

ANNEX 4

HOUSING REVENUE ACCOUNT

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Annex 4 - Housing Revenue Account (HRA)

Introduction

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

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

The HRA stock at 1 April 2015 was 26,619 (excluding decommissioned properties). The stock will reduce in year by over 400 properties as a result of increased Right to Buy (RTB) sales.

The HRA has to be kept in balance, achieved through raising sufficient income from tenant rents to fund the investment needed to maintain the stock. A working balance is also maintained to deal with emerging pressures. Any balance on the HRA, either positive or negative, has to be carried forward to the following year. This means, for example, that the 2015/16 outturn will impact on the 2016/17 budget through the balance carried forward.

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

The following policy changes affecting social housing have been implemented recently or are planned including those announced in the Government's July 2015 Budget. The latest legislation is the Housing and Planning Bill 2015 and the Welfare Reform & Work Bill 2015-16 which is currently before Parliament and is expected to be passed into law before April 2016. The changes will impact on the HRA's financial sustainability and include:

- Reduction of social housing rents by 1% for four years from April 2016
- Enhanced Right to Buy (RTB) discount criteria leading to increased RTB sales over predicted levels
- Retention of 1-4-1 receipts from RTB Sales
- Compulsory sale of 'high value' properties
- Changes to welfare benefit eligibility including changes to Tax Credits and a new benefits cap, with resulting impacts on household income
- Changes to Housing Benefit to cap it at the Local Housing Allowance level
- "Pay to Stay" – increased rents for higher income households with finance raised going to HM Treasury
- Introduction of a requirement to prevent councils offering new tenancies longer than five years in most circumstances

The financial impact of these changes where it can be quantified has been included in proposed budget for 2016/17 and incorporated into the Medium Term Financial Plan (2016/17 to 2019/20). The changes affecting the HRA will be included in an update to the 30 Year HRA Business Plan to assess the impact on its financial sustainability and develop plans to ensure it remains in balance.

The key headlines in the HRA budget for 2016/17 are as follows:

HRA Revenue

- A proposed decrease in rents of **1.0%** for 2016/17
- Continuation of tenant incentive scheme of up to £100 per annum
- An increase in service charges of **2.2%**
- A sustainable working balance of **£4m**.

HRA Capital

- An overall Public Sector Housing Programme of **£226.991m** for the next 5 years of which **£74.200m** relates to 2016/17.
- **£28.992m** for 2016/17 has been specifically allocated to decommissioning, regeneration and new build (Building a Better Nottingham).

HRA Forecast Outturn 2015/16

Table 1 summarises the HRA budget and forecast outturn for 2015/16.

TABLE 1: HRA FORECAST OUTTURN 2015/16			
DESCRIPTION	ORIGINAL BUDGET	ESTIMATED OUTTURN	VARIANCE
	£m	£m	£m
INCOME			
Rent income	(101.145)	(98.345)	2.800
Service charges & other income	(7.829) ¹	(7.604)	0.225
TOTAL INCOME	(108.974)	(105.949)	3.025
EXPENDITURE			
Repairs	27.260	27.260	0.000
Management	32.017 ¹	31.377	(0.640)
Capital charges	43.062	42.373	(0.689)
Direct Revenue Financing	6.635	5.246	(1.389)
TOTAL EXPENDITURE	108.974	106.256	(2.718)
Deficit / (Surplus)	0.000	0.307	0.307
Working balance B/F	(4.000)	(4.307)	(0.307)
WORKING BALANCE C/F	(4.000)	(4.000)	0.000

¹ The original budget has been updated to include rents from Highwood House homeless families unit within Income not Expenditure (Management).

The key variances for 2015/16 from the budget are as follows:

- Rent decrease of £2.800m mainly due to increased RTB sales
- Capital charges – reduced repayment of loan principal by £0.600m
- Direct Revenue Financing – reduced by £1.389m

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

HRA Budget 2016/17

The budget for 2016/17 has been refreshed to take account of proposed reduction in rents, increases in charges, inflation, cost pressures, capital financing costs and changes to assumptions.

Table 2 shows the summary of the 2016/17 budget and the movement from 2015/16 original budget.

TABLE 2: HRA BUDGET 2016/17				
Note	DESCRIPTION	2015-16 BUDGET	2016-17 BUDGET	MOVEMENT
		£m	£m	£m
	INCOME			
1	Rent income	(101.145)	(96.939)	4.206
2	Service charges & other income	(7.829)	(8.524)	(0.695)
	TOTAL INCOME	(108.974)	(105.463)	3.511
	EXPENDITURE			
3	Repairs	27.260	27.260	0.000
4	Management	32.017	31.017	(1.000)
5	Capital Charges	43.062	42.426	(0.636)
6	Direct Revenue Financing	6.635	4.760	(1.875)
	TOTAL EXPENDITURE	108.974	105.463	(3.511)
	Deficit / (Surplus)	0.000	0.000	0.000
7	HRA Working Balance	(4.000)	(4.000)	0.000

1. Rent Income

Rent policy - In July 2015 the Chancellor announced that social rents would be reduced by 1% per annum for four years. This change is to be introduced through legislation which is currently passing through parliament and replaces the latest government policy for social rents which applied from 1st April 2015 which set out an increase in rents by CPI (at September) + 1% for ten years. The latest guidance has provided an exemption from this general rule for supported accommodation.

