

GUILDFORD B.C. - HOUSING INVESTMENT PROGRAMME 2022-23 to 2027-28: HRA APPROVED PROGRAMME

Project Budget	2021-22 Actual	Project Spend at 31-03-22	2022-23 Estimate	Carry Forward	2022-23 Revised Estimate	Expenditure as at P9	2022-23 Projected Outturn	2023-24 Estimate	2024-25 Estimate	2025-26 Estimate	2026-27 Estimate	2027-28 Estimate	Total Project Exp	
£000	£000	£000	£000		£000	£000	£000	£000	£000	£000	£000	£000	£000	
Acquisition of Land & Buildings	22,900	6,804	14,218		4,800	(118)	4,682	2,184	4,682	4,000	0	0	0	22,900
New Build														
Guildford Park	75	0	75	0	0	0	0	0	0	0	0	0	0	75
Guildford Park (from GF)	6,500	378	3,526	1,100	608	1,708	1,226	1,890	1,084	0	0	0	0	6,500
Bright Hill	500	17	17	463	20	483	45	60	423	0	0	0	0	500
Foxburrows Redevelopment	10,657			9,591	0	9,591	0	0	9,591	1,066				10,657
Shawfield Redevelopment	300			296	0	296	0	0	296					300
Various small sites & feasibility/Site preparation	1,000			0	0	0	0	0	0	1,000	0	0	0	1,000
Pipeline projects:	9,425		115	0	100	100	0	0	3,422	5,381	0	0	0	9,425
Manor House Flats		42	42	1,530		1,530	18	144						
Banders Rise		1	1	130		130	4	30						
Station Road East		2	2	112		112	4	30						
Dunmore Garden Land		1	1	159		159	4	24						
Clover Road Garages		46	46	1,032		1,032	9	42						
Rapleys Field		18	18	415		415	10	40						
Georgelands 108		1	1	118		118	4	17						
27 Broomfield		4	4	109		109	4	30						
17 Wharf Lane		4	4	104		104	4	30						
Development Projects	7,100			7,100		7,100	0	0	7,100					7,100
Schemes to promote Home-Ownership														
Equity Share Re-purchases	annual	458	annual	400	0	400	0	400	400	400	400	0	0	annual
Major Repairs & Improvements				24,500	0	24,500	0	0						
Retentions & minor carry forwards	annual	0	annual				0	0						annual
Modern Homes - Kitchens, Bathrooms & Void refurb	annual	971	annual				3,724	6,000						annual
Doors and Windows	annual	241	annual				237	3,200						annual
Structural/Roof	annual	307	annual				709	3,800						annual
Energy efficiency: Central heating/Lighting	annual	1,262	annual				1,155	1,800						annual
General	annual	880	annual				7,372	9,700						annual
ICT - Housing Management System	950			950		950		950	0					1,900
Grants														
Cash Incentive Scheme	annual	0	annual	0	0	0	0	0						annual
TOTAL APPROVED SCHEMES	59,407	11,438	18,074	52,909	610	53,519	16,713	32,869	27,266	7,847	400	0	0	60,356

GUILDFORD B.C. - HOUSING INVESTMENT PROGRAMME 2022-23 to 2027-28: HRA PROVISIONAL PROGRAMME

	Project Budget	2021-22 Actual	Project Spend at 31-03-22	2022-23 Estimate	Carry Forward	2022-23 Revised Estimate	2022-23 Projected Outturn	2023-24 Estimate	2024-25 Estimate	2025-26 Estimate	2026-27 Estimate	2027-28 Estimate	Total Project Exp
	£000	£000	£000	£000		£000	£000	£000	£000	£000	£000	£000	£000
New Build													
Guildford Park	16,000	0	1,225	26	0	26	0	0	0	14,775	0	0	16,000
Guildford Park (from GF)	23,125	0	0	0	0	0	0	1,173	13,749	8,203	0	0	23,125
Bright Hill	3,000	0	0	3,000	0	3,000	0	3,000	0	0	0	0	3,000
Bright Hill Development (from GF)	13,500	0	0	680	0	680	0	5,680	7,000	820	0	0	13,500
Slyfield (25/26 £5m; 26/27 £44m)	50,000	0	0	1,000	0	1,000	0	0	0	5,000	44,000	0	49,000
Shawfield Redevelopment	3,000	0	0	2,500	0	2,500	0	500	0	0	0	0	500
Major Repairs & Improvements													
Major Repairs & Improvements	annual		annual	0	0	0	0	5,500	5,500	5,500	5,500	5,500	annual
Retentions & minor carry forwards	annual		annual										annual
Modern Homes: Kitchens and bathrooms	annual		annual										annual
Doors and Windows	annual		annual										annual
Structural	annual		annual										annual
Energy efficiency: Central heating	annual		annual										annual
General	annual		annual										annual
Grants													
Cash Incentive Scheme	annual		annual	75		75	75	75	75	75	75	75	annual
Total Expenditure to be financed	108,625	0	1,225	7,281	0	7,281	75	15,928	26,324	34,373	49,575	5,575	105,125

