

ANNEX 4

HOUSING REVENUE ACCOUNT

CONTENTS	
SECTION	PAGE
Introduction	1
HRA Forecast Outturn 2018/19	2
HRA Budget 2019/20	3
Medium Term Financial Plan	7
Public sector housing capital programme	9

TABLES		
TABLE NUMBER AND TITLE		PAGE
1	HRA Forecast Outturn 2018/19	3
2	HRA Budget 2019/20	4
3	Rent Income Changes 2019/20	5
4	Service charges & other income change 2019/20	6
5	Capital financing costs	7
6	Medium Term Financial Plan	8
7	Public Sector Housing Capital Programme 2018 – 2024	9
8	Summary Capital Programme 2019/20	10
9	HRA RTB Capital Receipts	11
10	HRA Capital Receipts	12
11	Projected RTB 1-4-1 receipts	12
12	HRA Debt Position	13
13	HRA Debt Position – Projected	13

APPENDICES	
APPENDIX NUMBER AND TITLE	
A	Service charges – Increases 2019/20
B	HRA Capital Programme 2018/19 – 2023/24
C	HRA Capital Programme Scheme Amendments / Proposals

Annex 4 - Housing Revenue Account (HRA)

Introduction

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

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

The HRA stock at 1 April 2018 was 25,808 (excluding decommissioned properties). The change in stock during 2018/19 is estimated to be a net reduction of around 311 properties resulting from new build stock, acquisitions and Right to Buy (RTB) sales.

The HRA has to be kept in balance, achieved through raising sufficient income from tenant rents to fund the investment needed to maintain the stock. A working balance is also maintained to deal with emerging pressures. Any balance on the HRA, either positive or negative, has to be carried forward to the following year. This means, for example, that the 2018/19 outturn will impact on the 2019/20 budget through the balance carried forward.

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

The following are the key issues affecting the HRA budget in 2019/20:

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

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

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

The tragic fire at Grenfell Tower will have a significant and longstanding impact on the social housing sector. The Council has approved a £8.4m programme of fire safety

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

In addition during 2018 the government made announcements in relation to council housing:

- Abolished the HRA Borrowing cap
- Issued a consultation on social housing including that social landlords would be able to increase rents again after 2020 by up to CPI plus 1% (2% assumed in MTFP from 2020)
- Social Housing Green Paper covering consideration of the quality, role, economic importance, management and tenants' rights in the social housing sector

Other issues that continue to have an impact include:

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

The financial impact of these changes where it can be quantified has been included in proposed budget for 2019/20 and incorporated into the Medium Term Financial Plan (2019/20 to 2022/23). The changes affecting the HRA are also updated in the 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 2019/20 are as follows:

HRA Revenue

- A required decrease in rents of **1.0%** for 2020/21
- Continuation of tenant incentive scheme of up to £100 per annum
- Introduction of a **10%** administration charge for selected service charges
- A proposed increase in general service charges of **2.4%**
- Proposed increase to estate & block maintenance service charges **£0.68/week**
- A working balance of **£7.727m** to provide for the effects of Universal Credit.

HRA Capital

- An overall Public Sector Housing Programme of **£196.420m** for the next 5 years of which **£54.862m** relates to 2019/20.
- **£12.043m** for 2019/20 has been specifically allocated to regeneration and new build (Building a Better Nottingham).

HRA Forecast Outturn 2018/19

Table 1 summarises the HRA budget and forecast outturn for 2018/19.

TABLE 1: HRA FORECAST OUTTURN 2018/19			
DESCRIPTION	ORIGINAL BUDGET	ESTIMATED OUTTURN	VARIANCE
	£m	£m	£m
INCOME			
Rent income	(95.295)	(95.295)	0.000
Service charges & other income	(10.340)	(10.340)	0.000
TOTAL INCOME	(105.635)	(105.635)	0.000
EXPENDITURE			
Repairs	27.167	27.167	0.000
Management (includes Retained)	33.167	32.926	(0.241)
Capital charges	41.575	41.859	0.284
Direct Revenue Financing	0.000	0.000	0.000
TOTAL EXPENDITURE	101.909	101.952	0.043
DEFICIT / (SURPLUS)	(3.727)	(3.684)	0.043
Working balance B/F	(4.000)	(4.043)	(0.043)
WORKING BALANCE C/F	(7.727)	(7.727)	(0.000)

The key variances for 2018/19 from the budget are as follows:

- Capital charges – increased depreciation charges by £0.401m and reduced interest charges of £0.117m
- Management – underspends including revenue costs in relation to capital schemes £0.241m

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

HRA Budget 2019/20

The budget for 2019/20 has been refreshed to take account of the required reduction in rents, increases in service charges, inflation, cost pressures, capital financing costs and changes to assumptions.

Table 2 shows the summary of the 2019/20 budget and the movement from 2018/19 original budget.