The Government exercises control over local rents by charging the Council for the housing benefit costs where the average rent has exceeded the limit rent (every £1 rent charged above limit rent requires £0.66 of the increase to be paid back to Government to pay for the increased cost of Housing Benefit). Following the introduction of the Work & Welfare Reform Bill the 2015-16 limit rent will decrease by

1% in 2016/17 and is estimated to be £76.43 per week. It will be decreased by 1% per annum for the next three years. The proposed average rent of £73.74 gives headroom of £2.69 per week. Applying the proposed rent will reduce rental income by **£1.001m** per annum.

It is proposed that for Highwood House, the Council's homeless families unit, an increase of CPI (at September 2015) + 1%, resulting in a 0.9% increase being applied to all new tenancies. For all older persons schemes existing tenants will benefit from the 1% reduction as consulted upon.

There is a further decrease of £3.205m in rent due to the reduction of council housing stock due to council housing sales (from Right to Buy and sales of non-standard "corporate" stock) and demolition as part of the new build programme.

Affordable rent change - For schemes where the HCA provides a grant towards the cost of re-purchase and works to properties or new build properties a condition of the grant is that they must be let at "Affordable Rent", which is 80% of the local market rent. The above legislation also applies to affordable rents and therefore these will be decreased by **1.0%**. The affordable rent must be recalculated for a new tenancy.

Bad debt provision - Part of the reforms introduced by Universal Credit includes payment of housing benefit direct to the tenant monthly in arrears (currently housing benefit is received directly by the landlord) so collecting rent will be harder in future years. The new system is currently being rolled out across the country. Early evidence from pilot schemes suggests that arrears increase as much as threefold, so the provision will be increased by £1m for the years 2017/18 to 2018/19 to give time to assess the impact and develop a robust future strategy.

The HRA working 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.

TABLE 3: RENT INCOME CHANGES 2016/17	
DESCRIPTION	£m
Rent income	1.001
Rent income - adjusted for stock reduction	3.205
Rent income (net)	4.206

2. Service charges & other income

The Welfare Reform and Work Bill requirement to reduce social rents by 1% per annum is not applicable to service charges. Where a direct service charge is levied, it will increase by **2.2%**, to support the recovery of associated costs. **Appendix A** gives details of the service charges, new charges introduced and the increases to each charge.

Garages not included as part of the rent of a dwelling are currently charged at an average £7.90 per week. It is proposed to increase this by a maximum of £0.23 to an average of £8.06, generating additional annual income of **£0.018m**. For garage

tenants who do not hold a house tenancy or are a leaseholder, VAT is added to the rent charge.

Other changes to income include increased income from solar panels over and above that due to the panels being more efficient than estimated.

TABLE 4: SERVICE CHARGES & OTHER INCOME CHANGES 2016/17	
DESCRIPTION	£m
Service charges	(0.077)
Independent living charges	(0.027)
Scheme charges	(0.003)
Other income	(0.570)
Garage rents	(0.018)
Service charges and other income	(0.695)

3. Repairs

Due to the reduction in rental income resulting from government proposals outlined above, it is proposed that the Housing Repairs budget be cash limited. NCH will manage the delivery of the reduction through increased efficiency.

4. Management

NCH Management Fee - The Management Fee paid to Nottingham City Homes will be reduced by £0.500m to £22.020m, reflecting the need for increased efficiency and managing a declining volume of stock.

Retained Housing - It is proposed that all Retained Housing budgets are cash limited. Within Retained Housing the pay award (1%) and general inflation (0.95%) are in line with the General Fund and have been contained within existing resources.

Responsible Tenant Reward scheme - The scheme rewards responsible tenants who pay rent on time, behave responsibly (e.g. keep gas maintenance appointments) and show respect to their neighbours and NCH staff. Tenants that meet the criteria receive £100 per annum, with the estimated cost of £2.200m in 2015/16. It is proposed that £2.000m is budgeted for the scheme in 2016/17 as a result of applying the eligibility criteria more strictly. 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 was intended to be in place for at least three years and a review of the scheme will be undertaken in 2016/17 to ensure that the scheme is effective.

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

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

5. Capital charges

The introduction of self-financing of the HRA requires the HRA to generate sufficient resources to finance the capital investment to maintain the existing housing stock and tenant priorities. The rent reduction required by draft legislation referred to earlier in the report results in a reduced contribution to the capital programme in 2016/17 as reflected in **Table 5**.

TABLE 5: CAPITAL FINANCING COSTS			
DESCRIPTION	Original Budget 2015/16 £m	Original Budget 2016/17 £m	Movement £m
Depreciation	29.001	29.001	(0.000)
Debt charges	14.061	13.425	(0.636)
TOTAL	43.062	42.426	(0.636)

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 2016/17 budget is £29.001m.

Debt charges - The HRA continues to benefiting from the historically low short term interest rates, with the estimated average rate to be applied in 2016/17 being **4.37%**. All borrowing is currently at fixed interest rates to remove interest rate risk from the HRA. Over the life of the MTFP the long term average interest rates of between 4.45% and 5% are still expected to be valid for the HRA business plan.

