



To: Executive Councillor for Housing: Councillor Kevin Price

Report by: Liz Bisset, Director of Customer & Community Services

Relevant scrutiny committee: Housing 14/1/2015
Scrutiny Committee

Wards affected: Abbey Arbury Castle Cherry Hinton Coleridge
East Chesterton King's Hedges Market Newnham
Petersfield Queen Edith's Romsey Trumpington
West Chesterton

LIBERAL DEMOCRAT AMENDMENT TO :

2015/16 HOUSING REVENUE ACCOUNT BUDGET SETTING REPORT

Key Decision

1. Executive summary

- 1.1 This report sets out amendments proposed by the Liberal Democrat Group to the Housing Revenue Account Budget Setting Report 2015/16, presented to Housing Scrutiny on 14 January 2015, for decision in respect of the revenue aspects of the report by the Executive Councillor for Housing, and consideration of the capital aspects, prior to recommendation to Council on 26 February 2015.
- 1.2 The appendices to this report incorporate the Liberal Democrat Group budget proposals in relation to specific capital budget items for the HRA, with the resulting capital and revenue implications as follows:
- a) To add new items
 - b) To amend existing specific proposals

The proposals are presented as amendments to the published HRA Budget Setting Report, with the changes identified in ***bold italics***. In most cases the entire section or appendix has been re-stated for ease of reference.

1.3 The Liberal Democrat Group states that its budget amendment addresses a specific key area:

- A focus on accelerating the existing practice to make empty properties more energy efficient, making the housing stock more sustainable, whilst reducing energy bills for incoming tenants.
- A resulting increase in rental income (where it is possible to charge target rent levels), which allows pay-back of the up-front investment over the life of the HRA business plan. This focus on capital investment that will be recouped over time helps to keep the HRA in as strong a position as possible as we look for innovative ways to finance the affordable housing programme

1.4 The resulting recommendations refer to the strategy outlined in the HRA Budget Setting Report.

2. Recommendations

2.1 Changes to recommendations in the original report are highlighted in ***bold italics***. All of the recommendations have been re-stated in full for clarity

The Executive Councillor is recommended, following scrutiny and debate at Housing Scrutiny Committee, to:

Review of Rents and Charges

- a) Approve that council dwellings rents be increased in line with government guidelines, ceasing any move towards target rents for existing tenants, but instead applying an individual increase of 2.2% across all tenure, made up of inflation (CPI at September 2014 of 1.2%) plus 1%, with effect from 6th April 2015. This equates to an average rent increase at the time of writing this report of £2.18 per week on a 52 week basis.
- b) Approve inflationary increases of 2% in garage and parking space rents for 2015/16, in line with the base rate of inflation for the year assumed in the HRA Budget Setting Report.
- c) Approve the proposed service charges for Housing Revenue Account services and facilities, as shown in Appendix B of the HRA Budget Setting Report.
- d) Approve the proposed leasehold administration charges for 2015/16 as detailed in Appendix B of the HRA Budget Setting Report.

- e) Approve that service charges for gas maintenance, door entry systems, lifts and electrical and mechanical maintenance are increased by a maximum of inflation at 1.2% plus 1%, if required, to continue to recover full estimated costs as detailed in Appendix B of the HRA Budget Setting Report.
- f) Approve that caretaking, communal cleaning, estate services, grounds maintenance, window cleaning, temporary housing premises and utilities, sheltered scheme premises and utilities, digital television aerial, flat cleaning and catering charges continue to be recovered at full cost, as detailed in Appendix B of the HRA Budget Setting Report.

Revenue – HRA

Revised Budget 2014/15:

- g) Approve with any amendments, the Revised Budget identified in Section 4 of the HRA Budget Setting Report, which reflects a net reduction in the use of HRA reserves for 2014/15 of £1,084,630.
- h) Approve the release of a net sum of £823,400, previously held within HRA repairs and renewals funds back into general HRA reserves, following a fundamental review of both the inventories and existing funds held.
- i) Approve release of the ear-marked reserves of £389,960 previously held for the purpose of meeting additional pension fund contributions into general HRA reserves, to allow alternative future use.

Budget 2015/16:

- j) **Approve with any amendments, the Non-Cash Limit items shown in Appendix D (1) of the HRA Budget Setting Report, as amended in line with Appendix D (1) to this report.**
- k) Approve with any amendments, the Unavoidable Revenue Bids and Savings, including those associated with organisational transformation, shown in Appendix D (1) of the HRA Budget Setting Report.
- l) Approve with any amendments, the Priority Policy Fund (PPF) Bids shown in Appendix D (1) of the HRA Budget Setting Report.
- m) **Approve the resulting Housing Revenue Account Summary Forecast 2014/15 to 2019/20, shown originally in Appendix H of**

the HRA Budget Setting Report, as subsequently amended and re-stated in full at Appendix H to this report.

The Executive Councillor for Housing is asked to recommend to Council (following scrutiny and debate at Housing Scrutiny Committee):

Treasury Management

- n) Retain the existing approach to treasury management, setting-aside a proportion of the surpluses generated over the life of the Business Plan to allow for potential debt redemption, but re-investing up to 75% of the surplus generated in the acquisition or development of new affordable housing, as outlined in Section 6 of the HRA Budget Setting Report.

Housing Capital

- o) ***Approval of capital bids, shown in Appendix D (2) of the HRA Budget Setting Report, and as amended by Appendix D (2) of this report, to include ear-marking resource for the implementation of both a new sub-regional choice based lettings IT system, and the software required to facilitate customer access to elements of the housing management information system, subject to each project demonstrating viability, and identification of additional funding of £100,000 per annum from 2015/16 to improve the energy efficiency in void properties.***
- p) ***Approval of a reduction in the recent additional investment for fencing on housing estates, with a reduction of £50,000 in 2015/16, rising to £100,000 per annum from 2016/17 and beyond. It is expected that provision for fencing renewal will feature in the new Estate Fund.***
- q) Approval of amendment to the Decent Homes Programme investment, recognising the financial implications of a change in the assumed life for UPVC window replacements, from 25 years, to the 40 years required as part of the Decent homes Standard.
- r) Approval of re-allocation of £976,000 of resource in 2015/16 and 2017/18, originally included in previous years for works to communal areas, into the budget for garage improvement works, to allow the authority to undertake major works to some of the larger garage blocks should there be a financially viable business case for investment. The decision to proceed with works following the preparation of each business case shall be delegated to the Director of Customer & Community Services, in consultation with the Executive

Councillor, Chair of Housing Scrutiny Committee (Part 2) and the Opposition Spokespersons.

