.000	0.030
		0.634	0.000	0.000	0.000	0.000	0.000	0.634
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - Area Capital Fund	NCH	0.246	1.454	1.281	0.971	0.971	1.000	5.924
Estate/Area Impact works	NCH	0.919	1.000	1.200	1.231	1.440	1.500	7.290
Paving Works - Area Committee Schemes	NCH	0.500	0.403	0.268	0.285	0.242	0.500	2.197
Garage / Outbuildings - Citywide	NCH	0.300	0.500	0.925	0.925	0.925	0.500	4.074
Garage Demolition - Citywide	NCH	0.284	0.000	0.000	0.000	0.000	0.000	0.284
Management Fee	NCH	0.112	0.168	0.184	0.171	0.179	0.175	0.988
		2.362	3.525	3.858	3.582	3.756	3.675	20.757
<u>Existing Stock Investment</u>								
Major Void Works (CR&M)	NCH	1.850	2.180	2.180	2.180	2.180	2.180	12.750
Fire Damaged Properties (CR&M)	NCH	0.504	0.400	0.400	0.400	0.400	0.400	2.504
Rooftop Fan Project	NCH	0.004	0.000	0.000	0.000	0.000	0.000	0.004
Management Fee	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		2.358	2.580	2.580	2.580	2.580	2.580	15.258

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	Total £m
<u>Building a Better Nottingham</u>								
Oakford Close	NCC	0.010	0.000	0.000	0.000	0.000	0.000	0.010
Woodthorpe & Winchester - New Build	NCC	0.075	0.000	0.000	0.000	0.000	0.000	0.075
Property Acquisition – RTB 1-4-1	NCC	10.198	0.000	0.000	0.000	0.000	0.000	10.198
Property Acquisition – Next Steps Accommodation	NCC	1.260	0.000	0.000	0.000	0.000	0.000	1.260
Affordable Housing Acquisition - Sandfield Site	NCC	0.083	0.000	0.000	0.000	0.000	0.000	0.083
Affordable Housing Acquisition – Woodyard Lane	NCC	0.321	0.079	0.000	0.000	0.000	0.000	0.400
Acquisition Of Site – Southchurch Road	NCC	0.200	0.000	0.000	0.000	0.000	0.000	0.200
Disposal Of HRA Assets	NCC	0.023	0.000	0.000	0.000	0.000	0.000	0.023
Knights Close – New Build	NCC	1.710	0.000	0.000	0.000	0.000	0.000	1.710
Clifton Miners Welfare – New Build	NCC	0.557	0.000	0.000	0.000	0.000	0.000	0.557
Tunstall Drive – New Build	NCC	2.027	0.000	0.000	0.000	0.000	0.000	2.027
Marlstones – New Build	NCC	0.083	0.000	0.000	0.000	0.000	0.000	0.083
Woodlands Office Conversion	NCC	0.571	0.116	0.000	0.000	0.000	0.000	0.687
Affordable Housing Acquisition – Padstow	NCC	0.000	2.447	4.893	4.893	2.447	0.000	14.680
Eastglade - New Build	NCC	3.142	7.978	4.598	0.000	0.000	0.000	15.718
Southchurch – New Build	NCC	0.689	2.802	0.705	0.000	0.000	0.000	4.196
Development Of Bespoke Accom'm'n – New Build	NCC	0.500	0.669	0.000	0.000	0.000	0.000	1.169
Oakdene – New Build	NCC	0.500	0.000	3.376	0.923	0.000	0.000	4.799
Beckhampton Road – New Build	NCC	0.200	6.740	6.952	4.650	0.000	0.000	18.541
Management Fee - General	NCC	0.504	1.079	0.594	0.174	0.000	0.000	2.350
Management Fee - Specific	NCC	0.003	0.036	0.070	0.070	0.035	0.000	0.213
		22.657	21.944	21.189	10.709	2.482	0.000	78.980

