

HOUSING REVENUE ACCOUNT

CONTENTS		
SECTION		PAGE
1	Introduction	1
2	HRA Budget 2015/16	2
3	HRA Medium Term Financial Plan 2015/16 to 2017/18	8
4	Public sector housing capital programme	9

TABLES		
TABLE NUMBER AND TITLE		PAGE
1	HRA Budget 2015/16	2
2	Increased income 2015/16	3
3	Weekly Service Charges	4
4	Independent Living Charges	5
5	Foxtan Garden Charges	5
6	Inflation factors	6
7	Capital financing costs	7
8	Medium Term Financial Plan	8
9	Public Sector Housing Capital Programme 2014 – 2020	9
10	Capital Programme & Resources 2014 – 2020	10
11	Summary Capital Programme 2015/16	11
12	Projected RTB receipts	11
13	HRA Other HRA Capital Receipts	12
14	Capital Allowance Calculation	12
15	HRA Debt	13
16	HRA Debt Position - Projected	13

APPENDICES	
APPENDIX NUMBER AND TITLE	
A	HRA Capital Programme
B	HRA Capital Programme Scheme Amendments / Proposals
C	HRA Capital Resources Applied

Housing Revenue Account (HRA)

1. 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 stock of c27,000 dwellings. 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 2014 was 26,905 (excluding decommissioned properties). The stock has reduced in year by an estimated 300 properties as a result of right to buy sales and demolitions offset by new build.

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 2014/15 outturn will impact on the 2015/16 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 City Council published its 30 year HRA plan (2012 – 2042) in November 2012. It underpins the long term approach to service planning for the HRA demonstrating how investment in the housing stock will be sustained. The 30 year business plan has been updated to take account of movements in the financial assumptions, demonstrating that the **HRA has sufficient resources over the life of the business plan**. The key assumptions in the business plan are:

- Rent rises each year at CPI plus 1% over the life of the plan reflecting Government policy for social rents
- Average Inflation at 2.0% per annum over the business plan
- The cost of borrowing increasing over the medium term to a long term average rate of 5%
- Total investment in the housing stock of £1.4bn over 30 years

The key headlines in the HRA budget for 2015/16 are as follows:

HRA Revenue

- A proposed increase in rents of **2.2%** for 2015/16
- Continuation of the tenant incentive scheme worth up to £100 per annum to each tenant
- An increase in service charges of **2.2%**
- A sustainable working balance of **£4m**.

HRA Capital

- An overall Public Sector Housing Programme of **£259.599m** for the next 5 years of which **£66.977m** relates to 2015/16.
- **£17.317m** for 2015/16 has been specifically allocated to decommissioning, regeneration and new build.

2. HRA Budget 2015/16

The budget for 2015/16 has been refreshed to take account of proposed increases in charges, income adjustments, inflation, cost pressures, capital financing costs and changes to assumptions.

Table 1 shows the summary of the 2015/16 budget and the movement from 2014/15 latest outturn.

TABLE 1: HRA BUDGET 2015/16			
DESCRIPTION	2014/15 BUDGET £m	MOVEMENT £m	2015/16 BUDGET £m
INCOME			
Rent and other income	(101.341)	(2.732)	(104.073)
Service charges	(4.338)	(0.095)	(4.433)
TOTAL INCOME	(105.679)	(2.827)	(108.506)
EXPENDITURE			
Repairs	26.804	0.456	27.260
Management	31.102	0.448	31.550
Capital charges	42.051	1.011	43.062
Direct Revenue Financing	6.574	0.061	6.635
TOTAL EXPENDITURE	106.531	1.975	108.506
Deficit / (Surplus)	0.852	(0.852)	0.000

HRA Budget Refresh 2015/16

Table 2 summarises increased income and is subject to approval as part of this report.

TABLE 2 – INCREASED INCOME 2015/16		
DESCRIPTION	£m	£m
Rent		(2.062)
Other income		(0.652)
Garage rents		(0.018)
Rents and Other Income		(2.732)
Service charges (weekly)	(0.098)	
Independent living charges	(0.005)	
Scheme charges	0.008	
Service Charges		0.095
TOTAL		2.827

Rent increase

The Government has issued new guidance on social rents which applies from 2015/16 as follows:

- The policy applies for 10 years from April 2015
- Individual rents to increase up to September CPI + 1%, i.e. **2.2%**
- Rents do not increase above the formula (target) rent
- Rent flexibility of up to 5% above formula (target) rent allowed
- Expectation that new tenancies will be moved to target rent
- Government to continue to exercise control through the limit rent

The new guidance removes the additional £2/week rent increase that allowed rents to reach convergence with formula (target) rent. There remain a large proportion of tenancies in Nottingham that are below formula rent and these will be converted to formula rent when re-let.

It is proposed that rents are increased by **2.2%**, i.e. September CPI + 1%, in accordance with the latest government guidance. Applying the proposed rent increase will generate additional income of **£2.062m** per annum. The HRA business plan has used these assumptions in determining that the HRA Asset Management Plan (AMP) is affordable over the 30 year period.

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). The limit rent for Nottingham in 2015/16 will be £77.20 per week and will be increased by CPI +1% per annum for the next 10 years following the changes to rent policy. The proposed average rent of £74.54 gives headroom of £2.66 per week, allowing some flexibility to manage the HRA in the future. A further **£3.740m** per annum could be generated if rents were raised to the limit rent. The HRA business plan assumes that the rent will increase at CPI + 1% over the medium term.