TABLE 2: HRA BUDGET 2019/20				
NOTE	DESCRIPTION	2018-19 BUDGET £m	2019-20 BUDGET £m	MOVEMENT £m
	INCOME			
1	Rent income (Table 3)	(95.295)	(91.857)	3.438
2	Service charges & other income (Table 4)	(10.340)	(11.008)	(0.668)
	TOTAL INCOME	(105.635)	(102.865)	2.770
	EXPENDITURE			
3	Repairs	27.167	26.899	(0.268)
4	Management	33.167	33.143	(0.024)
5	Capital Charges (Table 5)	41.575	42.424	0.849
6	Direct Revenue Financing	0.000	0.400	0.400
	TOTAL EXPENDITURE	101.909	102.865	0.957
	Deficit / (Surplus)	(3.727)	(0.000)	3.727
7	HRA Working Balance	(7.727)	(7.727)	(0.000)

1. Rent Income

Rent policy – The Welfare Reform and Work Act 2016 requires that social and affordable rents are reduced by 1% per annum for four years from 2016, with 2019 being the fourth and final year the Council has had to reduce rents.

The Government exercises control over local rents by charging the Council for the housing benefit costs where the average rent has exceeded the limit rent (every £1 rent charged above limit rent requires £0.66 of the increase to be paid back to Government to pay for the increased cost of Housing Benefit). Following the introduction of the Act the limit rent will decrease by 1% in 2019/20 and is estimated to be £74.09 per week (over 52 weeks). The proposed average rent of £71.91 gives headroom of £2.18 per week. Applying the proposed rent and taking account of the estimated reduction in stock will reduce rental income by **£2.738m** per annum. The reduction of council housing stock is due to council housing sales (from Right to Buy and sales of non-standard “corporate” stock) and off-set by addition of new build and acquired properties into stock.

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). The new system was rolled out in Nottingham in October 2018 for all new claimants or those with a change in circumstance, so the impact will be increasingly felt within the 2019/20 budget. Evidence from other authorities suggests that arrears increase as much as fourfold, so the bad debt provision has been increased by £0.700m, giving a provision of £1.9m in 2019/20. In 2020/21 it will be increased by a further £0.300m to £2.2m as the proportion of tenants in receipt of UC increases.

As the impact of UC is hard to estimate and to provide flexibility in 2018/19 the working balance was increased from £4.000m to £7.727m, to help manage the risk and develop a robust future strategy. For 2019/20 it will be maintained at this higher level to manage the pressure and uncertainty on the HRA.

TABLE 3: RENT INCOME CHANGES 2019/20	
DESCRIPTION	£m
Rent income - 1% reduction	0.965
Rent income - net stock reduction	1.773
Rent income - bad debt provision	0.700
Rent income (net)	3.438

2. Service charges & other income

Where a direct service charge is levied, it will increase by **2.4%** (CPI September 2018), to support the recovery of associated costs. In addition, where applicable an administration charge of **10%** has been added to recover overheads. The estate maintenance charge will increase by **£0.68** per week to recover of additional public realm costs from tenants. The Block Maintenance service charge will increase by **£0.68** per week to pay for additional safety compliance checks and systems to protect residents. **Appendix A** gives details of the increases in service charges and new service charges.

Other income will be reduced due to the loss of income from the Highwood House emergency hostel, that has been leased to NCH RP Ltd (£0.229m); this loss of income is fully offset by reduced costs paid to NCH in the management fee. Other changes to assumptions include less bank interest received (£0.070m) as the Major Repairs Reserve reduces.

Garage rents not included as part of the rent of a dwelling will be increased by inflation. Based on the pattern in recent years any increase in rent is usually offset by reduced income as the number of garages let continues to decline, so no additional income has been allowed for.

TABLE 4: SERVICE CHARGES & OTHER INCOME CHANGES 2019/20	
DESCRIPTION	£m
Service charges	(1.009)
Other income (including garage rents)	0.341
Service charges and other income	(0.668)

3. Repairs (net reduction £0.268m)

The housing repairs budget has been reduced to £26.899m as a consequence of applying reduction in the stock.

4. Management (net reduction £0.024m)

NCH Management Fee £23.125m – It is proposed that the Management Fee paid to NCH will decrease to £22.300m, which comprises of an increase for cost pressures such as resources on Universal Credit, increase in rents and fire safety compliance activities (**+£0.778m**) and an adjustment to reflect the declining volume of stock and as well as savings to be delivered (**-£1.603m**).

Retained Housing £4.471m – The HRA budgets still managed by the Council are set in line with General Fund assumptions, i.e. pay award (2%) and general inflation (0%) and have been contained within existing resources. There is an increase for Corporate & Democratic Core costs (**£0.500m**).

Public Realm & CCTV £4.072m – it is proposed that these recharges for services provided by the Council are increased by **£0.300m** to recover their costs.