- s) Approval of the latest budget and funding mix for each of the schemes in the 2011-15 new build programme, as detailed in Section 5 and Appendix F of the HRA Budget Setting Report, recognising the most up to date information available as each scheme progresses through the design, planning, build contract and completion process.
- t) Approval of gross funding of £7,008,000 for the development of the affordable housing project on the Homerton site, in line with the scheme specific report being presented to Housing Scrutiny Committee on 14th January 2015, which assumes 75% affordable rented and 25% shared ownership housing.
- u) Approval to earmark the required level of additional funding for new build investment between 2015/16 and 2019/20 to ensure that the anticipated level of future retained right to buy receipts can be appropriately utilised.
- v) Approval of re-direction of existing resource, previously identified as Cambridge Standard Investment, to create a new City Homes Estate Improvement Programme, with a view to increasing the future level of investment in this area, as part of the Fundamental Review of the HRA and Housing Service, which will take place during 2015.
- w) ***Approval of the revised Housing Capital Investment Plan as shown in Appendix I of the HRA Budget Setting Report, as amended by Appendix I to this report.***
- x) ***Approve a provisional addition to the Housing Capital Allowance of £29,201,000 in respect of anticipated qualifying expenditure in 2015/16.***

3. Implications

All budget proposals have a number of implications. A decision not to approve a revenue bid will impact on managers' ability to deliver the service or scheme in question and could have staffing, equal opportunities, environmental and/or community safety implications. A decision not to approve a capital or external bid will impact on managers' ability to deliver the developments desired in the service areas.

(a) Financial Implications

The financial implications associated with decisions are outlined in the HRA Budget Setting Report 2015/16, presented to Housing Scrutiny Committee on 14th January 2015, as amended by this Liberal Democrat Amendment.

(b) Staffing Implications

Any direct staffing implications are outlined in the HRA Budget Setting Report 2015/16, as presented to Housing Scrutiny Committee on 14th January 2015, as amended by this Liberal Democrat Amendment.

(c) Equality and Poverty Implications

Equality Impact Assessments have been undertaken in respect of each budget proposal where any impact (positive or negative) is anticipated. All of the assessments are available to view on the Council's website, whilst a consolidated Impact Assessment is presented at Appendix J of the HRA Budget Setting Report.

(d) Environmental Implications

Where relevant, officers have considered the environmental impact of budget proposals, with any impact highlighted in the HRA Budget Setting Report 2015/16, appended to this report, as amended by this Liberal Democrat Amendment.

(e) Procurement

Any procurement implications arising directly from revenue or capital bids will be considered and addressed as part of each individual project.

(f) Consultation and communication

Consultation with tenant and leaseholder representatives is an integral part of the Housing Scrutiny Committee process. The views of tenants and leaseholders, in respect of investment priorities, were sought as part of the 2014 STAR tenants and leaseholder survey, and the outcome has informed this budget process.

(g) Community Safety

Any community safety implications are outlined in the HRA Budget Setting Report 2015/16, appended to this report, as amended by this Liberal Democrat Amendment.

4. Background papers

These background papers were used in the preparation of this report:

Housing Revenue Account Budget Setting Report 2014/15
Housing Revenue Account Mid-Year Financial Review 2014/15
Equalities Impact Assessments

5. Appendices

- Amended Sections and Extracts of the HRA BSR 2015/16
- Appendix D (1) - Amended 2015/16 Budget - HRA All Revenue Items
- Appendix D (2) - Amended 2015/16 Budget - HRA All Capital Items
- Appendix H - Amended HRA Summary Forecast 2014/15 to 2019/20
- Appendix I - Amended Housing Capital Investment Plan

6. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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Liberal Democrat
Amendment

Housing Revenue Account
Budget Setting Report
2015/16
Liberal Democrat
Amendment -
Amended or
Re-Stated Content Only



January
2015

Cambridge City Council

Section 3

Housing Revenue Account Resources

Rent

Rent Policy

The local rent setting policy is subject to review as part of the January 2015 committee cycle in a separate report to be presented to Housing Scrutiny Committee.

The current policy allows for the transition of energy efficient void properties direct to target rent before re-let. Based upon activity since April 2013, approximately 70% of void dwellings have been re-let at target rents. The proportion has increased over the last year as a proactive approach is taken to undertaking works during the void period which will improve the energy efficiency of the dwelling. ***It is proposed to actively accelerate the approach to targeted investment whilst properties are void, thus improving the energy efficiency of the housing stock as a whole and reducing energy bills for a higher number of households, whilst also enabling the HRA to charge target rents for as many properties at re-let as possible, ensuring consistency in charging across the housing stock.***

The updated policy also addresses the local approach to charging market rent for households on high incomes (over £60,000), with the recommendation to defer a decision on the implementation of this until such time as the legal mechanisms exist to facilitate collection of the required financial data.

Section 4

Housing Revenue Account Budget

Overall Budget Position and Priority Policy Fund (PPF) - 2015/16 onwards

Overall Budget Position

The overall revenue budget position for the Housing Revenue Account is summarised in the table below, with detail on an item by item basis for the period to 2018/19 provided in Appendix D (1):

Proposal Type	2015/16 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £
Reduction required to meet Cash Limit	113,000	113,000	113,000	113,000	113,000
Transformation Savings	(66,000)	(166,000)	(232,000)	(269,000)	(269,000)
Transformation Costs	38,000	95,000	95,000	33,000	24,000
Savings	(392,210)	(288,170)	(288,170)	(288,170)	(288,170)
Unavoidable Revenue Bids	173,400	107,740	107,740	107,740	107,740
Net Savings Position above / (below) Savings Requirement	(133,810)	(138,430)	(204,430)	(303,430)	(312,430)
PPF Funding	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
PPF Bids	138,060	128,950	107,540	107,540	107,540