Affordable rent increase

There are two schemes which bring former council house stock (RTBs) back into use by the council, through the re-purchase of properties that are unoccupied or where owners can no longer afford mortgage repayments. The HCA provides a grant towards the cost of re-purchase and works to these properties and a condition of the grant is that they must be let at "Affordable Rent", which is 80% of the local market rent. It is proposed to increase these rents by **2.2%**. The affordable rent must be recalculated for a new tenancy.

Bad debt provision

The bad debt provision was increased in 2013/14 due to the announced introduction of universal credit. Part of the reforms will pay 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 currently being rolled out across the country, with an indicative commencement for a phased implementation between December 2015 and March 2016 for Nottingham. Early evidence from pilot schemes suggests that arrears increase as much as threefold, so the provision will be increased by £1m for the years 2016/17 to 2018/19 to give time to assess the impact and develop a robust future strategy.

The HRA balance has already been increased to £4.000m and will be retained at this level to manage the pressure and uncertainty on the HRA. It is assumed for the MTFP that progress will be made over time to reduce the impact of the changes on the HRA. The City Council and NCH continue to lobby the Government on the foreseen negative impact of the proposed changes but have to plan for the potential impact of the changes.

Service charges

Table 3 lists the range of services provided to specific groups of tenants. A specific charge is made and increases in line with the September CPI+1% would raise charges by **2.2%**, which is in line with the average increase in council house rents. Furnished tenancy service charges will also increase by 2.2%. Applying the revised rates would produce additional annual income of **£0.098m**.

TABLE 3 : WEEKLY SERVICE CHARGES			
SERVICE	CURRENT 2014/15 (£)	PROPOSED 2015/16 (£)	INCREASE (£)
Caretaking	5.08	5.19	0.11
Cleaning Service	2.98	3.05	0.07
Communal lighting	0.53	0.54	0.01
Communal TV system	0.89	0.91	0.02
Gas maintenance	1.20	1.23	0.03
Solid fuel maintenance	1.20	1.23	0.03
Homewatch	0.51	0.52	0.01
Security (CCTV)	5.29	5.41	0.12
Emergency Alarm	2.44	2.49	0.05
Scooter storage	1.00	1.02	0.02
Sprinklers	3.08	3.15	0.07

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 **2.2%** in line with the September CPI+1%. Following a review of the Independent Living service by Nottingham City Homes the apportionment of costs for housing management and support have changed. The impact is reflected in **Table 4** below. The impact on the tenants is to receive an overall increase in combined rent and service charges of 2.2%. Applying the revised rates would produce additional annual income of **£5k**.

TABLE 4: INDEPENDENT LIVING CHARGES			
CHARGE	WEEKLY CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE £
Independent Living	9.96	3.06	(6.90)
Intensive Housing Management	3.16	10.35	7.19
Total	13.12	13.41	0.29

Scheme Charges

Foxton Gardens is an independent living scheme with its own service charge and charges for heat and water. Charges are recommended to be increased by **2.2%** in line with other recommended service charge increases. The increase will generate additional income of **£3k** and has been allowed for in the budget. Details are set out in **Table 5**. Another scheme at Stepney Court is due to be replaced as part of the Building a Better Nottingham Programme and will be decommissioned, resulting in a loss of **£11k** heating service charge income, which will be offset by a reduction in heating costs.

TABLE 5: FOXTON GARDENS CHARGES			
TYPE	WEEKLY CHARGE 2014/15 £	PROPOSED CHARGE 2015/16 £	INCREASE £
FOXTON GARDENS: SERVICE CHARGE	34.43	35.19	0.76
FOXTON GARDENS: WATER			
One bed	2.91	2.97	0.06
Two bed	4.05	4.14	0.09
FOXTON GARDENS: HEATING			
One bed	14.22	14.53	0.31
Two bed	19.31	19.73	0.42

Garage Rents

Garages not included as part of the rent of a dwelling are currently charged at an average £8.09 per week. It is proposed to increase this by £0.18 (average of 2.2%) in line with rents and service charges, generating additional annual income of **£18k**. For garage tenants who do not hold a house tenancy or are a leaseholder, VAT is added to the rent charge.

Responsible Tenant Reward scheme

A responsible tenant reward scheme was introduced in April 2014 to make sure homes are maintained to a high standard and to reward the many responsible tenants. The scheme will give all responsible tenants a £100 credit on their rent account provided they pay rent on time, behave responsibly (e.g. keep gas appointments) and show respect to their neighbours and NCH staff.

The cost of the scheme in 2014/15 was £2.500m. The full cost of the scheme has been included in the MTFP and the cost of the scheme will be mitigated to some extent by savings generated from the changes in behaviour that will generate cost savings. The scheme will be in place for at least three years and will be continuously reviewed to ensure that the scheme is effective.

NCH Management fee

The fee is based on negotiations between the City Council and NCH colleagues and is in line with the existing MTFP assumption. In setting the fee it is recognised that NCH will deliver efficiencies to manage the following budget pressures:

- Loss of Supported People grant
- Pay award
- Materials
- Utilities, Rents & Rates

Inflation and Pay Award

Inflation has been applied to the Housing Repairs budget applying the latest RPI-X percentage (December 2014). All other budgets have had inflation applied using the GDP deflator reduced by an efficiency factor of 75% i.e. 0.85% (Autumn Statement 2014). The estimate for the pay award is in line with General Fund of 2.2%.

