

Appendix 3 - HRA Capital Programme 2022/23 – 2024/25

		For Approval	For info				
	P&R Original Budget 2021/22 £'000	Proposed Budget 2022/23 £'000	Profiled Budget 2022/23 £'000	Total Budget 2022/23 £'000	Provisional Budget 2023/24 £'000	Provisional Budget 2024/25 £'000	Description
Programme Expenditure							
Delivery of New Council Homes							
Home Purchase Policy	21,857	21,375	2,000	23,375	9,000	6,750	Continued delivery of the Home Purchase Policy. 2022/23 budget would allow up to 95 properties. 40 properties in 2023/24 and 30 properties 2024/25.
Housing First			2,553	2,553			Remaining 10 properties to be purchased under the Rough Sleeper Accommodation Programme.
General Acquisitions	3,000	3,000		3,000			Budget for the purchase of properties outside of the Home Purchase Policy, where opportunities and business cases present themselves.
Feasibility	150	200		200			Feasibility budget required to bring forward the new supply pipeline.
Converting spaces in existing buildings	1,172	1,316		1,316			Continued delivery of the Hidden Homes scheme where underutilised spaces are converted into new council homes.
New Homes Budget	3,310						This budget was varied to the Windlesham Close project as per the committee paper approved by P&R on 1st July 2021.
Victoria Road	8,730		3,773	3,773			Previous budget approved for Victoria Road profiled in the financial years to match the latest delivery programme.
Design Competition	2,000		2,060	2,060			Previous budget approved for Frederick Street and Rotherfield Crescent profiled in

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							the financial years to match the latest deliver programme.
Moulsecoomb Hub land	4,320						The appropriation is expected to be completed by March 2022. The November committee report requested further budget to bring the project up to the planning with final scheme and budget approval to be taken back to committee during 2022.
Windlesham Close			773	773	4,482		Approval given for this scheme at the 1st July 2022, the budget has been profiled to match the latest estimates of the cashflow.
Palace Place			1,670	1,670			Approval given for this scheme at the 1st July 2022, the budget has been profiled to match the latest estimates of the cashflow.
Belgrave Day Centre, Portslade			5,387	5,387	1,103	331	Purchase of 49 homes from HBH LLP at the Portslade site.
Coldean Lane, North of Varley Halls			12,021	12,021	5,348	857	Purchase of 127 homes from HBH LLP at the Coldean site.
Total Delivery of New Council Homes	44,539	25,891	30,237	56,128	19,933	7,938	

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Improving Housing Quality							
Main Door Entry Systems & CCTV	820	855		855	847	720	Repair and replacement of Main Entrance Doors. Long term programme of door entry system replacements, as systems fail or reach the end of their serviceable life, with spare parts unable to be sourced. These two programmes are reviewed alongside each other and works coordinated where feasible to ensure value for money. Installation and upgrade of CCTV systems to increase security of blocks.
Water Tanks, Ventilation, Lighting & Lightning Protection & Fire Alarms	620	1,130		1,130	1,680	1,680	Projects help meet statutory requirements and ensure safety and welfare for residents through replacement and improvements.
Lifts	390	410		410	410	410	The lift replacement and upgrade programme is a long-term commitment to council residents. The majority of lifts have now been replaced since its inception, and the programme is under ongoing review to ensure it continues to provide good value for money.
Fire Safety & Asbestos Management	1,610	610		610	610	610	Effectively managing the risks of both fire and asbestos materials is an ongoing need. Includes both statutory requirements and provision for enhanced fire safety measures. In particular, including provision for a programme of

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							retro-fitting of sprinklers, subject to consultation with residents.
Minor Capital Works	320	670		670	670	670	Investment in smaller capital repairs across the HRA stock as well as investing in car parks and garages.
Roofing	1,500	1,320	220	1,540	1,540	1,760	Helps to extend the life of assets, improves insulation and reduces responsive repairs.
Condensation & Damp Works	280	280		280	280	280	Health and welfare of council residents is assisted by tackling issues arising from condensation and damp in properties.
Major Structural works	4,300	1,800	4,160	5,960	5,700	6,000	Meeting our landlord obligations through maintaining the structural and general external integrity of properties.
Major Empty Property works	110	110		110	110	110	Extensive refurbishment of empty homes prior to re-letting.
Cyclical Repairs & Decorations	1,580	1,600		1,600	3,310	3,470	External and common way repairs and decorations across the city help reduce ongoing costs and keep properties well maintained. Property & Investment team work closely with residents to ensure internal decorations in blocks are consistently delivered across the city.
Future capital projects	420	280		280	280	280	Specialist and other surveys to support future programmes.