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £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	NCC	0.020	0.000	0.000	0.000	0.000	0.000	0.020
St Anns Estate Action - Stonebridge Pk (Ph 3 & 6)	NCC	0.000	0.239	0.000	0.000	0.000	0.000	0.239
HRA Off Street Drive-ways	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
IT Development Programme	NCC	0.081	0.000	0.000	0.000	0.000	0.000	0.081
Adaptations For Disabled Persons	NCC	0.638	0.731	0.731	0.731	0.731	0.731	4.293
Adaptations For Disabled Persons (CR&M)	NCC	0.685	1.659	1.269	1.269	1.269	1.269	7.420
Preventive Adaptations For Older People (PAD)	NCC	0.100	0.100	0.100	0.100	0.100	0.100	0.600
Improvements To Home Used By C&F	NCC	0.000	0.124	0.000	0.000	0.000	0.000	0.124
Improvements To Home Used By C&F - FIXED FEE	NCC	0.000	0.006	0.000	0.000	0.000	0.000	0.006
		1.560	2.893	2.135	2.135	2.135	2.135	12.993
<u>Planned / subject to business case and approval</u>								
Building safety works (Building Safety legislation)	NCC	0.000	0.000	1.000	1.000	1.000	0.000	3.000
Colwick Woods Court - Refurbishment	NCC	0.050	1.450	1.000	0.000	0.000	0.000	2.500
		0.050	1.450	2.000	1.000	1.000	0.000	5.500
Total		46.619	64.982	67.823	42.849	32.149	30.977	285.399

Appendix C – HRA Capital Programme Scheme Amendments for Approval 2020/21 – 2025/26

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	Total £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Imp	NCH	0.000	0.000	0.000	0.000	0.000	1.016	1.016
Building Safety Works - SURVEY / URGENT	NCH	0.000	1.000	0.000	0.000	0.000	0.000	1.000
Intercom Systems - FSW	NCC	0.114	0.000	0.000	0.000	0.000	0.000	0.114
Public Address System - FSW	NCC	0.021	0.000	0.000	0.000	0.000	0.000	0.021
Fire Alarm Installations	NCH	0.000	0.000	0.000	0.000	0.000	0.280	0.280
Fire Alarm Installations - FSW	NCC	0.004	0.000	0.000	0.000	0.000	0.000	0.004
Asbestos Works	NCH	0.000	0.000	0.000	0.000	0.000	0.200	0.200
Lift Replacement Programme	NCH	0.000	0.200	0.000	0.000	0.000	0.031	0.231
Radon Awareness	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Low Rise Sprinkler Systems	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
High Rise Sprinkler Systems - FSW	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
High Rise Sprinkler Systems - FSW (CR&M)	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Gas Safety Enhancements - FSW	NCC	(0.138)	0.000	0.000	0.000	0.000	0.000	(0.138)
Structural Surveys & Rectification Works	NCH	0.000	0.020	0.002	0.044	0.050	0.050	0.166
Renew Bin Store/Refuse Chute	NCH	(0.244)	(0.664)	(0.345)	(0.455)	(0.528)	0.050	(2.186)
Management Fee	NCH	(0.012)	(0.022)	(0.017)	(0.021)	(0.024)	0.081	(0.015)
Management Fee - FSW	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		(0.255)	0.534	(0.360)	(0.432)	(0.502)	1.708	0.693

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/2 £m	2024/25 £m	Total £m
<u>Secure Warm & Modern</u>								
Nottingham Secure - Windows	NCH	(0.705)	(0.710)	0.235	1.170	0.000	0.000	(0.010)
Nottingham Secure - Doors	NCH	0.000	(0.004)	0.000	(0.198)	0.000	0.000	(0.202)
Modern Living	NCH	(0.445)	0.944	1.500	1.000	1.000	3.517	7.516
Warmth for Nottingham (CR&M)	NCH	0.000	(0.163)	0.000	0.000	0.000	8.628	8.465
Roof & Chimney Replacement	NCH	0.000	(1.556)	0.803	0.000	0.000	4.470	3.717
External Fabric	NCH	(0.319)	(1.189)	0.000	0.000	0.000	3.341	1.833
Management Fee	NCH	(0.073)	(0.126)	0.127	0.099	0.050	0.923	0.999
		(1.542)	(2.803)	2.665	2.071	1.050	20.879	22.319
<u>Additional Tenant Priorities</u>								
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	0.000	(2.665)	2.166	0.000	0.000	0.000	(0.499)
REMOURBAN & Domestic Energy Programme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Deep Innovative Retrofit – ERDF	NCC	(1.523)	(2.000)	3.523	0.000	0.000	0.000	0.000
Deep Innovative Retrofit – INTERREG	NCC	(0.080)	0.080	0.000	0.000	0.000	0.000	0.000
MUSTBE0 / Whole House Retrofit Schemes	NCC	(1.898)	(1.268)	3.000	0.000	0.000	0.000	(0.166)
Social Housing Decarbonisation Fund Demo (BEIS)	NCC	0.000	5.467	0.000	0.000	0.000	0.000	5.467
Green Deal Communities Funding	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
LED Communal Lighting	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	(0.178)	(0.227)	0.257	0.000	0.000	0.000	(0.148)
		(3.679)	(0.613)	8.946	0.000	0.000	0.000	4.654