Table 6 shows the inflation factors assumed for 2015/16:-

TABLE 6: INFLATION FACTORS FOR 2015/16			
DESCRIPTION	%	IMPACT £m	
Inflation – Housing Repairs	1.70	0.456	0.456
NCH Management fee	2.30	0.506	
Tenant Incentive Scheme	-	(0.200)	
Pay award	2.20	0.023	
Inflation – General	0.85	0.118	0.448
TOTAL			0.903

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.

Capital investment

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. The 30 year Business Plan requires additional resources to be generated each year to finance this investment as reflected in **Table 7**.

TABLE 7: CAPITAL FINANCING COSTS	
DESCRIPTION	IMPACT £m
Capital charges	1.011
Depreciation	0.000
Direct Revenue Financing	0.061
TOTAL	1.072

Capital charges

The HRA continues to benefiting from the historically low short term interest rates, with the estimated average rate to be applied in 2015/16 is **4.41%** (previously 4.17%). During 2014/15 an additional £36m of fixed term borrowing has been taken to support the new build programme, increasing borrowing costs by £0.510m in 2015/16. This removes an element of the interest rate risk from the business case for the new build programme. A further £9.025m of borrowing is being taken to finance the next phase of PV installations, which adds £0.500m of interest in 2015/16, which will be repaid by the income generated from the scheme. Over the life of the MTFP the long term average interest rates of between 4.45% and 5% are still expected to be valid for the HRA business plan.

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 2015/16 budget is £29.001m.

Direct Revenue Funding

To ensure full funding of the Housing Investment Programme direct revenue financing of £6.635m has been made in 2015/16, an increase of £61k from 2014/15.

HRA Working Balance

Under HRA self-financing the Council will take on new risks arising from the HRA now being dependent upon rental income to sustain future investment in the housing stock.

The working balance acts as a contingency to cover for unexpected significant expenditure or unplanned major additional expenditure. Given the economic climate and uncertainty over the impact of welfare reform it is prudent to retain the increased HRA working balance at **£4.000m**. The overall balance remains within the parameters set out in the MTFS.

3. HRA Medium Term Financial Plan 2015/16 to 2017/18

Table 8: HRA – MEDIUM TERM FINANCIAL PLAN			
DESCRIPTION	BUDGET 2015/16 £m	BUDGET 2016/17 £m	BUDGET 2017/18 £m
INCOME			
Rental Income	(103.664)	(105.947)	(108.280)
Provision for Bad Debts	2.519	3.519	3.519
Service charges	(4.433)	(4.531)	(4.631)
Other rents (inc garage)	(2.186)	(2.234)	(2.283)
Other income including interest	(0.742)	(0.958)	(1.496)
TOTAL	(108.506)	(110.151)	(113.171)
EXPENDITURE			
NCH Management Fee	22.520	23.038	23.568
Tenant incentive scheme	2.500	2.500	2.500
Repairs to Dwellings	27.260	27.723	28.194
Public Realm	2.846	2.870	2.895
CCTV	1.358	1.358	1.358
Retained Housing	2.325	2.348	2.372
Charges for Capital:			
Capital Charges	14.061	14.325	14.912
Provision for Depreciation	29.001	29.001	29.001
Direct Revenue Financing	6.635	6.987	8.371
TOTAL EXPENDITURE	108.506	110.151	113.171
Movement in year	0.000	0.000	0.000
WORKING BALANCE B/F	4.000	4.000	4.000
Increase / (Decrease) in Working Balance	0.000	0.000	0.000
WORKING BALANCE B/F	4.000	4.000	4.000

The HRA MTFP 3 year projections have been updated to reflect the above changes. **Table 8** shows the HRA MTFP for 2015/16 to 2017/18. The future years' projections are based on information currently available but subject to ongoing review. Projections for 2016/17 and 2017/18 incorporate the following assumptions:

- The inflation indicators are consistent with those used throughout the entire MTFP.
- Rent levels have been assumed to increase in accordance with the proposed Government policy (CPI +1%).
- Rent income allows for stock reductions from Right to Buy (RTB) and decommissioning of property and increases from new build council houses.
- **Financing costs take account of the level of debt assumed from the self-financing settlement. The interest charges will be met in full from the HRA.**
- Depreciation charges are based on data provided by NCH on asset life spans and replacement costs.

4. 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 HRA 30 year Business Plan has been refreshed to incorporate an updated Asset Management Plan. The proposed capital programme is affordable over the life of the 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 9** shows the level of investment to 2019/20 against the existing capital programme approved to 2018/19.

TABLE 9: PUBLIC SECTOR HOUSING CAPITAL PROGRAMME							
PROGRAMME MOVEMENT	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
Existing programme	64.777	75.079	45.071	36.382	32.980	0.000	254.289
New/amended schemes	0.100	(8.462)	20.281	15.012	9.039	34.382	70.351
TOTAL PROGRAMME	65.007	66.977	64.827	51.394	42.019	34.382	324.606

The detailed programme is shown in **Appendix A** and is based on existing approved commitments, new projects and amendments to existing schemes. **Appendix B** 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 A**.

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
- 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, known commitments from schemes in progress, health and safety issues and other service investment needs. Overall, the programme has been financed within available financial resources during the period. **Table 10** shows the summary resources identified to support the programme.