6. Direct Revenue Financing

To ensure full funding of the Housing Investment Programme direct revenue financing of £4.760m has been made in 2016/17, a reduction of £1.875m from the 2015/16 budget reflecting the revised resources available in the HRA to finance capital investment.

7. HRA Working Balance

Under HRA self-financing the Council has taken on new risks arising from the HRA being dependent upon rental income to sustain future investment in the housing stock. The working balance acts as a contingency to cover unexpected significant expenditure or unplanned major additional expenditure. Given the economic climate and uncertainty over the impact of welfare reform it is prudent to retain the increased HRA working balance at **£4.000m**. The overall balance remains within the parameters set out in the MTFP.

HRA Medium Term Financial Plan 2016/17 to 2019/20

The HRA MTFP 4 year projections have been updated to reflect the above changes. **Table 6** shows the HRA MTFP for 2016/17 to 2019/20. The future years' projections are based on information currently available but subject to ongoing review. Projections for 2017/18 to 2019/20 incorporate the following assumptions:

- The inflation indicators are consistent with those used throughout the entire MTFP.
- Rent levels have been assumed to decrease in accordance with the draft legislation (-1% per annum for 4 years) and to reflect 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.
- Depreciation charges are based on data provided by NCH on asset life spans and replacement costs.
- The Tenant Incentive Scheme continues and remains unchanged
- Additional savings of at least £0.759m required to be identified for 2019/20 to ensure the HRA remains in balance.

Table 6: HRA – MEDIUM TERM FINANCIAL PLAN				
DESCRIPTION	BUDGET 2016/17 £m	BUDGET 2017/18 £m	BUDGET 2018/19 £m	BUDGET 2019/20 £m
INCOME				
Rental Income	(98.458)	(97.602)	(96.741)	(95.846)
Provision for Bad Debts	1.519	2.519	3.519	3.519
Service charges	(4.664)	(4.706)	(4.749)	(4.793)
Other rents (inc garage)	(2.902)	(2.956)	(3.010)	(3.065)
Other income including interest	(0.958)	(0.766)	(0.720)	(0.720)
TOTAL INCOME	(105.463)	(103.511)	(101.701)	(100.905)
EXPENDITURE				
Repairs to Dwellings	27.260	27.260	27.260	27.260
NCH Management Fee	22.020	22.020	22.020	22.020
Tenant incentive scheme	2.000	2.000	2.000	2.000
Public Realm	2.846	2.846	2.846	2.846
CCTV	1.358	1.358	1.358	1.358
Retained Housing	2.793	2.793	2.793	2.793
Provision for Depreciation	29.001	29.001	29.001	29.001
Debt Charges	13.425	13.660	14.223	14.386
Direct Revenue Financing	4.760	2.573	0.200	0.000
Additional savings to be identified	0.000	0.000	0.000	(0.759)
TOTAL EXPENDITURE	105.463	103.511	101.701	100.905
Deficit / (Surplus)	0.000	0.000	0.000	0.000
Add Working Balance B/F	4.000	4.000	4.000	4.000
WORKING BALANCE C/F	4.000	4.000	4.000	4.000

Tenant Consultation – Housing Revenue Account

Formal consultation is undertaken with the Tenant Representative Forum as part of the rent setting process, with individual tenants having the opportunity to comment via questionnaire. Details of the feedback are contained within Annex 6 to the report. The main conclusions from the feedback were:-

- Broad support for the 1% reduction in rent in 2016/17
- Broad support for the continuation of the £100 Tenant Reward Scheme
- Mixed opinion on the benefits of additional service charges

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 was refreshed in 2015 to reflect the revised rent policy introduced by the Government from 1 April 2015. The HRA 30 year business plan has not been revised to reflect the changes to rent policy to be introduced from April 2016. The existing plan will not be affordable following the impending changes to rent policy, requiring a fundamental review to be undertaken in 2016. In the interim a review of the Asset Management Plan (AMP) for the next 5 years has been undertaken to inform the revised capital programme.

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 2019/20 against the existing capital programme approved to 2018/19.

TABLE 7: PUBLIC SECTOR HOUSING CAPITAL PROGRAMME							
PROGRAMME MOVEMENT	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
Existing programme	57.194	76.519	53.055	42.455	35.013	0.000	264.236
New/amended schemes	(2.582)	(2.319)	(2.872)	(2.281)	(3.068)	30.489	17.367
TOTAL PROGRAMME	54.612	74.200	50.183	40.174	31.945	30.489	281.603

The detailed programme is shown in **Appendix B** and is based on existing approved commitments, new projects and amendments to existing schemes. **Appendix C** sets out those new/amended schemes recommended for inclusion within the programme. The schemes/programmes shown as requiring NCH approval are delegated to NCH to award contracts up to the value of the scheme/programme shown in **Appendix B**.

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

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

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

The programme takes account of the NCH AMP (refreshed to 2020/21), 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 8** shows the summary resources identified to support the programme.