Net PPF Position – Above / (Below) Available Funding	(11,940)	(21,050)	(42,460)	(42,460)	(42,460)
Net Position above / (below) Overall Cash Limit for the HRA	(145,750)	(159,480)	(246,890)	(345,890)	(354,890)
<i>Non-Cash Limit Adjustments</i>	<i>1,162,700</i>	<i>3,750</i>	<i>180,320</i>	<i>356,890</i>	<i>533,460</i>
Net Position for the HRA above / (below) overall assumptions	<i>1,016,950</i>	<i>(155,730)</i>	<i>(66,570)</i>	<i>11,000</i>	<i>178,570</i>

Non-Cash Limit Budgets

Non-Cash Limit items are those that do not relate directly to the cost of service provision, including for example dwelling rent income, direct revenue funding of capital expenditure (DRF) and investment income. These items are treated outside of the 2015/16 cash limit, with the implications built into the financial forecasts for the HRA as part of the budget process, informing future budget strategy, savings targets and investment priorities. Full details of these for the period to 2018/19 are given in Appendix D (1).

Section 5

Housing Capital Budget

Capital Bids *and Savings*

Detailed in Appendix D are the capital bids for the period from 2015/16 to 2019/20, with the impact of these incorporated into the Housing Capital Investment Plan presented at Appendix I. The bids include:

- One-off capital funding of £22,500 in 2015/16, for the purchase and implementation of the self-service (customer facing) module of the Orchard Housing Management Information System, should the benefits be clearly demonstrable once the business case for purchase is complete.
- One-off contribution of £30,000 in 2015/16, to the Sub-Regional Choice Based Lettings partnership for a contribution towards the purchase and implementation of a replacement Choice Based Lettings IT system, should replacement be deemed the appropriate route following a forthcoming review of the system.
- ***Specific additional funding of £100,000 per annum from 2015/16 onwards to target energy efficiency works in void properties, thus improving the energy efficiency of the housing stock as a whole and reducing energy bills for incoming tenants, whilst facilitating the ability to charge target rents for more properties at re-let. This funding would allow approximately 12 more properties per annum to be improved and subsequently re-let at target rent levels.***

Also incorporated into the Housing Capital Investment Plan at Appendix I is the financial and presentational impact of the following changes:

- Amending the asset life for PVCU windows in line with the proposal on page 41 of this document, from the previous 25, to a 40 year life cycle. This change delivers a saving in capital investment in the existing housing stock of approximately £10 million over the next 10 years, after which time the programme of replacement would begin again.
- Re-allocation of backlog resource of £976,000, originally ear-marked for works to communal areas, which had previously been re-phased into 2015/16 and 2016/17 where works were not delivered in the earlier years of self-financing whilst surveys were undertaken. It is proposed to instead ear-mark this funding in 2015/16 and 2016/17 for potential investment in some of the larger garage sites, where either major remedial works are required or it is considered that demand would be higher with significant investment in the blocks. A business case will be prepared before any resource is committed to a specific scheme, which will be considered by Housing Management Team and pre-approved by the Director of Customer & Community Services before the Executive Councillor for Housing is asked to approve that a project can proceed.
- Amendments to the approved level of investment for the schemes in the 2011-15 new build programme, as detailed earlier in this section of the report.
- Amendments to the approved funding mix for the schemes in the 2011-15 new build programme, in response to both changes in HCA grant expectations and in costs, as detailed earlier in this section of the report.
- Inclusion of funding for the Homerton development as outlined earlier in this section of the report, and in line with the scheme specific report being presented as part of the January 2015 committee cycle.

- Amendments to the level of resource ear-marked for investment in the acquisition or creation of new social housing, based upon the latest projections of investment required to be in a position to continue to retain and appropriately utilise right to buy receipts.
- Re-direction of existing resource previously identified as Cambridge Standard Investment, to create a new City Homes Estate Improvement Programme, with a view to increasing the future level of investment in this area, as part of the Fundamental Review of the HRA and Housing Service which will take place during 2015.
- ***A reduction in the discretionary budget for the replacement of fencing on housing estates, with a reduction of £50,000 in 2015/16, rising to £100,000 per annum from 2016/17.***

Section 7

Summary and Overview

HRA Reserves

Housing Revenue Account General Reserves

General reserves are held partly to help manage risks inherent in financial forecasting and budget-setting. These risks include changes in legislative and statutory requirements, inflation and interest rates, unanticipated service needs, rent and other income shortfalls and emergencies, such as uninsured damage to the housing stock. In addition, reserves may be used to support the Housing Capital Investment Plan and, in the short-term, to support revenue spending, for example to spread the impact of savings requirements over more than one financial year or to invest up front in a project that is anticipated to pay back over a period of time or deliver future savings.

The HRA Budget Setting Report incorporates the requirements of the Local Government Act 2003, where the Chief Financial Officer is required to report on the adequacy of reserves and provisions and the robustness of budget estimates.

For the Housing Revenue Account the intended target level of reserves remains at £3m, with a minimum level of reserves of £2m.

It is not proposed to make any changes to either the target or minimum levels for reserves, as it is considered prudent to retain the current levels in order to safeguard the

Council against the higher levels of risk and uncertainty in the current operating environment.

Options and Conclusions

Overview

The budget for 2015/16 has been considered in the wider context of the locally identified housing priorities, which seek to achieve a balance of investment in housing assets and services between:

- Investment in the existing housing stock
- Investment in new affordable housing
- Investment in new initiatives and income generating activities
- Spend on landlord services (i.e. housing management, responsive and void repairs)
- Spend on discretionary services (i.e. support)
- Support for, and potential repayment of a proportion, of housing debt

Summary and Conclusions

The work undertaken as part of the 2015/16 budget process to date has resulted in the development of proposals for the base budget of the Housing Revenue Account.

During January 2015 Housing Scrutiny Committee will consider the budget proposals, prior to the Executive Councillor for Housing making decisions and further recommendation for the final HRA Budget for 2014/15 to 2019/20 to Council for consideration and approval.