TABLE 10: CAPITAL PROGRAMME & RESOURCES							
ELEMENT	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
TOTAL INVESTMENT	65.007	66.977	64.827	51.394	42.019	34.382	324.606
RESOURCES							
Capital Resources	55.418	56.294	49.386	39.664	33.299	25.662	259.723
Capital Receipts	3.015	4.048	8.454	3.359	0.000	0.000	18.876
Direct Revenue Financing	6.574	6.635	6.987	8.371	8.720	8.720	46.007
TOTAL RESOURCES	65.007	66.977	64.827	51.394	42.019	34.382	324.606

The financing of the capital programme is shown in **Appendix C**. The summary HRA capital programme for 2015/16 is shown in **Table 11**.

TABLE 11: 2015/16 SUMMARY CAPITAL PROGRAMME	
DESCRIPTION	£m
Maintaining the Nottingham Decent Homes Standard	17.002
Building a Better Nottingham	17.317
Additional tenant priorities:	
- City wide energy efficiency	10.985
- Additional improvements	21.673
TOTAL	66.977

Affordable Homes Funding

In July 2014 the Council and Nottingham City Homes were successful in bidding for £3.333m of funding from the Housing and Communities Agency (HCA). The funding will contribute 13% of the cost of building 198 new homes within the city by March 2017 and £3.027m will support multiple sites within the city, including a number of former garages as part of Building a Better Nottingham. The remaining £0.306m supports an NCH owned development of 17 family homes in Lenton.

Maintaining Decency

The Decent Homes Programme has provided £86m of funding by the HCA towards £118m of investment in stock. Nottingham City Council and Nottingham City Homes are committed to Maintaining Decency and have developed a Programme which invests £109m over 5 years. The final year of this programme was 2014/15.

Right to Buy (RTB) Receipts

Table 12 shows the updated assumptions for receipts from the RTB scheme after applying the pooling requirement and costs of disposal.

TABLE 12 : PROJECTED RTB RECEIPTS							
PROJECTION	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
RTB sales	1.140	1.130	0.870	0.870	0.870	0.870	5.750
Retained RTB sales	1.000	0.500	0.250	0.000	0.000	0.000	1.750
1-4-1 receipts	0.000	1.588	8.004	3.359	0.000	0.000	12.951
Total	2,140	3,218	9,124	4,229	870	870	20,451
HRA USE	1,000	2,088	8,254	3,359	-	-	14,701

Currently RTB receipts are used to support the private sector housing programme in the 'All Other Services' programme in the General Fund.

From 1 April 2012, DCLG 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 DCLG 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.

1-4-1 Receipts - Where Right to Buy Sales exceed the sales predicted prior to the government's reinvigoration of Right to Buy, the Council may keep an additional proportion of the receipt (known as the 1-4-1 receipt) for spend on new build. The 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 this must be spent within 3 years of the related Right to Buy sale. In addition 1-4-1 receipts cannot be utilised where HCA grant has been given to the Council for a scheme. Any receipt unspent within the timeframe must be returned to the DCLG. For the purpose of financing the capital programme it has been assumed that sufficient spend can be achieved within the timescales required. However there is a risk that any slippage in the Building a Better Nottingham programme will result in some of the funding being forfeit.

HRA Other Capital Receipts

HRA capital receipts (other than RTB receipts) up to the values stated can be treated as 100% usable and not subject to pooling. The receipts may be used to finance any capital expenditure. Previously approved Council policy on the allocation of capital receipts will require these sums (i.e. **£4.175m**) 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. **Table 13** shows the remaining profile of receipts from the project.

TABLE 13: HRA OTHER CAPITAL RECEIPTS							
PROJECTION	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
Corporates	1.815	1.760	0.000	0.000	0.000	0.000	3.575
Other Housing Land Sales	0.200	0.200	0.200	0.000	0.000	0.000	0.600
Total	2.015	1.960	0.200	0.000	0.000	0.000	4.175

Capital Allowance

Under existing regulations the need to pool receipts generated by the disposal of other HRA (i.e. Non RTB receipts) assets can be removed in certain circumstances. This requires the establishment of a capital allowance relating to works to be undertaken meeting specified criteria, including the provision of affordable social housing and regeneration schemes. **Table 14** shows the capital expenditure on Decent Homes and new build of social housing which qualify for capital allowance.

TABLE 14: CAPITAL ALLOWANCE CALCULATION							
DESCRIPTION	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
Decent Homes	23.912	17.002	14.465	16.972	16.719	20.393	109.463
New Build	14.682	17.317	24.612	10.351	9.450	0.000	76.412
TOTAL	38.594	34.319	39.077	27.323	26.169	20.393	185.876

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 15**. The 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 15: HRA DEBT POSITION	
DESCRIPTION	£m
HRA CFR at 1 April 2014	282.299
Less: debt planned to be repaid in year	(1.005)
HRA CFR at 1 April 2015	281.294
Debt cap	319.748
Estimated headroom at 1 April 2015	38.454

The Housing Business Plan assumes the use of the headroom over the life of the plan primarily to support investment in new social housing. 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 16: HRA DEBT POSITION - PROJECTED	
DESCRIPTION	£m
HRA CFR at 1 April 2015	281.294
Add: borrowing taken out over 5 year investment plan	28.826
Less: debt planned to be repaid over 5 years	(5.025)
HRA CFR at 1 April 2020	305.095
Debt cap	319.748
Estimated headroom at 1 April 2020	14.653