Responsible Tenant Reward scheme £2.000m - The scheme rewards tenants who pay rent on time, behave responsibly and show respect to their neighbours and NCH staff. The cost of the scheme in 2018/19 was £2.1m with successful tenants receiving £100 each. It is proposed to continue the scheme for a further year in 2019/20 with a budget of £2.000m. The reduction will be achieved by modifying the eligibility criteria relating to rent payments.

Joint working / cost saving initiatives - The City Council and NCH continue to work together to review costs for services and ensuring fair costs for renting Council owned properties.

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.

TABLE 5: CAPITAL FINANCING COSTS			
DESCRIPTION	Original Budget 2018/19 £m	Budget 2019/20 £m	Movement £m
Depreciation	27.989	28.391	0.401
Debt charges	13.586	14.033	0.447
TOTAL	41.575	42.424	0.849

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 depreciation provision in 2019/20 budget is £28.391m.

Debt charges - The HRA continues to benefit from the historically low short term interest rates, with the estimated average rate to be applied in 2019/20 being **4.51%**. All borrowing is currently at fixed interest rates to remove interest rate risk from the HRA. Over the life of the MTFP the long term average interest rates of between 4.00% and 4.50% are still expected to be valid for the HRA business plan.

6. Direct Revenue Financing

Due to the need to fund certain schemes in the capital programme direct revenue financing has been included at **£0.400m** in 2019/20. Together with the contributions to the MRR, this increases the resources available in the HRA to finance capital investment.

7. HRA Working Balance

Under HRA self-financing the Council has taken on new risks arising from the HRA being dependent upon rental income to sustain future investment in the housing stock. The working balance acts as a contingency to cover unexpected significant expenditure or unplanned major additional expenditure. Given the economic climate and uncertainty over the impact of welfare reform it is prudent to maintain the HRA working balance at **£7.727m**.

HRA Medium Term Financial Plan 2019/20 to 2022/23

The HRA MTFP 4 year projections have been updated to reflect the above changes. **Table 6** shows the HRA MTFP for 2019/20 to 2022/23. The future years' projections are based on information currently available but subject to ongoing review. Projections for 2020/21 to 2022/23 incorporate the following assumptions:

- The inflation indicators are consistent with those used throughout the entire MTFP, these will be reviewed as part of the 2020/21 budget process.
- Rent levels have been assumed to increase within the parameters set by the proposed new rent regime (2% p.a. from 2020 to 2025). The rent level reflects the net stock changes resulting from sales and new build.
- No inflation has been assumed for the Management Fee and Repairs budgets as this will form part of the contract negotiations for 2020/21; 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 and remains unchanged
- Working balance remains at around £8m as a safeguard during the initial stages of Universal Credit.

TABLE 6: HRA – MEDIUM TERM FINANCIAL PLAN				
DESCRIPTION	BUDGET	BUDGET	BUDGET	BUDGET
	2019/20	2020/21	2021/22	2022/23
	£m	£m	£m	£m
Rental Income	(93.770)	(94.557)	(95.357)	(96.093)
Provision for Bad Debts	1.913	2.213	2.213	2.213
Service charges	(8.215)	(8.215)	(8.215)	(8.215)
Other rents (inc garage)	(2.537)	(2.537)	(2.537)	(2.537)
Other income including interest	(0.257)	(0.257)	(0.257)	(0.257)
TOTAL	(102.865)	(103.352)	(104.152)	(104.888)
Repairs to Dwellings	26.899	26.582	26.258	25.982
NCH Management Fee	22.300	22.037	21.769	21.540
Tenant incentive scheme	2.000	2.000	2.000	2.000
Public Realm	3.014	3.038	3.061	3.097
CCTV	1.358	1.369	1.379	1.395
Retained Housing	4.471	4.471	4.471	4.471
Depreciation (to Major Repairs)	28.391	28.858	29.312	29.762
Debt Charges	14.033	14.598	15.503	16.241
Direct Revenue Financing	0.400	0.400	0.400	0.400
TOTAL EXPENDITURE	102.865	103.352	104.152	104.888
Deficit / (Surplus)	0.000	0.000	0.000	0.000
Add Working Balance B/F	7.727	7.727	7.727	7.727
WORKING BALANCE C/F	7.727	7.727	7.727	7.727

PUBLIC SECTOR HOUSING CAPITAL PROGRAMME

Context

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

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

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

The Programme

The Public Sector Housing Capital Programme sets out the five year investment in the housing stock. Management of the stock was transferred to NCH under a management agreement but the Council retains ownership. The allocation of these funds to individual schemes is agreed between the Council and NCH. **Table 7** shows the level of investment to 2023/24 against the existing capital programme approved to 2022/23.

TABLE 7: PUBLIC SECTOR HOUSING CAPITAL PROGRAMME							
PROGRAMME MOVEMENT	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
Existing programme	51.301	58.265	35.910	35.947	36.569	0.000	217.992
New/amended schemes	(2.371)	(3.403)	11.593	(6.485)	(4.795)	32.819	27.358
TOTAL PROGRAMME	48.930	54.862	47.503	29.462	31.774	32.819	245.350

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 and development of a business case.