The HRA Budget Setting Report recommends, in summary:

Approval of rent and service charges

Approval of the revised budget proposals

Approval of the unavoidable revenue bid proposals
Approval of the general savings proposals
Approval of the business transformation savings
Approval of the non-cash limit items
Approval of the PPF bids
Approval of the capital bids, **capital savings**, revised scheme costs and funding mix
Approval of capital resource re-allocation

The meeting of Council on 26th February 2015 will consider the final proposed Housing Capital Budget as identified in this report for approval.

The review of key factors undertaken and presented in this report shaped the approach for finalising the budget for 2015/16. As part of the 2015/16 budget process, significant savings have been identified, particularly in the revenue aspects of the repairs service and resulting savings from a review of repairs and renewals fund contribution rates. Savings were partially offset by pressure from unavoidable revenue bids, which were identified across a number of areas of the housing service, but particularly in increased costs for central and support service recharges from the General Fund, as the HRA's call on these resources increases in line with increased housing activity.

A reduction of £1,084,630 in revenue costs for 2014/15 has been identified as part of this report, which will be returned to reserves, and utilised to increase direct revenue financing of capital expenditure in 2015/16, thus deferring the need to borrow for a further year, until 2016/17.

The overall position for the HRA for 2015/16 (including PPF's and non-cash limit adjustments) is under-achieved in 2015/16 by £1,016,950, but over-achieved by £155,730 in 2016/17 and £66,570 in 2017/18. Of the underachievement in 2015/16 £829,970 is an intentional use of additional revenue resource to finance capital expenditure to negate the need to borrow to meet capital investment commitments.

In 2018/19 the impact of assumed additional pension fund contributions results in an overall under-achievement of £11,000, rising to £178,570 from 2019/20. Response to the financial impact of this non-cash limit adjustment in the later years will form part of the 2016/17 budget strategy

As part of the budget process consideration is given to whether the perceived benefits of strategic investment in new areas, outweigh any anticipated negative impact of the savings proposed as part of the HRA budget process.

The HRA's approach to long-term financial planning incorporates the assumption that surplus resource will be used to re-invest in income generating assets whilst maintaining prudent financial assumptions in ongoing investment need in the current housing stock.

2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

Reduction required to Cash Limit

Housing Revenue Account

RCL3504	HRA Savings Target (excludes any reduction in response repair budgets, as a net increase in HRA stock is anticipated in 2015/16)	0	113,000	113,000	113,000	113,000	Julia Hovells	n/a
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In addition to a savings assumption at 2% of general management and repairs administration expenditure in the HRA, an adjustment is also made in response repairs for any anticipated change in stock levels. For 2015/16 a net increase in housing stock is anticipated, so instead of an increase in the savings target as has applied in previous years, additional funding has been included in the base budget for response repairs to meet this anticipated additional cost.

Total Reduction required to Cash Limit in Housing Revenue Account

Total Reduction required to Cash Limit

0	113,000	113,000	113,000	113,000
0	113,000	113,000	113,000	113,000

2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

Programme

Housing Revenue Account

PROG3661	Reduction in support and central costs through a Council wide Support Services Review	0	(34,000)	(122,000)	(175,000)	(200,000)	Paul Boucher	Nil
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As the Council moves to other ways of delivering services and our own support service demands reduce, there is a need to balance the books by reducing our support and central costs relating to property, people, technology and other supplies and services. We are undertaking a phased approach to this project as we are at the early stages of developing and implementing alternative service delivery models and the future is uncertain. [Linked to PROG3662 & PROG3686]

Phase 1 of this project will focus on removing costs from ICT and transactional finance activity; Phase 2 will focus on removing costs from business support activity and other support functions and Phase 3 will review all remaining areas particularly those required to initially support the Transformation Programme.

PROG3662	Costs of delivering change in respect of support and central services	0	38,000	95,000	95,000	33,000	Caroline Ryba	Nil
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There will be costs associated with the transformation proposed as part of the review of support and central services, with the need to meet any exit costs associated with the implementation of new service delivery models. [Linked to PROG3661]

PROG3709	ICT Shared Service	0	(25,000)	(37,000)	(50,000)	(62,000)	Ray Ward	Nil
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The shared ICT service with South Cambridgeshire District Council and Huntingdonshire District Council will produce savings by reviewing management arrangements; delivering a package of IT standardisation and reducing external expenditure. This proposal represents the HRA element of the total saving. [Linked to PROG3687 - General Fund element of saving.]

PROG3710	Legal Shared Service	0	(7,000)	(7,000)	(7,000)	(7,000)	Ray Ward	Nil
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The shared Legal service with South Cambridgeshire District Council and Huntingdonshire District Council will produce savings through a number of measures including reviewing the current legal personnel structure, ensuring that we assign activity more efficiently; reviewing our use of external legal advice in light of the expertise and capacity that exists across the shared service and reviewing the current legal support administrative arrangements, bringing together the systems and processes of all three councils into one consistent approach. This proposal represents the HRA element of the total saving. [Linked to PROG3688 - General Fund element of saving.]

Total Programme in Housing Revenue Account	0	(28,000)	(71,000)	(137,000)	(236,000)		
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Total Programme	0	(28,000)	(71,000)	(137,000)	(236,000)		
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2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

Savings

Housing Revenue Account

S3507	Saving from cash limiting supplies and services budgets	0	(10,140)	(10,140)	(10,140)	(10,140)	Julia Hovells	Nil
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A decision to cash limit the budgets for all supplies and services, except those where specific or contractual arrangements are in place, results in the delivery of a saving across the HRA as a whole.

S3508	Reduction in budget for operational cost across City Homes.	0	(19,440)	(19,440)	(19,440)	(19,440)	Robert Hollingsworth	Nil
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Based upon prior year spending, it is proposed to reduce City Homes operational budgets, to include removal of photocopying budgets and reductions in recruitment costs, printing, postage, telephones and books and publication budgets.

S3509	Reduction in budgets for servicing and maintenance contracts across the housing stock	0	(82,500)	(82,500)	(82,500)	(82,500)	John Horwood	Nil
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The result of a zero-based budget exercise culminates in proposals to reduce budgets for door entry maintenance (£13,000), gas maintenance (£34,500), lift maintenance (£15,500), fire extinguisher maintenance (£3,000), adaptation maintenance (£1,500), asbestos management and lamp column maintenance (B2315,000), in line with contract sums and prior year spending profiles.