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Dwelling Doors	1,250	1,270		1,270	990	990	Replacing doors to properties with secure and efficient design helps residents feel safer. This programme includes the provision of fire-rated doors to dwellings where required.
Kitchens & Bathrooms	2,040	2,430		2,430	2,445	2,590	This budget helps to ensure homes comply with the Brighton & Hove Standard.
Rewiring - Domestic/ Communal	1,290	1,210		1,210	1,210	1,210	Safe and reliable and compliant electrical installations and efficient lighting are supported from this budget.
Windows	1,410	1,980		1,980	2,150	2,260	Window replacement programmes meet the council's landlord obligations, improve energy efficiency, warmth and reduce ongoing repair costs.
Sustainability & Carbon Reduction							
Domestic/Communal Heating Improvements	2,240	2,200		2,200	2,200	2,200	Efficient and modern replacement heating systems improve thermal comfort, reduce carbon emissions and resident fuel costs.
Energy Efficiency & Low Carbon Heating	1,400	1,200	157	1,357	1,500	3,000	This programme will help take up a range of opportunities to further improve the energy rating of our homes and to identify projects that will help move towards zero carbon from our service delivery activities by 2030.

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New Solar Panels Programme	750	200	700	900	1,500	1,200	Policy & Resources Committee approved a budget of £1.750m for the delivery of 500 solar panels split evenly over 2021/22 and 2022/23. The delivery has been profiled to deliver the original 500 by 2023/24 as well as making provision for a further 500 solar panels at a cost of £1.750m to be delivered as part of this programme between 2023/24 and 2024/25, the additional investment will require further committee approval.. A project manager has also been included as part of this at an estimated cost of £0.050m per annum.
Tackling Inequality							
Environmental Improvements	400	505		505	675	390	This budget funds environmental and communal area improvement work based on resident priorities. It also includes provision for the refurbishment of 10 out of the 15 housing owned playgrounds (as reported to ETS Committee in January 2021) over the next 3 years, totalling investment of £0.510m; broken down as 2021/22 £0.120m, 2022/23 £0.125m and 2023/24 £0.265m.
Disabled Aids & Adaptations	1,470	1,600		1,600	1,600	1,600	Enabling vulnerable residents to continue to live independently in their homes through investment in housing adaptations.

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Conversions & Extensions	610	610	200	810	610	610	Tackling overcrowding across the city is of key importance to ensure good quality housing.
Total Investment in existing Housing Stock	24,810	22,270	5,437	27,707	30,317	32,040	
Other Projects							
Housing ICT Systems	150	150	1,092	1,242	80	80	ICT requirements across the HRA continue to be reviewed to ensure the systems in place are fit for purpose and provide VFM. The investment shown here is for the replacement asset management and works management systems.
Total Other Projects	150	150	1,092	1,242	80	80	
Total Programme	69,499	48,311	36,766	85,077	50,330	40,058	
Programme Funding							
Revenue Contribution to investment in existing housing stock		19,886		19,867	21,485	23,450	
Borrowing		20,635	32,471	53,125	25,295	14,403	Borrowing required mainly for new build development.
HRA reserves		410		410			Useable revenue and capital reserves.
Capital Receipts		1,000	345	1,345	675	675	Capital receipts for use against new housing delivery.
RTB Receipts		3,375	1,917	5,292	2,695	1,350	Retained RTB receipts for New Build.
Energy Grants/FITs		180		180	180	180	Funding received to support sustainability and carbon projects.
Grant Funding			1,147	1,147			LRF grant received and Homes England grant for the purchase of HBH LLP Properties.

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Commuted Sums		2,025	886	2,911			Funding to support the purchase of properties through the Home Purchase Policy.
Leaseholder Income		800		800			Leaseholder Major Works income.
Earmarked rent reserve							
Total Funding	73,509	48,311	36,766	85,077	50,330	40,058	
Excess Funding available	4,010						