APPENDIX A - CAPITAL PROGRAMME BY SCHEME 2014/15– 2019/20

PROGRAMME AND SCHEME	Approval	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Imp	NCH	0.081	0.060	0.060	0.087	0.086	0.370	0.744
Fire Alarm Installations	NCH	0.116	0.100	0.095	0.090	0.090	0.090	0.581
Replacement Care Alarms	NCH	0.015	0.000	0.000	0.000	0.000	0.000	0.015
Asbestos Works	NCH	1.500	1.306	1.100	0.969	0.200	0.200	5.274
Smoke Alarms – External	NCH	0.146	0.000	0.000	0.000	0.000	0.000	0.146
TV Aerials	NCH	0.000	0.018	0.000	0.000	0.000	0.000	0.018
Lift Replacement Programme	NCH	1.057	2.250	0.900	1.080	0.349	0.000	5.636
Radon Awareness	NCH	0.000	0.195	0.183	0.000	0.000	0.000	0.378
Water Infrastructure Managed Supplies	NCH	0.098	0.035	0.035	0.035	0.035	0.000	0.238
High Rise Sprinkler Systems	NCH	0.041	0.332	0.250	0.250	0.000	0.000	0.873
Victoria Centre Fire Equipment	NCH	0.013	0.000	0.000	0.000	0.000	0.000	0.013
Window Restrictor Programme	NCH	0.073	0.000	0.000	0.000	0.000	0.000	0.073
Structural Surveys & Rectification Works	NCH	0.000	0.100	0.100	0.100	0.100	0.100	0.500
Renew Bin Store/Refuse Chute	NCH	0.000	0.000	0.000	0.000	0.000	0.524	0.524
Management Fee *	NCH	0.000	0.220	0.136	0.131	0.043	0.064	0.594
		3.141	4.616	2.859	2.741	0.903	1.348	15.608
<u>Secure Warm & Modern</u>								
Nottingham Secure	NCH	0.467	0.450	1.611	1.903	2.834	3.396	10.661
Modern Living	NCH	8.952	3.290	2.919	2.135	2.984	4.000	24.279
Warmth for Nottingham - (Includes DLO Heating)	NCH	1.700	2.355	1.515	3.142	2.416	3.340	14.469
Warmth for Nottingham - DLO	NCH	1.600	0.000	0.000	0.000	0.000	0.000	1.600
Roof & Chimney Replacement	NCH	5.587	4.417	3.900	4.000	3.855	3.855	25.614

* previously within scheme costs

PROGRAMME AND SCHEME	Approval	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
External Fabric	NCH	0.244	1.285	1.108	2.374	2.975	3.547	11.531
Management Fee	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Structural Surveys & Rectification Works	NCH	0.314	0.000	0.000	0.000	0.000	0.000	0.314
Maintaining Decency	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee *	NCH	1.907	0.590	0.553	0.678	0.753	0.907	5.387
		20.771	12.386	11.605	14.231	15.816	19.045	93.855
<u>Additional Tenant Priorities</u>								
<u>City Wide Door Programme</u>								
Composite Doors City Wide	NCH	2.000	2.000	0.535	0.757	0.796	10.413	4.325
Management Fee *	NCH	0.100	0.100	0.027	0.038	0.040	0.304	0.000
		4.325	2.100	2.100	0.562	0.795	0.836	10.717
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	0.000	5.630	5.896	5.084	4.934	4.091	25.634
Green Deal Communities Funding	NCC	3.851	0.000	0.000	0.000	0.000	0.000	3.851
BISF Upgrades / External Wall Insulation	NCC	0.000	1.500	1.560	0.000	0.000	0.000	3.060
LED Communal Lighting	NCH	0.448	0.250	0.250	0.250	0.250	0.000	1.448
Sneinton District Heating - BMK'S	NCC	3.206	3.082	0.000	0.000	0.000	0.000	6.288
Woodthorpe & Winchester - CHP	NCC	0.000	0.000	3.000	2.000	0.000	0.000	5.000
Colwick Woods Court	NCC	0.000	0.000	0.000	2.500	0.000	0.000	2.500
Management Fee *	NCH	0.000	0.523	0.535	0.492	0.259	0.205	2.014
		7.505	10.985	11.241	10.326	5.443	4.295	49.795