TABLE 8: CAPITAL PROGRAMME & RESOURCES							
ELEMENT	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
TOTAL INVESTMENT	54.612	74.200	50.183	40.174	31.945	30.489	281.603
RESOURCES							
Capital Resources	36.352	64.206	44.082	34.021	30.505	29.359	238.525
Capital Receipts	13.014	5.234	3.528	5.953	1.440	1.130	30.299
Direct Revenue Financing	5.246	4.760	2.573	0.200	0.000	0.000	12.779
TOTAL RESOURCES	54.612	74.200	50.183	40.174	31.945	30.489	281.603

The financing of the capital programme is shown in **Appendix D**. The summary HRA capital programme for 2016/17 is shown in **Table 9**.

TABLE 9: 2016/17 SUMMARY CAPITAL PROGRAMME	
DESCRIPTION	£m
Maintaining the Nottingham Decent Homes Standard	16.030
Additional tenant priorities:	
- City wide energy efficiency	12.144
- Additional improvements	17.034
Building a Better Nottingham	28.992
TOTAL	74.200

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 **£74.379m** over 5 years to deliver the Nottingham Standard for decent homes.

Building a Better Nottingham – new build programme

The HRA's Capital Programme for Public Sector Housing includes **£48.009m** for decommissioning, demolition and new build council housing. This supports the aim of the Council Plan 2015-19 to build 2,500 new homes that Nottingham people can afford to rent or buy.

In July 2014 the Council and NCH 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.

HRA Capital Receipts

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

TABLE 10: HRA RTB CAPITAL RECEIPTS							
PROJECTION	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
	£m	£m	£m	£m	£m	£m	£m
RTB Sales	13.779	10.334	7.751	5.812	4.359	3.269	45.304
Less Paid to Government	(2.120)	(1.590)	(1.193)	(0.894)	(0.671)	(0.503)	(6.971)
Less Transaction Costs	(0.473)	(0.355)	(0.266)	(0.199)	(0.150)	(0.112)	(1.555)
Less General Fund share	(2.074)	(1.555)	(1.167)	(0.875)	(0.656)	(0.492)	(6.819)
Less 1-4-1 Receipts (Table10)	(5.191)	(3.893)	(2.920)	(2.190)	(1.642)	(1.232)	(17.068)
Balance to HRA Programme	3.921	2.941	2.205	1.654	1.240	0.930	12.891

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

TABLE 11: HRA OTHER CAPITAL RECEIPTS							
PROJECTION	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
	£m	£m	£m	£m	£m	£m	£m
RTB receipts	3.921	2.940	2.205	1.654	1.240	0.930	12.891
Corporates	0.640	0.640	0.640	0.000	0.000	0.000	1.920
Housing land sales	1.555	0.200	0.200	0.200	0.200	0.200	2.555
Housing sales	6.700	0.000	0.000	0.000	0.000	0.000	6.700
Total	12.816	3.780	3.045	1.854	1.440	1.130	24.066

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

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.

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

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

TABLE 12 : PROJECTED 1-4-1 RECEIPTS							
PROJECTION	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Opening balance	0.000	4.993	7.433	9.870	7.961	9.603	
1-4-1 receipts	5.191	3.893	2.920	2.190	1.642	1.232	17.068
HRA use of 1-4-1 receipts	0.198	1.453	0.483	4.099	0.000	0.000	6.233
Available	4.993	7.433	9.870	7.961	9.603	10.835	

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 13** shows the capital expenditure on Decent Homes and new build of social housing which qualify for capital allowance.

TABLE 13: CAPITAL ALLOWANCE CALCULATION							
DESCRIPTION	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Decent Homes	17.097	16.030	14.430	13.444	16.798	17.196	94.995
New Build	12.772	28.992	11.283	7.734	0.000	0.000	60.781
TOTAL	29.869	45.022	25.713	21.178	16.798	17.196	155.776

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 14**. The planned repayment in year is the repayment of the principal associated with the HRA share of annuity loans, thereby reducing the Capital Financing Requirement (CFR) in year:-

TABLE 14: HRA DEBT POSITION	
DESCRIPTION	£m
HRA CFR at 1 April 2015	281.294
Less: debt planned to be repaid in year	(0.505)
HRA CFR at 1 April 2016	280.789
Debt cap	319.748
Estimated headroom at 1 April 2016	38.959

The MTFP assumes the use of the headroom over the life of the plan primarily to support investment in new social housing – see **Table 15** for impact on the debt cap. Additional borrowing can be taken up to the cap subject to affordability. Currently the business plan is in balance such that any additional borrowing would need to generate sufficient revenue resources to fund the repayment of the borrowing and interest.

TABLE 15: HRA DEBT POSITION - PROJECTED	
DESCRIPTION	£m
HRA CFR at 1 April 2016	280.789
Add: borrowing taken out over 5 year investment plan	13.000
Less: debt planned to be repaid over 5 years (£0.405m x 5)	(2.025)
HRA CFR at 1 April 2021	291.764
Debt cap	319.748
Estimated headroom at 1 April 2021	27.984

APPENDIX A – SERVICE CHARGES INCREASES 2016/17

Service charges (over 50 weeks)

It is proposed that service charges are increased by **2.2%**. **Table 1** lists the range of services provided to specific groups of tenants. Two new service charges are being created to make a contribution to the cost of providing services that maintain estates and blocks. A corresponding value is being deducted from the 2015/16 rent resulting in a £0.03 increase. Applying the revised rates would produce additional annual income of **£0.077m**.