S3514	Reduction in budget for operational cost across the Independent Living Service	0	(4,360)	(4,360)	(4,360)	(4,360)	Frances Swann	Nil
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Based upon prior year spending, it is proposed to reduce Independent Living Service operational budgets, to include reductions in printing, photocopying, postage, telephone, building maintenance, equipment purchase and equipment maintenance budgets.

S3516	Cessation of contract for administration of HRA mortgages	0	(3,570)	(3,570)	(3,570)	(3,570)	Julia Hovells	Nil
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The last of the housing mortgages, historically given to allow residents to purchase their property under the Right to Buy legislation has now been redeemed, negating the need for a continued contract with an external supplier to administer the mortgage portfolio.

S3517	Reduction in annual contribution to HRA Repairs and Renewals Funds	0	(40,710)	(40,710)	(40,710)	(40,710)	Julia Hovells	Nil
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A comprehensive review of the repairs and renewals funds held across the HRA as part of the fundamental review of the service, has resulted in the ability to significantly reduce the annual contribution to the fund. This is possible as asset lives have been reviewed based upon past experience of replacement and replacement prices have been reduced in line with corporate buying guides for furniture.

S3518	HRA salary savings	0	(7,970)	(7,970)	(7,970)	(7,970)	Julia Hovells	Nil
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2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		
<p><i>Salary savings derived from recruitment to vacant posts at lower points than vacated, partially offset by an increase in the proportion of the Head of Strategic Housing charged to the HRA, recognising the impact of the HRA new build programme.</i></p>								
S3522	Reduction in Void Repair budget	0	(75,000)	(75,000)	(75,000)	(75,000)	Julia Hovells	Nil
<p><i>Changes in the way in which the Repairs Service is delivered, following the Repairs and Maintenance Improvement Plan, is anticipated to deliver a reduction in the cost of void repairs.</i></p>								
S3642	Removal of contingency for Enhanced Housing Management Services	0	(32,040)	(32,040)	(32,040)	(32,040)	Frances Swann	Nil
<p><i>Funding was ear-marked in a previous budget process to allow the retention of an enhanced housing management service across sheltered housing if the City Council were to lose the support contracts commissioned by the County Council. This contract has now been re-awarded for a period of up to 5 years, and the contingency is therefore not required.</i></p>								
S3644	Reduction in sheltered scheme utilities	0	(12,440)	(12,440)	(12,440)	(12,440)	Frances Swann	+L
<p><i>A review of the budgets for gas, electricity and water based upon prior year expenditure, results in a net reduction in budget requirement across the sheltered housing stock.</i></p>								
S3660	Removal of budget held in 2015/16 for direct collection of 100% of rent income	0	(104,040)	0	0	0	Julia Hovells	Nil
<p><i>Additional funding was incorporated into the HRA recognising the need to collect 100% of rent directly after the implementation of Universal Credit. With implementation delayed until 2016, this funding is not expected to be required in 2015/16.</i></p>								
S3731	Reduction in budget for the planned revenue prior-to re-paint (PTR) programme in 2014/15	(1,100,000)	0	0	0	0	Will Barfield	Nil
<p><i>Due to a change in planned maintenance contractor, the 2014/15 PTR programme will not be delivered in year as originally budgeted.</i></p>								
Total Savings in Housing Revenue Account		(1,100,000)	(392,210)	(288,170)	(288,170)	(288,170)		
Total Savings		(1,100,000)	(392,210)	(288,170)	(288,170)	(288,170)		

2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

Unavoidable Revenue Pressure

Housing Revenue Account

URP3506	Inability to recharge full costs of building cleaning services	0	65,660	0	0	0	Julia Hovells	Nil
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A review of the cost of building cleaning services across the communal areas of the housing stock resulted in an increase in costs to the HRA from 2014/15 onwards. A decision was taken in the 2014/15 budget process not to pass the higher costs on to residents as the service was undergoing a review, with the anticipated outcome being a significant reduction in costs following a tender process which was expected to conclude before April 2015. This project has been delayed, which results in the need to either extend meeting the additional cost from HRA resources, or to pass on higher costs to residents temporarily.

URP3512	Increased revenue staffing cost for the work undertaken by the Energy Officer to conduct EPC's	0	33,860	33,860	33,860	33,860	Will Barfield	Nil
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The requirement to produce Energy Performance Certificates for all dwellings at change of tenure has resulted in an increased revenue staffing cost, with the inspections predominantly being carried out by the Energy Officer. The Energy Officer was previously funded predominantly by capital grant income from the energy companies, which is no longer received.

URP3546	Adjustment to staff recharges between the General Fund and the HRA	0	64,860	64,860	64,860	64,860	Julia Hovells	Nil
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Recharges for the Director of Customer & Community Services, Executive Team and Business Team have been reviewed in light of the changes in responsibility for service areas, with Estates and Facilities now managed in this department, whilst Customer Services have transferred to the Director of Business Transformation.

URP3643	Reduction in income to the HRA	0	9,020	9,020	9,020	9,020	Julia Hovells	Nil
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The level of service charge income for 2015/16 is anticipated to be marginally lower than previously predicted (£20,220), although this is expected to be partially offset by an over-achievement in garage income if lettings stay at the same level as in 2014/15 (6,780) and commercial property rental income (£4,420) if all rent reviews conclude as expected.

Total Unavoidable Revenue Pressure in Housing Revenue Account		0	173,400	107,740	107,740	107,740		
Total Unavoidable Revenue Pressure		0	173,400	107,740	107,740	107,740		

2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

PPF Bids

Housing Revenue Account

PPF3511	Increased staffing capacity in Housing Development	0	9,110	0	0	0	Alan Carter	Nil
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An increased ability to investment in new build housing in the HRA necessitates an increase in staffing input. This proposal is to recruit to a shared post with South Cambridgeshire District Council. The HRA is expecting to contribute revenue resource for a proportion of this post directly, recognising the desire for the new post holder to explore and potentially set up a Joint Venture Company to aid and speed up the delivery of new Affordable Housing.