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 2023/24), known commitments from schemes in progress, health and safety issues (including fire safety works to high rise blocks) 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. There is a shortfall of resources compared to investment needed which consists of the fire safety works to high rise blocks referred to earlier in the report (£8.086m). If additional funding is not provided by the Government then other non-essential schemes may need to be deferred to ensure the programme can be fully resourced.

The financing of the capital programme is shown in **Appendix D**. The summary HRA capital programme for 2019/20 is shown in **Table 8**.

TABLE 8: 2019/20 SUMMARY CAPITAL PROGRAMME	
DESCRIPTION	£m
Maintaining the Nottingham Decent Homes Standard	22.071
Additional tenant priorities:	
- City wide energy efficiency	10.972
- Additional improvements	9.776
Building a Better Nottingham	12.043
TOTAL	54.862

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 **£105.967m** over 5 years to deliver the Nottingham Standard for decent homes.

Energy Efficiency and Tackling Fuel Poverty

Over the 5 years of the programme **£17.729m** is being invested in energy efficiency measures including external wall insulation and LED lighting to reduce energy costs and improve living standards for tenants. The costs to the Council are reduced by EU funding that will benefit over 300 council homes in Sneinton (Remo-Urban). The roll out of the innovative deep retro-fit solution known as “Energiesprong” to 155 hard to treat homes (ie those where conventional external wall insulation is unsuitable) will be supported by grants from Interreg and DREaM/ERDF. Further grants will be required to support roll out Energiesprong or alternative solutions to other council properties identified as hard to treat. All investment decisions require a full business case

including cash flow forecast and demonstrating that they are affordable in the context of the 30 year business plan.

Building a Better Nottingham

The HRA's Capital Programme for Public Sector Housing includes **£24.188m** for additional council housing, including council developed new build and, acquisitions from developers. This supports the aim of the Council Plan 2015-19 for 2,500 new homes that Nottingham people can afford to rent or buy. The programme also includes a proportion of acquisitions of former RTB properties, which has been introduced to accelerate the pace of provision of social rented housing in Nottingham to reflect increased demand.

The new build programme is funded by use of Replacement ("1-4-1") Right to Buy capital receipts (see Table 11) with the balance financed from prudential borrowing.

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. 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.

TABLE 9: HRA RTB CAPITAL RECEIPTS							
PROJECTION	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
	£m	£m	£m	£m	£m	£m	£m
1-4-1 Receipts (Table 11)	7.799	7.409	4.894	4.875	4.387	3.900	33.264
To repay HRA debt	5.396	5.129	2.323	3.622	2.977	2.331	21.778
To Gen Fund Capital Prog	2.850	2.600	2.075	0.750	0.750	0.750	9.775
Total RTB receipts	16.045	15.139	9.292	9.247	8.114	6.981	64.818

It is Council policy that an element of future receipts will be retained to voluntarily set aside against HRA debt. This is to ensure that the level of capital charges is no more than 12.5% of the HRA turnover to ensure sustainability.

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 Public Sector Housing. Executive Board approved the disposal of non-purpose built council houses (known as 'corporates') on 20 October 2009.

TABLE 10: HRA CAPITAL RECEIPTS							
PROJECTION	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Corporates	0.000	0.640	0.640	0.000	0.000	0.000	1.280
Housing land sales	0.147	0.150	0.150	0.150	0.141	0.000	0.738
Total	0.147	0.790	0.790	0.150	0.141	0.000	2.018

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

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

Table 11 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 11 : PROJECTED 1-4-1 RECEIPTS							
PROJECTION	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL
	£m	£m	£m	£m	£m	£m	£m
Opening balance	0.000	0.485	7.894	12.788	17.663	22.050	
Add new 1-4-1 receipts	7.799	7.409	4.894	4.875	4.387	3.900	33.264
Less HRA use in year	(7.314)	0.000	0.000	0.000	0.000	0.000	(7.314)
Available	0.485	7.894	12.788	17.663	22.050	25.950	

HRA Prudential Borrowing

The council borrows to fund increasing its social housing stock either through new build or through 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 forthcoming revisions (see separate report “Treasury Management Strategy 2019/20” to Executive Board). All debt must be affordable and sustainable within the rental income of the HRA over the 30 year plan.

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 2018	294.703
Add: borrowing proposed to be taken out 2018/19	7.795
Less: debt planned to be repaid in year	(13.281)
HRA CFR at 1 April 2019	289.217
Debt cap	319.784
Estimated headroom at 1 April 2019	30.567

The MTFP assumes the use of borrowing over the life of the plan primarily to support investment in new 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 2019	289.217
Add: borrowing taken out over 5 year investment plan	16.931
Less: debt planned to be repaid over 5 years	(8.631)
HRA CFR at 1 April 2024	297.517
Debt cap	319.784
Estimated headroom at 1 April 2024	22.267

APPENDIX A – SERVICE CHARGES INCREASES 2018/19

Service charges (over 50 weeks)

Table 1 lists the range of services provided to specific groups of tenants. It is proposed that service charges are increased by **2.4%** (CPI September 2018) plus a further **10%** where an admin charge has been applied. Estate and Block maintenance are increased to cover increased costs as outlined in the. Applying the revised rates would produce additional annual income of **£0.950m**.