TABLE 1: WEEKLY SERVICE CHARGES			
SERVICE	CURRENT 2015/16 £	PROPOSED 2016/17 £	INCREASE £
Caretaking	5.19	5.30	0.11
Cleaning Service	3.05	3.12	0.07
Communal lighting	0.54	0.55	0.01
Communal TV system	0.91	0.93	0.02
Homewatch	0.52	0.53	0.01
Security (CCTV)	5.41	5.53	0.12
Emergency Alarm	2.49	2.54	0.05
Scooter storage	1.02	1.04	0.02
Estate maintenance	n/a *	1.26	0.03 *
Block maintenance	n/a *	1.26	0.03 *

* Estate and block maintenance are included within the rent in 2015/16. In 2016/17 the rent is reduced by the value of the service charge ie £1.23 per week and the service charge is increased in line with other service charges.

Furnished tenancy service charges will also increase by **2.2%**.

Independent Living Charges

TABLE 2: INDEPENDENT LIVING CHARGES			
<u>CHARGE</u>	WEEKLY CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE £
Independent Living Support	3.06	3.13	0.07
Intensive Housing Management	10.35	10.58	0.23
Total	13.41	13.71	0.30
Independent Living charge where intensive HM not provided	3.23	3.30	0.07

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%** to support the recovery of associated costs - see **Table 2** below. Applying the revised rates would produce additional annual income of **£0.027m**.

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 **£0.003m** and has been allowed for in the budget. Details are set out in **Table 3**.

TABLE 3: FOXTON GARDENS CHARGES			
TYPE	WEEKLY CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE £
FOXTON GARDENS: SERVICE CHARGE	35.19	35.96	0.77
FOXTON GARDENS: WATER			
One bed	2.97	3.04	0.07
Two bed	4.14	4.23	0.09
FOXTON GARDENS: HEATING			
One bed / bedsit	14.53	14.85	0.32
Two bed	19.73	20.16	0.43

Highwood House

Highwood House is the Council's homeless families unit. Charges are recommended to be increased by **2.2%** in line with other proposed service charge increases. The increase will generate additional income of **£0.005m** and has been allowed for in the budget. Details are set out in **Table 4**.

TABLE 4: HIGHWOOD HOUSE CHARGES			
TYPE	WEEKLY CHARGE 2015/16 £	PROPOSED CHARGE 2016/17 £	INCREASE £
Eligible Service Charge	121.28	123.95	2.67
Ineligible Service Charge (Flat heating, lighting, water)			
One bed	12.45	12.72	0.27
Two bed	17.96	18.36	0.40

APPENDIX B - CAPITAL PROGRAMME BY SCHEME 2015/16– 2020/21

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Imp	NCH	0.067	0.060	0.080	0.086	0.370	0.111	0.774
Fire Alarm Installations	NCH	0.086	0.095	0.090	0.090	0.090	0.114	0.565
Asbestos Works	NCH	1.272	1.000	0.969	0.200	0.200	0.200	3.841
Lift Replacement Programme	NCH	2.200	0.947	1.080	0.349	0.000	0.000	4.576
Radon Awareness	NCH	0.240	0.138	0.000	0.000	0.000	0.000	0.378
Water Infrastructure Managed Supplies	NCH	0.087	0.035	0.010	0.010	0.000	0.000	0.142
High Rise Sprinkler Systems	NCH	0.130	0.250	0.250	0.169	0.000	0.000	0.799
Window Restrictor Programme	NCH	0.034	0.000	0.000	0.000	0.000	0.000	0.034
Structural Surveys & Rectification Works	NCH	0.227	0.100	0.073	0.050	0.050	0.050	0.550
Renew Bin Store/Refuse Chute	NCH	0.000	0.000	0.000	0.000	0.524	0.468	0.992
Management Fee	NCH	0.220	0.126	0.127	0.048	0.062	0.047	0.630
		4.563	2.751	2.679	1.002	1.296	0.990	13.281
<u>Secure Warm & Modern</u>								
Nottingham Secure	NCH	0.450	1.611	1.903	1.834	2.396	2.692	10.886
Modern Living	NCH	3.502	2.891	2.085	2.926	3.789	5.000	20.193
Warmth for Nottingham - (Includes DLO Heating)	NCH	2.687	1.515	3.030	2.316	3.232	1.191	13.971
Roof & Chimney Replacement	NCH	2.006	2.994	1.533	1.533	1.533	2.000	11.599