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £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
Mobile Scooter Stores	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		0.000	0.000	0.000	0.000	0.000	0.000	0.000
<u>Decent Neighbourhoods</u>								
City Wide Environmentals – Area Capital	NCH	(0.254)	(0.046)	0.300	0.000	0.000	1.000	1.000
Estate/Area Impact works	NCH	0.000	(0.200)	0.200	0.000	0.000	1.500	1.500
Paving Works – Area Committee Schemes	NCH	0.000	0.000	0.000	0.000	0.000	0.500	0.500
Garage / Outbuildings - Citywide	NCH	0.000	(1.274)	(0.175)	(0.175)	(0.075)	0.500	(1.200)
Garage Demolition - Citywide	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	(0.013)	(0.076)	0.016	(0.009)	(0.004)	0.175	0.090
		(0.267)	(1.596)	0.341	(0.184)	(0.079)	3.675	1.890
<u>Existing Stock Investment</u>								
Major Void Works (CR&M)	NCH	0.000	(0.330)	0.000	0.000	0.000	2.180	1.850
Fire Damaged Properties (CR&M)	NCH	0.000	0.300	0.300	0.400	0.400	0.400	1.800
Rooftop Fan Project	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		0.000	(0.030)	0.300	0.400	0.400	2.580	3.650

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m	Total £m
<u>Building a Better Nottingham</u>								
Oakford Close	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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	(2.031)	(8.729)	(7.898)	0.000	0.000	0.000	(18.658)
Property Acquisition – Next Steps Accommodation	NCC	1.260	0.000	0.000	0.000	0.000	0.000	1.260
Affordable Housing Acquisition - Sandfield Site	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable Housing Acquisition - Woodyard Lane	NCC	0.321	(0.321)	0.000	0.000	0.000	0.000	0.000
Acquisition Of Site – Southchurch Rd	NCC	0.200	0.000	0.000	0.000	0.000	0.000	0.200
Disposal Of HRA Assets	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Knights Close – 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
Woodlands Office Conversion	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable Housing Acquisition – Padstow	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Eastglade – New Build	NCC	0.862	0.202	(3.376)	0.000	0.000	0.000	(2.312)
Southchurch – New Build	NCC	0.000	0.359	0.163	0.000	0.000	0.000	0.522
Development Of Bespoke Accommodation – New Build	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Oakdene – New Build	NCC	0.000	(3.376)	2.513	0.923	0.000	0.000	0.060
Beckhampton Road – New Build	NCC	0.030	0.303	(0.235)	0.114	0.000	0.000	0.211
Management Fee – General	NCC	0.045	0.043	(0.168)	(0.005)	0.000	0.000	(0.085)
Management Fee – Specific	NCH	0.003	(0.003)	0.000	0.000	0.000	0.000	0.000
		0.689	(11.522)	(9.001)	1.031	0.000	0.000	(18.803)

Programme and Scheme	Approval	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £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	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
St Anns Estate Action - Stonebridge Park (Ph 3 & 6)	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
HRA Off Street Drive-ways	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
Adaptations For Disabled Persons (Contracted)	NCC	0.000	0.000	0.125	0.000	0.000	0.731	0.856
Adaptations For Disabled Persons (CR&M)	NCH	(0.230)	0.105	0.000	0.000	0.000	1.269	1.144
Preventive Adaptations For Older People – PAD	NCC	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Improvements To Home Used By C&F	NCC	(0.124)	0.124	0.000	0.000	0.000	0.000	(0.000)
Improvements To Home Used By C&F – Fixed Fee	NCC	(0.006)	0.006	0.000	0.000	0.000	0.000	0.000
		(0.360)	0.235	0.125	0.000	0.000	2.135	2.135
<u>Planned / subject to business case & approval</u>								
Building safety works (Building Safety legislation)	NCC	0.000	0.000	1.000	1.000	1.000	0.000	3.000
Colwick Woods Court - Refurbishment	NCC	0.000	(1.000)	1.000	0.000	0.000	0.000	0.000
		0.000	(1.000)	2.000	1.000	1.000	0.000	3.000
Total		(5.414)	(16.795)	5.015	3.886	1.869	30.977	19.538