PPF3513	Increased staffing capacity to meet the Housing Plus Agenda	0	35,740	35,740	35,740	35,740	Robert Hollingsworth	Nil
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As part of the Housing Plus Agenda, it is proposed to recruit an additional member of staff to work with tenants to provide financial advice, support and advocacy to prevent households getting into financial crisis.

PPF3515	Increased staffing capacity within the Leasehold Services Team	0	21,410	21,410	0	0	Andrew Latchem	Nil
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As part of the agreed review of the leasehold service, a restructure of the team is proposed from 2015/16, which would see the establishment increased by approximately 0.6 full time equivalent staffing, to assist with the increased workload for the team. This cost will be recovered through service charges to leaseholders, but with a delay before it will appear as part of the actuals exercise undertaken annually.

PPF3520	Support and maintenance for a Self-Service Portal for the Housing Service	0	3,400	3,400	3,400	3,400	Julia Hovells	Nil
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This bid would allow the authority to purchase ongoing support and maintenance for self-service access to housing tenants of the Council to the housing management information system, which would allow residents to check the status of their rent accounts, make payments and request and monitor progress about repairs. This PPF bid is linked to a capital bid for the purchase and implementation of the software.

PPF3521	Increase in the budget for the Under-Occupation Scheme	0	40,000	40,000	40,000	40,000	Andrew Latchem	Nil
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Due to a good level of take up, it is proposed to increase the level of funding for the Under-Occupation Scheme by £40,000 per annum on an ongoing basis.

PPF3523	Employment of an additional Repairs Work Planner	0	28,400	28,400	28,400	28,400	Julia Hovells	Nil
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Employment of a second work planner in the repairs and voids service is required as a result of reductions in the use of external contractors, and an increase in the use of the internal team, allowing more effective management of the service.

Total PPF Bids in Housing Revenue Account		0	138,060	128,950	107,540	107,540		
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Total PPF Bids		0	138,060	128,950	107,540	107,540		
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2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

Non-Cash Limit Items

Housing Revenue Account

NCL3555	Provision for currently proposed pay award for 2014/15 and 2015/16	0	18,000	18,000	18,000	18,000	Julia Hovells	Nil
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Based upon the latest pay negotiations, a pay award of 2.2% is proposed, to be effective from January 2015 and to cover both pay reviews due in April 2014 and April 2015.

NCL3556	Reduction in rent income	0	282,370	278,940	275,510	272,080	Julia Hovells	Nil
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The level of rent increase applicable from April 2015 will be driven by the Consumer Price Index (CPI) at September 2014, which the government seek to keep at 2%. In August 2014 inflation fell to 1.5% and again in September 2014 to a level of 1.2%, the lowest in 5 years. The unprecedented drop in inflation will result in a lower level of rent income in 2015/16 and beyond than anticipated (£290,000) as part of the HRA Mid-Year Financial Review. This is offset marginally by a reduction of £4,200 in the associated bad debt provision. The reduction is partially offset by the ability to charge target rents for a higher proportion of void properties following pro-active energy efficiency investment prior to re-let.

NCL3650	Reduction in capitalisation of Estates and Facilities Asset Management staff	0	90,500	90,500	90,500	90,500	Julia Hovells	Nil
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The proportion of time charged to revenue and capital for the Estates and Facilities Asset Management Team has been reviewed, resulting in an increase in the time charged to revenue, directly offset by a reduction in the time charged against the capital programme, which will be reflected by a change in the level of Direct Revenue Financing of capital expenditure (DRF).

NCL3651	Reduction in estimated depreciation charge to the HRA	0	(113,030)	(113,030)	(113,030)	(113,030)	Julia Hovells	Nil
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Based upon the latest estimates, the recharge to the HRA in respect of depreciation from 2015/16 is anticipated to be lower than previously assumed. This is due to the timing of delivery of the new build housing and the latest assumptions in property values and asset lives.

NCL3652	Changes in the level of Direct Revenue Financing of capital expenditure available	0	829,970	(90,500)	(90,500)	(90,500)	Julia Hovells	Nil
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The proposed reduction in investment in the revenue planned repairs (PTR) programme in 2014/15 results in additional revenue resource that can be utilised to fund capital expenditure in 2015/16 (including additional energy efficiency works in void dwellings), negating the anticipated need to borrow in the coming year. From 2016/17 onwards, the ongoing impact of reducing the level of Estates & Facilities Asset Management Team recharged to capital will result in a reduction in the level of DRF required.

NCL3653	Removal of inflation allowances in the HRA where they are not required	0	(80,370)	(80,370)	(80,370)	(80,370)	Julia Hovells	Nil
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The inflation applied to specific account codes in the HRA was lower than anticipated in totality for 2015/16 and specific revenue provisions made for responding to the delivery of new build housing have not been required as anticipated. Separate bids have been included for staffing resource where required.

2015/16 Budget - HRA All Revenue Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		
NCL3654	Changes in the level of interest paid and received by the HRA	0	(99,790)	(99,790)	(99,790)	(99,790)	Julia Hovells	Nil

The net level of interest payable by the HRA in 2015/16 will be lower than anticipated, as the availability of revenue resources to fund capital expenditure negate the need to borrow for another year.

NCL3656	Under-achievement in rent income	0	235,050	0	0	0	Julia Hovells	Nil
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Delays in the delivery of some of the HRA new build programme will result in a lower level of rent income in 2015/16 than anticipated.

NCL3712	Pension Fund Contributions	0	0	0	180,000	360,000	Julia Hovells	Nil
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Increased contribution anticipated to the pension fund at the next triennial review. [Linked to NCL3674 General Fund element]

NCL3732	Changes in interest payments	15,370	0	0	0	0	Julia Hovells	Nil
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The ability to set-aside revenue resource for future debt repayment, reduction in the revenue prior-to-re-paint programme and re-profiling of spend in the capital programme result in a net change in the interest payments and receipts anticipated in 2014/15.