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
External Fabric	NCH	1.000	1.635	2.374	2.975	3.547	4.000	15.531
Management Fee	NCH	0.590	0.533	0.546	0.578	0.725	0.744	3.716
		10.235	11.179	11.471	12.162	15.222	15.627	75.896
<u>Additional Tenant Priorities</u>								
<u>City Wide Door Programme</u>								
Composite Doors City Wide	NCH	2.199	2.000	0.267	0.267	0.267	0.551	5.551
Management Fee	NCH	0.100	0.100	0.013	0.013	0.013	0.028	0.267
		2.299	2.100	0.280	0.280	0.280	0.579	5.818
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	3.785	6.776	6.049	4.934	4.091	5.000	30.635
Green Deal Communities Funding	NCC	0.650	0.000	0.000	0.000	0.000	0.000	0.650
BISF Upgrades / External Wall Insulation	NCC	0.000	1.560	1.500	0.000	0.000	0.000	3.060
LED Communal Lighting	NCH	0.314	0.250	0.250	0.250	0.000	0.000	1.064
Sneinton District Heating - BMK'S	NCC	2.932	0.000	0.000	0.000	0.000	0.000	2.932
Woodthorpe & Winchester - CHP	NCC	0.020	2.980	2.000	0.000	0.000	0.000	5.000
Colwick Woods Court	NCC	0.000	0.000	2.500	0.000	0.000	0.000	2.500
Management Fee	NCH	0.523	0.578	0.615	0.259	0.205	0.250	2.430
		8.224	12.144	12.914	5.443	4.296	5.250	48.271

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
<u>Modernising Housing For Older People</u>								
Independent living Re-Design	NCH	0.786	0.683	0.683	0.683	0.683	0.683	4.201
Independent Living Re-Designation	NCH	0.018	0.000	0.000	0.000	0.000	0.000	0.018
Benedict Court Major Alterations	NCC	0.278	0.000	0.000	0.000	0.000	0.000	0.278
Carnforth Court Major Alterations	NCC	0.194	0.000	0.000	0.000	0.000	0.000	0.194
Mobile Scooter Stores	NCH	0.459	0.250	0.250	0.250	0.250	0.000	1.459
Refurbishment Of Sheltered Housing Scheme	NCH	0.000	0.300	0.000	0.000	0.000	0.000	0.300
Management Fee	NCH	0.097	0.062	0.047	0.047	0.047	0.034	0.334
		1.832	1.295	0.980	0.980	0.980	0.717	6.784
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - AREA CAPITAL FUND	NCH	1.394	1.000	1.000	1.000	1.000	1.000	6.394
Estate/Area Impact works	NCH	1.094	1.246	1.000	1.000	1.000	1.000	6.340
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.352	0.360	0.360	0.360	0.360	0.360	2.152
Garage / Outbuildings - CITYWIDE	NCH	0.200	0.298	0.298	0.200	1.028	0.203	2.227
Management Fee	NCH	0.145	0.145	0.133	0.128	0.169	0.128	0.848
		3.185	3.049	2.791	2.688	3.557	2.691	17.961
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	2.600	2.400	2.400	2.400	2.400	2.400	14.600
Fire Damaged Properties - DLO	NCH	0.100	0.100	0.100	0.100	0.100	0.100	0.600
Victoria Centre Roof	NCH	0.020	0.313	0.000	0.000	0.000	0.000	0.333
Victoria Centre External Refurbishment	NCC	0.000	0.000	3.000	5.000	1.600	0.000	9.600
Management Fee	NCH	0.024	0.016	0.150	0.250	0.080	0.000	0.520
		2.744	2.829	5.650	7.750	4.180	2.500	25.653

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Lenton - DECOM, DEMO & NEW BUILD	NCC	2.891	2.126	0.000	0.000	0.000	0.000	5.017
The Chase Phase 1 & 2 + Locksley Phase 1	NCC	0.021	0.000	0.000	0.000	0.000	0.000	0.021
Cranwell Road & Meadows Q Blocks Leaseholder Acquisitions	NCC	0.643	0.000	0.000	0.000	0.000	0.000	0.643
Cranwell Road Flats - DECOM, DEMO & NEW BUILD	NCC	2.005	3.380	0.000	0.000	0.000	0.000	5.385
Meadows Q Blocks - DECOM, DEMO & NEW BUILD	NCC	3.490	3.782	0.000	0.000	0.000	0.000	7.272
Rehousing Costs	NCC	0.020	0.000	2.809	0.000	0.000	0.000	2.829
Demolition	NCC	0.185	0.000	0.000	0.000	0.000	0.000	0.185
Denton Green - DEMO & NEW BUILD	NCC	0.115	0.000	0.000	0.000	0.000	0.000	0.115
Ragdale Road - DEMO & NEW BUILD	NCC	0.000	0.681	0.166	0.000	0.000	0.000	0.847
Meadowvale Road - DEMO & NEW BUILD	NCC	0.000	0.420	0.000	0.000	0.000	0.000	0.420
Aspley JSC / Stepney Court - DECOM, DEMO & NEW BUILD	NCC	0.361	2.738	0.857	0.000	0.000	0.000	3.956
Affordable Homes - Garage Sites - DECOM, DEMO & NEW BUILD	NCC	1.226	7.243	4.180	0.000	0.000	0.000	12.649
New Build Phase 1 - UNALLOCATED	NCC	0.556	0.000	1.084	0.000	0.000	0.000	1.640
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	0.000	7.366	0.000	0.000	7.366
Morley School - DECOM, DEMO & NEW BUILD	NCC	0.350	3.100	0.650	0.000	0.000	0.000	4.100
Acquisition	NCC	0.100	0.149	0.000	0.000	0.000	0.000	0.249
Woodthorpe & Winchester - New Build	NCC	0.000	4.000	1.000	0.000	0.000	0.000	5.000
Management Fee	NCH	0.809	1.373	0.537	0.368	0.000	0.000	3.087
		12.772	28.992	11.283	7.734	0.000	0.000	60.781