TABLE 1: WEEKLY SERVICE CHARGE				
SERVICE	CURRENT 2018/19 (£)	PROPOSED 2019/20 (£)	INCREASE %	INCREASE (£)
Caretaking	5.51	6.19	12.4	0.68
Cleaning Service	3.24	3.64	12.4	0.40
Communal lighting	0.58	0.65	12.4	0.07
Communal TV system	0.97	1.09	12.4	0.12
Homewatch	0.56	0.63	12.4	0.07
Security (CCTV)	5.75	5.75	0.0	0.00
Estate Maintenance	3.00	3.68		0.68
Block Maintenance	2.50	3.18		0.68

Furnished tenancy service charges will also increase by **2.4%**.

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 2018/19 £	PROPOSED 2019/20 £	INCREASE £
Independent Living	3.25	3.33	0.08
Intensive Housing Management	11.00	11.26	0.26
Independent Living charge (no intensive HM)	3.43	3.51	0.08
Emergency Alarm	2.64	2.70	0.06
Scooter storage	1.08	1.11	0.03
Laundry facilities	1.44	1.47	0.03
ILS Scheme Maintenance	1.30	1.33	0.03
ILS Grander Designs	1.20	1.23	0.03

It is proposed that the total Independent Living service charges are increased by **2.4%** to support the recovery of associated costs - see **Table 2** above. Applying the revised rates would produce additional annual income of **£0.059m**.

Scheme Charges

A number of schemes have specific charges, details are set out in **Table 3**.

At the Foxton Gardens scheme charges for heat and water are recommended to be increased by **2.4%** in line with other recommended service charge increases, whilst following a review the main service charge this is proposed to be unchanged.

The Communal Heating service charge has been introduced in new build Independent Living scheme rents so the costs of heating communal areas is recovered. This charge is eligible for Housing Benefit.

Winwood Heights will be the Council's first Extra Care scheme. There are additional costs in delivering extra care, most notably extended hours of service provision, so a specific service charge is proposed to cover these costs. This charge will be eligible for Housing Benefit.

TABLE 3: SCHEME SPECIFIC CHARGES			
TYPE	CURRENT 2018/19 £	PROPOSED 2019/20 £	CHANGE (£)
FOXTON GARDENS: SERVICE CHARGES			
One bed	32.50	32.50	0.00
Two bed	34.22	34.22	0.00
FOXTON GARDENS: WATER			
One bed	3.16	3.24	0.08
Two bed	4.39	4.50	0.11
FOXTON GARDENS: HEATING			
One bed	15.44	15.81	0.37
Two bed	20.95	21.45	0.50
COMMUNAL HEATING			
	4.00	4.00	0.00
SUTTON HOUSE: HEATING			
	7.25	7.42	0.17
WINWOOD: EXTRA CARE CHARGE			
	new	27.12	27.12

Sutton House is an independent living scheme purchased by the Council in January 2017 which has its own service charges. It is proposed that these increase by **2.4%** in line with all other service charges.

APPENDIX B - CAPITAL PROGRAMME BY SCHEME 2018/19 – 2023/24

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Meeting the Nottingham Decent Homes Standard</u>								
<u>Safe</u>								
City Wide CCTV / Door Entry Imp	NCH	0.122	0.201	0.111	0.409	0.291	0.685	1.819
Intercom Systems - FSW	NCC	0.405	0.165	0.000	0.000	0.000	0.000	0.569
Public Address System - FSW	NCC	0.689	0.332	0.000	0.000	0.000	0.000	1.021
Fire Alarm Installations	NCH	0.099	0.090	0.069	0.071	0.518	0.411	1.258
Fire Alarm Installations - FSW	NCC	0.100	0.100	0.000	0.000	0.000	0.000	0.200
Asbestos Works	NCH	0.336	0.200	0.200	0.200	0.190	0.000	1.127
Lift Replacement Programme	NCH	1.483	0.612	0.000	0.000	0.000	0.000	2.095
Radon Awareness	NCH	0.060	0.051	0.000	0.000	0.000	0.000	0.111
Water Infrastructure Managed Supplies	NCH	0.010	0.000	0.000	0.000	0.000	0.000	0.010
Low Rise Sprinkler Systems	NCH	0.090	0.400	0.000	0.000	0.000	0.000	0.490
High Rise Sprinkler Systems - FSW	NCC	1.356	2.582	0.000	0.000	0.000	0.000	3.938
High Rise Sprinkler Systems - FSW (CR&M)	NCC	1.150	0.781	0.000	0.000	0.000	0.000	1.931
Gas Safety Enhancements - FSW	NCC	0.050	0.200	0.000	0.000	0.000	0.000	0.250
Structural Surveys & Rectification Works	NCH	0.050	0.050	0.050	0.050	0.048	0.050	0.297
Renew Bin Store/Refuse Chute	NCH	0.049	0.464	0.468	0.500	0.000	1.201	2.682
Management Fee	NCH	0.115	0.103	0.045	0.062	0.052	0.117	0.494
Management Fee - FSW	NCC	0.111	0.065	0.000	0.000	0.000	0.000	0.176
		6.275	6.396	0.943	1.292	1.100	2.464	18.469