PROGRAMME AND SCHEME	Approval	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Modernising Housing For Older People</u>								
Independent living Re-Design	NCH	0.650	0.726	0.683	0.683	0.683	0.683	4.108
Independent Living Re-Designation	NCH	0.001	0.018	0.000	0.000	0.000	0.000	0.019
Benedict Court Major Alterations	NCC	0.000	0.280	0.000	0.000	0.000	0.000	0.280
Carnforth Court Major Alterations	NCC	0.000	0.224	0.000	0.000	0.000	0.000	0.224
Independent Living - DDA WORKS	NCH	0.294	0.000	0.000	0.000	0.000	0.000	0.294
Mobile Scooter Stores	NCH	0.300	0.400	0.250	0.250	0.250	0.250	1.700
Refurbishment Of Sheltered Housing Scheme	NCH	0.000	0.300	0.000	0.000	0.000	0.000	0.300
Management Fee *	NCH	0.000	0.097	0.047	0.047	0.047	0.047	0.284
		1.246	2.045	0.980	0.980	0.980	0.980	7.210
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - 2012-2014	NCH	0.169	0.000	0.000	0.000	0.000	0.000	0.169
City Wide Environmentals - AREA CAPITAL FUND	NCH	0.600	1.400	1.000	1.000	1.000	1.000	6.000
Estate/Area Impact works	NCH	0.250	0.828	1.403	1.000	1.000	1.000	5.481
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.383	0.360	0.360	0.360	0.360	0.360	2.183
Garage / Outbuildings - CITYWIDE	NCH	0.100	0.317	0.200	0.200	0.200	1.081	2.098
Management Fee *	NCH	0.000	0.145	0.148	0.128	0.128	0.172	0.721
		1.502	3.050	3.111	2.688	2.688	3.613	16.652
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	2.334	2.200	2.000	2.000	2.000	2.000	12.534
Fire Damaged Properties - DLO	NCH	0.100	0.100	0.100	0.100	0.100	0.100	0.600
Timber To PVCu Windows	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Victoria Centre Roof	NCH	2.333	0.479	0.000	0.000	0.000	0.000	2.812
Air Con Replacement	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
High Rise Window Replacement	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Victoria Centre External Refurbishment	NCC	0.000	0.000	3.000	5.000	1.600	0.000	9.600
Management Fee *	NCH	0.000	0.024	0.150	0.250	0.080	0.000	0.504
		4.768	2.803	5.250	7.350	3.780	2.100	26.051

PROGRAMME AND SCHEME	Approval	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Radford - DECOM, DEMO & NEW BUILD	NCC	4.305	0.500	0.000	0.000	0.000	0.000	4.805
Lenton - DECOM, DEMO & NEW BUILD	NCC	5.840	3.556	1.154	0.000	0.000	0.000	10.550
The Chase Phase 1 & 2 + Locksley Phase 1 Cranwell Road & Meadows Q Blocks Leaseholder Acquisitions	NCC	0.202	0.000	0.000	0.000	0.000	0.000	0.202
Cranwell Road Flats - DECOM, DEMO & NEW BUILD	NCC	0.524	2.580	2.780	0.000	0.000	0.000	5.884
Meadows Q Blocks - DECOM, DEMO & NEW BUILD	NCC	1.602	3.256	3.840	0.000	0.000	0.000	8.699
Rehousing Costs	NCC	0.110	0.200	1.500	1.491	0.000	0.000	3.301
Demolition	NCC	0.000	0.156	0.000	0.000	0.000	0.000	0.156
New Build - Preliminary Costs	NCC	0.210	0.000	0.000	0.000	0.000	0.000	0.210
Denton Green - DEMO & NEW BUILD	NCC	0.191	0.350	0.000	0.000	0.000	0.000	0.541
Ragdale Road - DEMO & NEW BUILD	NCC	0.000	0.081	0.788	0.000	0.000	0.000	0.869
Meadowvale Road - DEMO & NEW BUILD	NCC	0.000	0.009	0.434	0.000	0.000	0.000	0.443
Aspley JSC / Stepney Court - DECOM, DEMO & NEW BUILD	NCC	0.156	0.700	3.145	0.000	0.000	0.000	4.001
Affordable Homes - Garage Sites - DECOM, DEMO & NEW BUILD	NCC	0.239	1.429	3.582	2.327	0.000	0.000	7.577
New Build Phase 1 - UNALLOCATED	NCC	0.000	0.372	0.225	1.357	0.000	0.000	1.954
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	0.000	3.683	9.000	0.000	12.683
Morley School - DECOM, DEMO & NEW BUILD	NCC	0.000	2.106	1.994	0.000	0.000	0.000	4.100
Acquisition	NCC	0.000	0.250	0.000	0.000	0.000	0.000	0.250
Woodthorpe & Winchester - New Build	NCC	0.000	0.000	4.000	1.000	0.000	0.000	5.000
Management Fee *	NCH	0.000	0.809	1.172	0.493	0.450	0.000	2.924
		14.681	17.317	24.612	10.351	9.450	0.000	76.412

PROGRAMME AND SCHEME	Approval	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>								
Sanctuary Project	NCC	0.065	0.065	0.065	0.065	0.065	0.065	0.390
HRA Shop Investment Strategy	NCC	0.182	0.000	0.000	0.000	0.000	0.000	0.182
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	NCC	0.000	0.565	0.000	0.000	0.000	0.000	0.565
St Anns Estate Action - Stonebridge Park (PLOT)	NCC	0.228	0.000	0.000	0.000	0.000	0.000	0.228
Kingsthorpe / Kendale - Demolition	NCC	0.099	0.000	0.000	0.000	0.000	0.000	0.099
Highcross Court Decommissioning Empty Homes	NCC	0.028	0.000	0.000	0.000	0.000	0.000	0.028
	NCC	1.871	0.000	0.000	0.000	0.000	0.000	1.871
Mortgage Rescue Scheme (Including Buy Back / D-Homes)	NCC	0.886	0.000	0.000	0.000	0.000	0.000	0.886
Office Improvements	NCC	0.200	0.000	0.000	0.000	0.000	0.000	0.200
IT Development Programme	NCC	0.039	0.000	0.000	0.000	0.000	0.000	0.039
PV Installation Programme	NCC	0.902	7.220	0.903	0.000	0.000	0.000	9.025
Adaptations For Disabled Persons	NCC	1.200	1.155	0.731	0.731	0.731	0.731	5.279
Adaptations For Disabled Persons - DLO	NCC	1.269	1.269	1.269	1.269	1.269	1.269	7.614
Preventive Adaptations For Older People – PAD	NCC	0.100	0.100	0.100	0.100	0.100	0.100	0.600
Acquisition Of Sheltered Housing Scheme	NCC	0.000	1.300	0.000	0.000	0.000	0.000	1.300
		7.069	11.674	3.068	2.165	2.165	2.165	28.306
TOTAL		65.007	66.977	64.827	51.394	42.019	34.382	324.606