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>								
Sanctuary Project	NCC	0.065	0.035	0.035	0.035	0.034	0.035	0.239
HRA Shop Investment Strategy	NCC	0.043	0.144	0.000	0.000	0.000	0.000	0.187
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	NCC	0.023	0.490	0.000	0.000	0.000	0.000	0.513
St Anns Estate Action - Stonebridge Park (PLOT)	NCC	0.144	0.000	0.000	0.000	0.000	0.000	0.144
Empty Homes	NCC	0.657	0.307	0.000	0.000	0.000	0.000	0.964
Office Improvements	NCC	0.030	0.000	0.000	0.000	0.000	0.000	0.030
IT Development Programme	NCC	0.012	0.024	0.000	0.000	0.000	0.000	0.036
PV Installation Programme	NCC	4.080	4.945	0.000	0.000	0.000	0.000	9.025
Adaptations For Disabled Persons	NCC	0.980	1.247	0.731	0.731	0.731	0.731	5.151
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
Grant to NCH for acquisition of Lenton land	NCC	1.355	0.000	0.000	0.000	0.000	0.000	1.355
Acquisition Of Sheltered Housing Scheme	NCC	0.000	1.300	0.000	0.000	0.000	0.000	1.300
		8.758	9.861	2.135	2.135	2.134	2.135	27.158
TOTAL		54.612	74.200	50.183	40.174	31.945	30.489	281.603

APPENDIX C - CAPITAL PROGRAMME SCHEMES AMENDMENTS FOR APPROVAL 2015/16 – 2020/21

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £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	0.111	0.111
Fire Alarm Installations	NCH	0.000	0.000	0.000	0.000	0.000	0.114	0.114
Asbestos Works	NCH	0.100	(0.100)	0.000	0.000	0.000	0.200	0.200
Lift Replacement Programme	NCH	(0.047)	0.047	0.000	0.000	0.000	0.000	(0.000)
Radon Awareness	NCH	0.045	(0.045)	0.000	0.000	0.000	0.000	0.000
Water Infrastructure Managed Supplies	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
High Rise Sprinkler Systems	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Window Restrictor Programme	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Structural Surveys & Rectification Works	NCH	0.000	0.000	0.000	0.000	0.000	0.050	0.050
Renew Bin Store/Refuse Chute	NCH	0.000	0.000	0.000	0.000	0.000	0.468	0.468
Management Fee	NCH	0.000	(0.010)	(0.003)	0.005	(0.003)	0.047	0.037
		0.098	(0.108)	(0.003)	0.005	(0.003)	0.990	0.980
<u>Secure Warm & Modern</u>								
Nottingham Secure	NCH	0.000	0.000	0.000	(1.000)	(1.000)	2.692	0.692
Modern Living	NCH	0.000	0.000	0.000	0.000	0.000	5.000	5.000
Warmth for Nottingham - (Includes DLO Heating)	NCH	0.100	0.000	(0.100)	0.000	0.000	1.191	1.191
Roof & Chimney Replacement	NCH	(0.494)	(1.406)	(2.967)	(2.822)	(3.322)	2.000	(9.011)

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
External Fabric	NCH	(0.528)	0.527	0.000	0.000	0.000	4.000	3.999
Management Fee	NCH	0.000	(0.020)	(0.131)	(0.174)	(0.182)	0.744	0.237
		(0.922)	(0.899)	(3.198)	(3.996)	(4.504)	15.627	2.108
<u>Additional Tenant Priorities</u>								
<u>City Wide Door Programme</u>								
Composite Doors City Wide	NCH	0.000	0.000	(0.268)	(0.490)	(0.529)	0.551	(0.736)
Management Fee	NCH	0.000	0.000	(0.013)	(0.025)	(0.026)	0.028	(0.037)
		0.000	0.000	(0.281)	(0.515)	(0.555)	0.579	(0.773)
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	(0.965)	0.000	0.965	0.000	0.000	5.000	5.000
Green Deal Communities Funding	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
BISF Upgrades / External Wall Insulation	NCC	(1.500)	0.000	1.500	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
Sneinton District Heating - BMK'S	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Woodthorpe & Winchester - CHP	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Colwick Woods Court	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	(0.000)	0.043	0.123	0.000	0.000	0.250	0.416
		(2.465)	0.043	2.588	0.000	0.000	5.250	5.416