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Secure Warm & Modern</u>								
Nottingham Secure - Windows	NCH	1.835	2.396	2.692	0.029	0.057	0.100	7.110
Nottingham Secure - Doors	NCH	0.776	0.267	0.551	2.007	1.835	0.989	6.426
Modern Living	NCH	2.740	3.818	4.000	5.498	6.584	5.752	28.392
Warmth for Nottingham	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Warmth for Nottingham - CR&M	NCH	2.800	3.247	3.100	3.100	5.645	4.288	22.180
Roof & Chimney Replacement	NCH	1.522	1.533	2.000	3.403	2.237	4.470	15.165
External Fabric	NCH	3.113	3.823	4.000	4.000	3.810	5.000	23.746
Management Fee	NCH	0.499	0.592	0.662	0.747	0.726	0.816	4.042
		13.286	15.675	17.005	18.784	20.894	21.415	107.059
<u>Additional Tenant Priorities</u>								
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	0.000	2.768	0.000	0.973	1.553	0.000	5.294
REMOURBAN & Domestic Energy Programme	NCC	3.566	0.000	0.000	0.000	0.000	0.000	3.566
ERDF Deep Innovative Retrofit	NCC	2.432	6.456	1.910	0.000	0.000	0.000	10.798
EWI Schemes - CR&M	NCC	0.100	0.725	0.000	0.000	0.000	0.000	0.825
Green Deal Communities Funding	NCC	0.041	0.000	0.000	0.000	0.000	0.000	0.041
LED Communal Lighting	NCH	0.304	0.000	0.000	0.000	0.000	0.000	0.304
Woodthorpe & Winchester - CHP	NCC	2.156	0.000	0.000	0.000	0.000	0.000	2.156
Colwick Woods Court	NCC	0.000	0.500	2.000	0.000	0.000	0.000	2.500
Management Fee	NCH	0.430	0.522	0.195	0.049	0.078	0.000	1.274
		9.030	10.972	4.105	1.022	1.631	0.000	26.759

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Modernising Housing For Older People</u>								
Independent living Re-Design	NCH	0.606	0.269	0.100	0.100	0.100	0.100	1.275
Mobile Scooter Stores	NCH	0.181	0.104	0.000	0.000	0.000	0.000	0.285
Refurbishment Of Sheltered Housing Scheme	NCH	0.154	0.000	0.000	0.000	0.000	0.000	0.154
Management Fee	NCH	0.047	0.019	0.005	0.005	0.005	0.005	0.086
		0.988	0.392	0.105	0.105	0.105	0.105	1.800
<u>Decent Neighbourhoods</u>								
City Wide Environmentals - AREA CAPITAL FUND	NCH	1.356	1.000	1.000	1.000	0.952	1.000	6.308
Estate/Area Impact works	NCH	1.015	1.000	1.000	1.000	1.000	1.640	6.655
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.360	0.360	0.360	0.360	0.343	0.360	2.143
Garage / Outbuildings - CITYWIDE	NCH	0.100	1.028	0.438	1.166	0.952	1.000	4.685
Management Fee	NCH	0.142	0.169	0.140	0.176	0.162	0.200	0.990
		2.972	3.557	2.938	3.702	3.410	4.200	20.780
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	1.950	2.611	2.400	2.400	2.400	2.400	14.161
Fire Damaged Properties - DLO	NCH	0.246	0.300	0.100	0.023	0.100	0.100	0.869
Victoria Centre Roof	NCH	0.117	0.000	0.000	0.000	0.000	0.000	0.117
Victoria Centre External Refurbishment	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Rooftop Fan Project	NCH	0.144	0.224	0.000	0.000	0.000	0.000	0.368
Management Fee	NCH	0.013	0.011	0.000	0.000	0.000	0.000	0.024
		2.470	3.146	2.500	2.423	2.500	2.500	15.539