Total Non-Cash Limit Items in Housing Revenue Account	15,370	1,162,700	3,750	180,320	356,890			
Total Non-Cash Limit Items	15,370	1,162,700	3,750	180,320	356,890			
Report Total	(1,084,630)	1,016,950	(155,730)	(66,570)	11,000			

2015/16 Budget - HRA All Capital Items

Reference	Item Description	2014/15 Budget	2015/16 Budget	2016/17 Budget	2017/18 Budget	2018/19 Budget	Contact	Climate Effect Rating
		£	£	£	£	£		

Capital Bids

Housing Revenue Account

C3519	Purchase and implementation of a Self-Service Portal for the Housing Service	0	22,500	0	0	0	Julia Hovells	Nil
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This bid would allow the authority to investigate, and if proven beneficial, provide self-service access to housing tenants of the Council to the housing management information system, allowing residents to check the status of their rent accounts, make payments and request and monitor progress about repairs.

C3537	Procurement and implementation of a replacement IT system for Choice Based Lettings	0	30,000	0	0	0	David Greening	Nil
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The contract for the provision of the sub-regional Homelink choice based lettings IT system is due for re-procurement during 2015/16, with the City Council being required to meet its share of the costs alongside other partner authorities. The City Council's contribution will be met from the Housing Capital Investment Plan, recognising that the expenditure is housing related.

CLDA1	Investment in energy efficiency works in void properties	0	100,000	100,000	100,000	100,000	Sam Griggs	+M
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Additional investment in void properties will enable an estimated 12 additional void properties per annum to reach an energy efficiency rating of 'C' or above, resulting in a better standard of accommodation, reduced energy bills for incoming tenants, and the ability for the HRA to charge target rent levels across more of the housing stock.

CLDA2	Reduction in discretionary investment in fencing works on housing estates	0	(50,000)	(100,000)	(100,000)	(100,000)	Will Barfield	Nil
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A reduction in the discretionary budget for fencing works across housing estates is proposed, with the residual lower level of funding being more actively targeted in specific areas to tackle identified need.

Total Capital Bids in Housing Revenue Account	0	102,500	0	0	0
Total Capital Bids	0	102,500	0	0	0
Report Total	0	102,500	0	0	0

Re-Stated HRA Summary 2014/15 to 2018/19

Appendix H

Description	2014/15 £0	2015/16 £0	2016/17 £0	2017/18 £0	2018/19 £0	2019/20 £0
Income						
Rental Income (Dwellings)	(36,059,720)	(37,189,260)	(39,016,050)	(41,008,410)	(42,650,350)	(44,491,850)
Rental Income (Other)	(1,064,000)	(1,096,480)	(1,118,410)	(1,140,780)	(1,163,590)	(1,186,870)
Service Charges	(2,203,270)	(2,447,980)	(2,559,560)	(2,606,410)	(2,654,180)	(2,702,920)
Contribution towards Expenditure	(103,150)	(3,210)	(3,280)	(3,340)	(3,410)	(3,480)
Other Income	(466,140)	(455,090)	(443,400)	(431,070)	(418,060)	(426,420)
Total Income	(39,896,280)	(41,192,020)	(43,140,700)	(45,190,010)	(46,889,590)	(48,811,540)
Expenditure						
Supervision & Management - General	3,187,920	3,441,480	3,763,680	4,046,220	4,332,620	4,684,840
Supervision & Management - Special	2,201,970	2,414,310	2,475,400	2,542,870	2,617,300	2,694,250
Repairs & Maintenance	5,914,420	6,824,030	7,107,190	7,422,470	7,821,140	8,197,750
Depreciation – t/f to Major Repairs Res.	10,348,510	10,509,920	10,875,690	12,478,260	13,286,620	14,010,150
Debt Management Expenditure	0	21,180	21,900	22,750	23,760	24,800
Other Expenditure	2,925,650	3,038,910	3,346,670	3,452,150	3,556,950	3,679,220
Total Expenditure	24,578,470	26,249,830	27,590,530	29,964,720	31,638,390	33,291,010
Net Cost of HRA Services	(15,317,810)	(14,942,190)	(15,550,170)	(15,225,290)	(15,251,200)	(15,520,530)
HRA Share of operating income and expenditure included in Whole Authority I&E Account						
Interest Receivable	(154,420)	(228,630)	(210,430)	(177,490)	(184,200)	(196,650)
HRA (Surplus) / Deficit for the Year	(15,472,230)	(15,170,820)	(15,760,600)	(15,402,780)	(15,435,400)	(15,717,180)
Items not in the HRA Income and Expenditure Account but in the movement on HRA balance						
Loan Interest	7,547,170	7,541,290	7,671,120	7,888,170	8,025,860	8,127,740
Housing Set Aside	811,270	0	0	0	2,485,150	2,485,150

Depreciation Adjustment	(2,413,480)	(2,351,280)	(2,200,030)	0	0	0
Direct Revenue Financing of Capital	14,338,460	11,018,440	11,541,590	7,512,940	4,927,020	5,045,760
(Surplus) / Deficit for Year	4,811,190	1,037,630	1,252,080	(1,670)	2,630	(58,530)
Balance b/f	(8,880,740)	(5,282,910)	(4,245,280)	(2,993,200)	(2,994,870)	(2,992,240)
Transfer from Ear-Marked Reserve	(1,213,360)	0	0	0	0	0
Total Balance c/f	(5,282,910)	(4,245,280)	(2,993,200)	(2,994,870)	(2,992,240)	(3,050,770)

Re-Stated Housing Capital Investment Plan

Appendix I

Description	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	£'000	£'000	£'000	£'000	£'000	£'000
General Fund Housing Capital Spend						
Assessment Centre	0	0	0	0	0	0
Disabled Facilities Grants	550	550	550	550	550	550
Private Sector Housing Grants and Loans	195	195	195	195	195	195
Long Term Vacants	20	20	20	20	20	20
Choice Based Letting IT System	0	30	0	0	0	0
Total General Fund Housing Capital Spend	765	795	765	765	765	765
HRA Capital Spend						
Decent Homes						
Kitchens	918	598	292	466	500	621
Bathrooms	672	525	119	61	306	954
Central Heating / Boilers	1,114	1,106	1,326	1,357	1,902	2,676
Insulation / Energy Efficiency - Including Void Works	100	200	200	200	200	200
External Doors	212	108	63	88	40	47
PVCU Windows	502	0	0	0	0	0
Wall Structure	334	213	264	105	78	450
Wall Finishes	89	260	265	267	352	253
Wall Insulation	100	100	100	100	100	100
External Painting	0	0	0	0	0	0
Roof Structure	945	687	322	300	307	307
Roof Covering	1,661	210	274	658	617	420