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £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	0.683	0.683
Independent Living Re-Designation	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Benedict Court Major Alterations	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Carnforth Court Major Alterations	NCC	(0.030)	0.000	0.000	0.000	0.000	0.000	(0.030)
Mobile Scooter Stores	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Refurbishment Of Sheltered Housing Scheme	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Management Fee	NCH	(0.000)	0.015	0.000	0.000	0.000	0.034	0.049
		(0.030)	0.015	0.000	0.000	0.000	0.717	0.702
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - AREA CAPITAL FUND	NCH	0.000	0.000	0.000	0.000	0.000	1.000	1.000
Estate/Area Impact works	NCH	0.157	(0.157)	0.000	0.000	0.000	1.000	1.000
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.000	0.000	0.000	0.000	0.000	0.360	0.360
Garage / Outbuildings - CITYWIDE	NCH	0.000	0.000	0.000	0.000	(0.053)	0.203	0.150
Management Fee	NCH	(0.000)	(0.003)	0.005	0.000	(0.003)	0.128	0.127
		0.156	(0.160)	0.005	0.000	(0.056)	2.691	2.636
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	0.000	0.400	0.400	0.400	0.400	2.400	4.000
Fire Damaged Properties - DLO	NCH	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Victoria Centre Roof	NCH	(0.313)	0.313	0.000	0.000	0.000	0.000	(0.000)
Victoria Centre External Refurbishment	NCC	0.000	(3.000)	(2.000)	3.400	1.600	0.000	0.000
Management Fee	NCH	0.000	(0.134)	(0.100)	0.170	0.080	0.000	0.016
		(0.313)	(2.421)	(1.700)	3.970	2.080	2.500	4.115

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Lenton - DECOM, DEMO & NEW BUILD	NCC	(0.163)	0.163	0.000	0.000	0.000	0.000	0.000
The Chase Phase 1 & 2 + Locksley Phase 1	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cranwell Road & Meadows Q Blocks Leaseholder Acquisitions	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cranwell Road Flats - DECOM, DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Meadows Q Blocks - DECOM, DEMO & NEW BUILD	NCC	0.750	(1.000)	0.000	0.000	0.000	0.000	(0.250)
Rehousing Costs	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Demolition	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Denton Green - DEMO & NEW BUILD	NCC	(0.074)	0.000	0.000	0.000	0.000	0.000	(0.074)
Ragdale Road - DEMO & NEW BUILD	NCC	0.000	0.000	0.009	0.000	0.000	0.000	0.009
Meadowvale Road - DEMO & NEW BUILD	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Aspley JSC / Stepney Court - DECOM, DEMO & NEW BUILD	NCC	(0.150)	0.150	0.000	0.000	0.000	0.000	(0.000)
Affordable Homes - Garage Sites - DECOM, DEMO & NEW BUILD	NCC	0.000	2.200	2.294	0.000	0.000	0.000	4.494
New Build Phase 1 - UNALLOCATED	NCC	0.205	0.000	0.045	0.000	0.000	0.000	0.250
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	(2.795)	(1.634)	0.000	0.000	(4.429)
Morley School - DECOM, DEMO & NEW BUILD	NCC	(0.150)	0.000	0.150	0.000	0.000	0.000	(0.000)
Acquisition	NCC	(0.149)	0.149	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
Management Fee	NCH	0.000	0.201	0.044	(0.082)	0.000	0.000	0.164
		0.269	1.863	(0.253)	(1.716)	0.000	0.000	0.164

PROGRAMME AND SCHEME	Approval	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>								
Sanctuary Project	NCC	0.000	(0.030)	(0.030)	(0.030)	(0.030)	0.035	(0.085)
HRA Shop Investment Strategy	NCC	(0.140)	0.143	0.000	0.000	0.000	0.000	0.003
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
St Anns Estate Action - Stonebridge Park (PLOT)	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Empty Homes	NCC	(0.307)	0.307	0.000	0.000	0.000	0.000	0.000
Office Improvements	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
IT Development Programme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PV Installation Programme	NCC	1.072	(1.072)	0.000	0.000	0.000	0.000	0.000
Adaptations For Disabled Persons	NCC	0.000	0.000	0.000	0.000	0.000	0.731	0.731
Adaptations For Disabled Persons - DLO	NCC	0.000	0.000	0.000	0.000	0.000	1.269	1.269
Preventive Adaptations For Older People – PAD	NCC	0.000	0.000	0.000	0.000	0.000	0.100	0.100
Grant to NCH for acquisition of Lenton land	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Acquisition Of Sheltered Housing Scheme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		0.625	(0.652)	(0.030)	(0.030)	(0.030)	2.135	2.018
TOTAL		(2.582)	(2.319)	(2.872)	(2.281)	(3.068)	30.489	17.367

APPENDIX D

HRA CAPITAL RESOURCES APPLIED							
RESOURCE TYPE	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Resources b/f	45.301	40.538	9.328	0.480	4.186	3.498	45.301
Prudential Borrowing	0.000	0.000	5.580	7.420	0.000	0.000	13.000
Major Repairs Reserve	29.001	29.001	29.001	29.001	29.001	29.001	174.006
Grants Capital Grants	2.588	3.995	0.653	1.307	0.815	0.000	9.358
Direct Revenue Financing	5.246	4.760	2.573	0.200	0.000	0.000	12.779
Capital Receipts	13.014	5.234	3.528	5.953	1.440	1.130	30.299
Total resources	95.150	83.528	50.663	44.360	35.443	33.629	284.743
Capital expenditure	54.612	74.200	50.183	40.174	31.945	30.489	281.603
Future commitment to maintaining decency	0.000	0.000	0.000	0.000	0.000	3.140	3.140
Resources c/f	40.538	9.328	0.480	4.186	3.498	0.000	0.000