APPENDIX B - CAPITAL PROGRAMME SCHEMES AMENDMENTS FOR APPROVAL 2014/15 – 2019/20

PROGRAMME AND SCHEME	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Meeting the Nottingham Decent Homes Standard</u>							
<u>Safe</u>							
City Wide CCTV / Door Entry Imp	0.000	0.000	0.000	0.000	0.000	0.370	0.370
Fire Alarm Installations	0.000	0.000	0.000	0.000	0.000	0.090	0.090
Replacement Care Alarms	0.000	(0.015)	(0.015)	(0.015)	(0.015)	0.000	(0.060)
Asbestos Works	0.000	0.000	0.000	0.000	0.200	0.200	0.400
Smoke Alarms - External	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TV Aerials	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Lift Replacement Programme	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Radon Awareness	0.000	0.000	0.183	0.000	0.000	0.000	0.183
Water Infrastructure Managed Supplies	0.000	0.035	0.035	0.035	0.035	0.000	0.140
High Rise Sprinkler Systems	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Victoria Centre Fire Equipment	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Window Restrictor Programme	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Structural Surveys & Rectification Works	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Renew Bin Store/Refuse Chute	0.000	0.000	0.000	0.000	0.000	0.524	0.524
Management Fee *	0.000	0.220	0.136	0.131	0.043	0.064	0.594
	0.000	0.240	0.339	0.151	0.263	1.348	2.341
<u>Secure Warm & Modern</u>							
Nottingham Secure	0.000	0.450	1.611	1.903	2.834	3.396	10.194
Modern Living	0.000	3.290	2.919	2.135	2.984	4.000	15.327
Warmth for Nottingham - (Includes DLO Heating)	0.000	2.055	1.515	3.142	2.416	3.340	12.468
Warmth for Nottingham - DLO	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Roof & Chimney Replacement	0.000	3.855	3.900	4.000	3.855	3.855	19.465

* previously within scheme costs

PROGRAMME AND SCHEME	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
External Fabric	0.000	1.285	1.108	2.374	2.975	3.547	11.287
Management Fee	(1.907)	0.000	0.000	0.000	0.000	0.000	(1.907)
Structural Surveys & Rectification Works	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Maintaining Decency	0.000	(15.390)	(13.557)	(16.057)	(13.500)	0.000	(58.504)
Management Fee *	1.907	0.590	0.553	0.678	0.753	0.907	5.387
	0.000	(3.866)	(1.952)	(1.826)	2.316	19.045	13.718
<u>Additional Tenant Priorities</u>							
<u>City Wide Door Programme</u>							
Composite Doors City Wide	0.000	0.000	0.000	0.035	0.757	0.796	1.588
Management Fee *	0.000	0.100	0.100	0.027	0.038	0.040	0.304
	0.000	0.100	0.100	0.062	0.795	0.836	1.892
<u>Energy Efficiency & Tackling Fuel Poverty</u>							
No Fines/ Solid Wall Insulation Schemes	0.000	2.712	3.169	2.835	2.934	4.091	15.740
Green Deal Communities Funding	0.000	0.000	0.000	0.000	0.000	0.000	0.000
BISF Upgrades / External Wall Insulation	0.000	(0.600)	1.560	0.000	0.000	0.000	0.960
LED Communal Lighting	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Sneinton District Heating - BMK'S	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Woodthorpe & Winchester - CHP	0.000	(1.000)	3.000	2.000	0.000	0.000	4.000
Colwick Woods Court	0.000	0.000	0.000	2.500	0.000	0.000	2.500
Management Fee *	0.000	0.523	0.535	0.492	0.259	0.205	2.014

PROGRAMME AND SCHEME	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Modernising Housing For Older People</u>							
Independent living Re-Design	0.000	0.000	0.183	0.183	0.183	0.683	1.232
Independent Living Re-Designation	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Benedict Court Major Alterations	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Carnforth Court Major Alterations	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Independent Living - DDA WORKS	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Mobile Scooter Stores	0.000	(0.500)	0.000	0.000	0.250	0.250	(0.000)
Refurbishment Of Sheltered Housing Scheme	0.000	0.300	0.000	0.000	0.000	0.000	0.300
Management Fee *	0.000	0.097	0.047	0.047	0.047	0.047	0.284
	0.000	(0.103)	0.230	0.230	0.480	0.980	1.816
<u>Decent Neighbourhoods</u>							
City Wide Environmentals - 2012-2014	0.000	0.000	0.000	0.000	0.000	0.000	0.000
City Wide Environmentals - AREA CAPITAL FUND	0.000	0.000	0.000	0.000	0.000	1.000	1.000
Estate/Area Impact works	(0.000)	(0.163)	0.663	0.500	0.500	1.000	2.500
Paving Works - AREA COMMITTEE SCHEMES	0.000	0.000	0.000	0.000	0.000	0.360	0.360
Garage / Outbuildings - CITYWIDE	0.000	0.000	0.000	0.000	0.000	1.081	1.081
Management Fee *	0.000	0.145	0.148	0.128	0.128	0.172	0.721
	(0.000)	(0.018)	0.811	0.628	0.628	3.613	5.663
<u>Existing Stock Investment</u>							
Major Void Works - DLO	0.050	0.050	0.000	0.000	0.000	2.000	2.100
Fire Damaged Properties - DLO	(0.050)	0.100	0.100	0.100	0.100	0.100	0.450
Timber To PVCu Windows	0.000	0.000	(1.000)	(1.000)	(1.000)	0.000	(3.000)
Victoria Centre Roof	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Air Con Replacement	0.000	(0.020)	(0.020)	0.000	0.000	0.000	(0.040)
High Rise Window Replacement	0.000	(0.800)	(0.800)	0.000	0.000	0.000	(1.600)
Victoria Centre External Refurbishment	0.000	0.000	3.000	5.000	1.600	0.000	9.600
Management Fee *	0.000	0.024	0.150	0.250	0.080	0.000	0.504
	(0.000)	(0.646)	1.430	4.350	0.780	2.100	8.014