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Lenton - Decom, Demo & New Build	NCC	0.302	0.000	0.000	0.000	0.000	0.000	0.302
Meadows Q Blocks - Decom, Demo & New Build	NCC	0.142	0.000	0.000	0.000	0.000	0.000	0.142
Demolition	NCC	0.013	0.000	0.000	0.000	0.000	0.000	0.013
Stepney Court & Library - Decom, Demo & New Build	NCC	2.322	0.000	0.000	0.000	0.000	0.000	2.322
Affordable Homes - Infill Sites - Decom, Demo & New Build	NCC	0.801	0.000	0.000	0.000	0.000	0.000	0.801
New Build Phase 1 - UNALLOCATED	NCC	0.010	0.000	0.000	0.000	0.000	0.000	0.010
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	9.338	0.000	0.000	0.000	9.338
Acquisition	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Woodthorpe & Winchester - New Build	NCC	3.541	0.000	0.000	0.000	0.000	0.000	3.541
Property Acquisition - RTB 1-4-1	NCC	2.665	2.503	1.997	0.000	0.000	0.000	7.165
Disposal Of HRA Assets	NCC	0.175	0.000	0.000	0.000	0.000	0.000	0.175
Knights Close - Decom, Demo & New Build	NCC	0.188	2.822	0.327	0.000	0.000	0.000	3.337
Clifton Miners Welfare - New Build	NCC	0.350	2.625	0.000	0.000	0.000	0.000	2.974
Tunstall Drive - New Build	NCC	0.000	2.057	0.000	0.000	0.000	0.000	2.057
Marlstones - New Build	NCC	0.514	1.582	0.000	0.000	0.000	0.000	2.096
Management Fee	NCH	0.405	0.454	0.483	0.000	0.000	0.000	1.343
		11.428	12.043	12.145	0.000	0.000	0.000	35.616

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £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	0.045	0.000	0.000	0.000	0.000	0.000	0.045
St Anns Estate Action - Stonebridge Park (Phase 3 & 6)	NCC	0.190	0.147	0.000	0.000	0.000	0.000	0.337
HRA Off Street Drive-ways	NCC	0.065	0.000	0.000	0.000	0.000	0.000	0.065
Acquisition Woodborough Road Flat	NCC	0.065	0.000	0.000	0.000	0.000	0.000	0.065
Office Improvements	NCC	0.030	0.000	0.000	0.000	0.000	0.000	0.030
IT Development Programme	NCC	0.017	0.000	0.000	0.000	0.000	0.000	0.017
PV Installation Programme	NCC	0.000	0.000	5.627	0.000	0.000	0.000	5.627
Adaptations For Disabled Persons	NCC	0.848	0.731	0.731	0.731	0.731	0.731	4.503
Adaptations For Disabled Persons - CR&M	NCC	1.086	1.667	1.269	1.269	1.269	1.269	7.829
Preventive Adaptations For Older People – PAD	NCC	0.100	0.100	0.100	0.100	0.100	0.100	0.600
		2.481	2.680	7.762	2.135	2.135	2.135	19.328
TOTAL		48.930	54.862	47.503	29.462	31.774	32.819	245.350

APPENDIX C - CAPITAL PROGRAMME SCHEME AMENDMENTS FOR APPROVAL 2018/19 – 2023/24

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £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	(0.685)	(0.685)
Intercom Systems - FSW	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Public Address System - FSW	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Fire Alarm Installations	NCH	0.000	0.000	0.000	0.000	0.000	(0.411)	(0.411)
Fire Alarm Installations - FSW	NCC	0.034	(0.034)	0.000	0.000	0.000	0.000	0.000
Asbestos Works	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Lift Replacement Programme	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Radon Awareness	NCH	0.051	(0.051)	0.000	0.000	0.000	0.000	0.000
Water Infrastructure Managed Supplies	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Low Rise Sprinkler Systems	NCH	0.400	(0.400)	0.000	0.000	0.000	0.000	0.000
High Rise Sprinkler Systems - FSW	NCC	0.500	(0.500)	0.000	0.000	0.000	0.000	0.000
High Rise Sprinkler Systems - FSW (CR&M)	NCC	0.781	(0.781)	0.000	0.000	0.000	0.000	0.000
Gas Safety Enhancements - FSW	NCC	0.108	(0.108)	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	(1.201)	(1.201)
Management Fee	NCH	0.023	(0.023)	0.000	0.000	0.000	(0.117)	(0.117)
Management Fee - FSW	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
		1.897	(1.897)	0.000	0.000	0.000	(2.464)	(2.464)