Description	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	£'000	£'000	£'000	£'000	£'000	£'000
Chimneys	102	2	1	0	1	0
Electrical / Wiring	91	181	317	120	356	441
Smoke Detectors	27	109	9	26	18	28
Sulphate Attacks	102	102	102	102	102	102
Major Voids / Major Works	201	48	53	53	54	54
HHSRS Contingency	117	150	100	100	100	100
Other Health and Safety Works	50	50	50	50	50	50
Other External Works	3	5	0	0	0	1
Rising Damp / Penetrating Damp	0	0	0	0	0	0
Capitalised Officer Fees - Decent Homes	439	341	341	341	341	341
External Professional Fees	22	17	17	17	17	17
Decent Homes Backlog	0	2,097	3,019	2,663	0	710
Decent Homes Planned Maintenance Contractor Overheads	751	690	703	687	520	768
Decent Homes New Build Allocation	0	69	196	272	462	534
Total Decent Homes	8,552	7,868	8,133	8,033	6,423	9,174
Other Spend on HRA Stock						
Garage Improvements	300	788	788	100	100	100
Asbestos Removal	200	200	200	100	100	100
Disabled Adaptations	938	878	878	878	878	878
Tenants Incentive Scheme	21	21	21	21	21	21
Communal Areas Uplift	596	546	546	546	546	546
Fire Prevention / Fire Safety Works	938	300	300	300	300	300
Hard surfacing on HRA Land - Health and Safety Works	274	280	150	150	150	150

Description	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	£'000	£'000	£'000	£'000	£'000	£'000
Hard surfacing on HRA Land - Recycling	0	0	142	0	0	0
Communal Areas Floor Coverings	235	0	0	0	0	0
Capitalised Officer Fees - Other HRA Stock Spend	122	114	114	114	114	114
Lifts and Door Entry Systems	41	13	13	13	13	13
Fencing	215	150	100	100	100	100
Other Spend on HRA Stock Planned Maintenance Contractor Overheads	384	325	321	226	226	226
Total Other Spend on HRA stock	4,264	3,615	3,573	2,548	2,548	2,548
HRA New Build / Re-Development						
Roman Court	677	0	0	0	0	0
3 Year Affordable Housing Programme	11,639	2,013	0	0	0	0
3 Year Affordable Housing Programme (Notional Spend - Land Value)	4,922	3,682	0	0	0	0
Market Housing on HRA Sites	2,894	0	0	0	0	0
New Build - Clay Farm	1,552	265	8,082	6,306	0	0
New Build - Homerton	0	3,504	3,504	0	0	0
New Build - Unallocated Retained RTB Receipt Investment	0	4,531	8,243	10,981	6,150	6,150
New Build - Investment of HRA Surpluses	0	0	0	0	3,844	769
Total HRA New Build	21,684	13,995	19,829	17,287	9,994	6,919
City Homes Estate Improvement Programme						
City Homes Estate Improvement Programme	306	200	200	200	200	200

Description	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	£'000	£'000	£'000	£'000	£'000	£'000
Total City Homes Estate Improvement Programme	306	200	200	200	200	200
Sheltered Housing Capital Investment						
Ditchburn Place	1,900	1,900	0	0	0	0
Total Sheltered Housing Capital Investment	1,900	1,900	0	0	0	0
Other HRA Capital Spend						
Orchard Upgrade / Open Contractor / Mobile Working / ASB Database	21	23	0	0	0	0
Cambridge Public Sector Network	76	0	0	0	0	0
Air Cooling Systems in Area Offices	11	0	0	0	0	0
Shared Ownership Repurchase	300	300	300	300	300	300
Right of First Refusal Buy Back	663	0	0	0	0	0
Commercial Property	178	30	30	30	30	30
Total Other HRA Capital Spend	1,249	353	330	330	330	330
Total HRA Capital Spend	37,955	27,931	32,065	28,398	19,495	19,171
Total Housing Capital Spend at Base Year Prices	38,720	28,726	32,830	29,163	20,260	19,936
Inflation Allowance and Stock Reduction Adjustment for Future Years	537	1,278	2,295	2,717	3,426	4,644
Total Inflated Housing Capital Spend	39,257	30,004	35,125	31,880	23,686	24,580

Description	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	£'000	£'000	£'000	£'000	£'000	£'000
Housing Capital Resources						
Right to Buy Receipts	(495)	(516)	(522)	(527)	(532)	(537)
Other Capital Receipts (Land and Dwellings)	0	0	0	0	0	0
Notional Land Receipts (New Build Schemes)	(4,922)	(3,682)	0	0	0	0
Major Repairs Reserve	(12,688)	(7,440)	(9,562)	(12,478)	(13,287)	(14,010)
Direct Revenue Financing of Capital	(14,338)	(11,018)	(11,542)	(7,513)	(4,927)	(5,046)
Other Capital Resources (Grants / Shared Ownership / R&R Funding)	(1,357)	(300)	(1,699)	(2,050)	(300)	(300)
Retained Right to Buy Receipts	(2,725)	(2,199)	(5,038)	(4,680)	(1,845)	(1,845)
Disabled Facilities Grant	(271)	(271)	(271)	(271)	(271)	(271)
Prudential Borrowing	0	0	(6,492)	(4,360)	(2,524)	(2,570)
Total Housing Capital Resources	(36,796)	(25,426)	(35,126)	(31,879)	(23,686)	(24,579)
Net (Surplus) / Deficit of Resources	2,461	4,578	(1)	1	(0)	1
Capital Balances b/f	(8,143)	(5,682)	(1,104)	(1,105)	(1,104)	(1,104)
Use of / (Contribution to) Balances in Year	2,461	4,578	(1)	1	(0)	1
Capital Balances c/f	(5,682)	(1,104)	(1,105)	(1,104)	(1,104)	(1,103)

The inflationary element of the decent homes spend for 2014/15 will be allocated against decent homes elements once the year-end outturn position is known. The same will apply for 2015/16 inflation once the impact of the new planned maintenance contract prices have been fully incorporated into the programme.