PROGRAMME AND SCHEME	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Building a Better Nottingham</u>							
Radford - DECOM, DEMO & NEW BUILD	(0.300)	0.300	0.000	0.000	0.000	0.000	0.000
Lenton - DECOM, DEMO & NEW BUILD	0.500	(0.747)	0.247	0.000	0.000	0.000	(0.000)
The Chase Phase 1 & 2 + Locksley Phase 1 Cranwell Road & Meadows Q Blocks Leaseholder Acquisitions	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cranwell Road Flats - DECOM, DEMO & NEW BUILD	0.030	(0.530)	1.215	0.000	0.000	0.000	0.715
Meadows Q Blocks - DECOM, DEMO & NEW BUILD	0.000	(0.500)	0.923	0.000	0.000	0.000	0.423
Rehousing Costs	0.000	(1.217)	(0.346)	1.491	0.000	0.000	(0.072)
Demolition	0.000	0.000	0.000	0.000	0.000	0.000	0.000
New Build - Preliminary Costs	0.000	(0.222)	(0.225)	(0.227)	0.000	0.000	(0.674)
Denton Green - DEMO & NEW BUILD	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Ragdale Road - DEMO & NEW BUILD	0.000	(0.788)	0.788	0.000	0.000	0.000	0.000
Meadowvale Road - DEMO & NEW BUILD	0.000	(0.434)	0.434	0.000	0.000	0.000	0.000
Aspley JSC / Stepney Court - DECOM, DEMO & NEW BUILD	0.000	(1.900)	1.900	0.000	0.000	0.000	0.000
Affordable Homes - Garage Sites - DECOM, DEMO & NEW BUILD	0.000	(0.628)	0.200	0.500	0.000	0.000	0.072
New Build Phase 1 - UNALLOCATED	0.000	(0.888)	0.225	0.199	0.000	0.000	(0.464)
New Build Phase 2 - UNALLOCATED	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Morley School - DECOM, DEMO & NEW BUILD	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Acquisition	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Woodthorpe & Winchester - New Build	0.000	0.000	4.000	1.000	0.000	0.000	5.000
Management Fee *	0.000	0.809	1.172	0.493	0.450	0.000	2.924
	0.230	(6.745)	10.533	3.456	0.450	0.000	7.924

PROGRAMME AND SCHEME	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>							
Sanctuary Project	0.000	0.000	0.000	0.000	0.000	0.065	0.065
HRA Shop Investment Strategy	0.000	0.000	0.000	0.000	0.000	0.000	0.000
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
St Anns Estate Action - Stonebridge Park (PLOT)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Kingsthorpe / Kendale - Demolition	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Highcross Court Decommissioning	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Empty Homes	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Mortgage Rescue Scheme (Including Buy Back / D-Homes)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Office Improvements	0.000	0.000	0.000	0.000	0.000	0.000	0.000
IT Development Programme	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PV Installation Programme	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Adaptations For Disabled Persons	0.000	0.000	0.000	0.000	0.000	0.731	0.731
Adaptations For Disabled Persons - DLO	0.000	0.000	0.000	0.135	0.135	1.269	1.539
Preventive Adaptations For Older People - PAD	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Acquisition Of Sheltered Housing Scheme	0.000	1.300	0.000	0.000	0.000	0.000	1.300
	0.000	1.300	0.000	0.135	0.135	2.165	3.735
TOTAL	(0.100)	8.462	(20.281)	(15.012)	(9.039)	(34.382)	(70.351)

APPENDIX C

HRA CAPITAL RESOURCES APPLIED							
RESOURCE TYPE	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	TOTAL £m
Resources b/f	38.059						
Prudential Borrowing	0.000	9.025	6.000	7.351	6.450	0.000	28.826
Major Repairs Reserve	40.426	45.094	38.364	31.660	25.542	24.847	205.933
Grants Capital Grants	14.992	2.175	5.022	0.653	1.307	0.815	24.964
Direct Revenue Financing	6.574	6.635	6.987	8.371	8.720	8.720	46.007
Capital Receipts	3.015	4.048	8.454	3.359	0.000	0.000	18.876
Total resources	103.066	66.977	64.827	51.394	42.019	34.382	324.606
Capital expenditure	65.007	66.977	64.827	51.394	42.019	34.382	324.606
Future commitment to maintaining decency						17.558	17.558
Resources c/f	38.059	21.966	12.603	9.945	13.404	0.000	0.000