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Secure Warm & Modern</u>								
Nottingham Secure - Windows	NCH	0.000	0.000	0.000	0.000	0.000	(0.100)	(0.100)
Nottingham Secure - Doors	NCH	0.000	0.000	0.000	0.000	0.000	(0.989)	(0.989)
Modern Living	NCH	0.029	(0.029)	0.000	0.000	0.000	(5.752)	(5.752)
Warmth for Nottingham	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Warmth for Nottingham - CR&M	NCH	0.200	(0.200)	0.000	0.000	0.000	(4.288)	(4.288)
Roof & Chimney Replacement	NCH	0.000	0.000	0.000	0.000	0.000	(4.470)	(4.470)
External Fabric	NCH	0.644	(0.276)	0.000	0.000	0.000	(5.000)	(4.632)
Management Fee	NCH	0.034	(0.015)	0.000	0.000	0.000	(0.816)	(0.797)
		0.644	(0.276)	0.000	0.000	0.000	(5.000)	(21.028)
<u>Additional Tenant Priorities</u>								
<u>Energy Efficiency & Tackling Fuel Poverty</u>								
No Fines/ Solid Wall Insulation Schemes	NCC	1.258	0.040	0.000	0.000	0.000	0.000	1.298
REMOURBAN & Domestic Energy Programme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
ERDF Deep Innovative Retrofit	NCC	(2.190)	(1.727)	2.619	0.000	0.000	0.000	(1.298)
EWI Schemes - CR&M	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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
Woodthorpe & Winchester - CHP	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Colwick Woods Court	NCC	0.000	2.000	(2.000)	0.000	0.000	0.000	0.000
Management Fee	NCH	(0.047)	0.016	0.031	0.000	0.000	0.000	0.000
		(0.979)	0.328	0.650	0.000	0.000	0.000	0.000

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Modernising Housing For Older People</u>								
Independent living Re-Design	NCH	0.000	0.000	0.000	0.000	(0.100)	(0.100)	(0.200)
Mobile Scooter Stores	NCC	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	0.000	0.000	0.000	(0.005)	(0.005)	(0.010)
		0.000	0.000	0.000	0.000	(0.105)	(0.105)	(0.210)
<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	0.000	0.000	0.000	0.000	0.000	(1.640)	(1.640)
Paving Works - AREA COMMITTEE SCHEMES	NCH	0.000	0.000	0.000	0.000	0.000	(0.360)	(0.360)
Garage / Outbuildings - CITYWIDE	NCH	0.235	0.000	(0.235)	0.000	0.000	(1.000)	(1.000)
Management Fee	NCH	0.015	0.000	(0.012)	0.000	0.000	(0.200)	(0.197)
		0.250	0.000	(0.247)	0.000	0.000	(4.200)	(4.197)
<u>Existing Stock Investment</u>								
Major Void Works - DLO	NCH	0.350	0.176	0.000	0.000	0.000	(2.400)	(1.874)
Fire Damaged Properties - DLO	NCH	(0.026)	(0.200)	0.000	0.000	(0.100)	(0.100)	(0.426)
Victoria Centre Roof	NCH	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Victoria Centre External Refurbishment	NCC	0.000	3.000	5.000	1.600	0.000	0.000	9.600
Rooftop Fan Project	NCH	(0.144)	(0.224)	0.000	0.000	0.000	0.000	(0.368)
Management Fee	NCH	(0.007)	0.139	0.250	0.080	0.000	0.000	0.462
		0.173	2.891	5.250	1.680	(0.100)	(2.500)	7.394

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Building a Better Nottingham</u>								
Lenton - 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	0.000	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
Stepney Court & Llibrary - Decom, Demo & New Build	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable Homes - Infill Sites - Decom, Demo & New Build	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
New Build Phase 1 - UNALLOCATED	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
New Build Phase 2 - UNALLOCATED	NCC	0.000	0.000	(9.338)	4.576	4.762	0.000	(0.000)
Acquisition	NCC	0.037	0.000	0.000	0.000	0.000	0.000	0.037
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	(1.638)	(1.365)	(1.997)	0.000	0.000	0.000	(5.000)
Disposal Of HRA Assets	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Knights Close - Decom, Demo & New Build	NCC	0.597	(0.474)	0.173	0.000	0.000	0.000	0.296
Clifton Miners Welfare - New Build	NCC	0.462	(0.462)	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	0.267	(0.267)	0.000	0.000	0.000	0.000	0.000
Management Fee	NCC	0.066	(0.060)	(0.458)	0.229	0.238	0.000	0.015
		(0.209)	(2.628)	(11.620)	4.805	5.000	0.000	(4.652)

PROGRAMME AND SCHEME	Approval	2018/19 £m	2019/20 £m	2020/21 £m	2021/22 £m	2022/23 £m	2023/24 £m	TOTAL £m
<u>Joint NCC / NCH Involvement</u>								
Sanctuary Project	NCC	0.000	0.000	0.000	0.000	0.000	(0.035)	(0.035)
HRA Shop Investment Strategy	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
St Anns Estate Action - Stonebridge Park (PHASE 3 & 6)	NCC	0.000	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
Acq Woodborough Road Flat	NCC	(0.065)	0.000	0.000	0.000	0.000	0.000	(0.065)
Office Improvements	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
IT Development Programme	NCC	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PV Installation Programme	NCC	0.000	5.627	(5.627)	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	0.398	(0.398)	0.000	0.000	0.000	(1.269)	(1.269)
Preventive Adaptations For Older People – PAD	NCC	0.000	0.000	0.000	0.000	0.000	(0.100)	(0.100)
		0.333	5.229	(5.627)	0.000	0.000	(2.135)	(2.200)
TOTAL		2.108	3.648	(11.593)	6.485	4.795	(16.404)	(27.358)