GUILDFORD B.C. - HOUSING INVESTMENT PROGRAMME 2022-23 to 2027-28: HRA RESOURCES AND FUNDING STATEMENT

	2021-22 Actual £000	2022-23 Estimate £000	2022-23 Projected Outturn £000	2023-24 Estimate £000	2024-25 Estimate £000	2025-26 Estimate £000	2026-27 Estimate £000	2027-28 Estimate £000
EXPENDITURE								
Approved programme	15,739	52,909	32,869	27,266	7,847	400	0	0
Provisional programme	0	7,281	75	15,928	26,324	34,373	49,575	5,575
Total Expenditure	15,739	60,190	32,944	43,194	34,171	34,773	49,575	5,575
FINANCING OF PROGRAMME								
Capital Receipts	752	400	400	400	400	400	0	0
1-4-1 receipts	2,980	8,140	2,808	8,094	3,030	3,121	3,213	0
Contribution from Housing Revenue a/c (re cash incentives)	0	75	75	75	75	75	75	75
Future Capital Programme reserve	0	11,547	11,547	6,414	8,248	8,398	14,387	0
Major Repairs Reserve	8,153	13,903	13,903	6,450	5,500	5,500	5,500	5,500
New Build Reserve	3,824	26,125	4,211	21,761	16,918	17,279	26,400	0
Grants and Contributions	30	0	0	0	0	0	0	0
Total Financing (= Total Expenditure)	15,739	60,190	32,944	43,194	34,171	34,773	49,575	5,575
RESERVES - BALANCES								
	2021-22 Actual £000	2022-23 Estimate £000	2022-23 Projected Outturn £000	2023-24 Estimate £000	2024-25 Estimate £000	2025-26 Estimate £000	2026-27 Estimate £000	2027-28 Estimate £000
Reserve for Future Capital Programme (U01035) Ju								
Balance b/f	38,329	40,829	40,829	31,782	27,868	22,120	16,222	4,335
Contribution in year	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Used in year	0	-11,547	-11,547	-6,414	-8,248	-8,398	-14,387	
Balance c/f	40,829	31,782	31,782	27,868	22,120	16,222	4,335	6,835
Major Repairs Reserve (U01036)								
Balance b/f	11,876	8,378	9,588	1,210	285	285	285	285
Contribution in year	5,865	5,525	5,525	5,525	5,500	5,500	5,500	5,500
Used in Year	-8,153	-13,903	-13,903	-6,450	-5,500	-5,500	-5,500	-5,500
Balance c/f	9,588	0	1,210	285	285	285	285	285
New Build Reserve (U01069)								
Balance b/f	59,383	62,477	63,398	66,261	52,882	44,515	35,958	18,454
Contribution in year	7,839	8,383	7,074	8,383	8,551	8,722	8,896	9,074
Used in Year	-3,824	-26,125	-4,211	-21,761	-16,918	-17,279	-26,400	0
Balance c/f	63,398	44,735	66,261	52,882	44,515	35,958	18,454	27,528
Usable Capital Receipts: 1-4-1 receipts (T01011)								

GUILDFORD B.C. - HOUSING INVESTMENT PROGRAMME 2022-23 to 2027-28: HRA RESOURCES AND FUNDING STATEMENT

	2021-22 Actual	2022-23 Estimate	2022-23 Projected Outturn	2023-24 Estimate	2024-25 Estimate	2025-26 Estimate	2026-27 Estimate	2027-28 Estimate
	£000	£000	£000	£000	£000	£000	£000	£000
Balance b/f	4,526	5,412	5,226	5,630	413	465	518	573
Contribution in year	3,680	2,728	3,211	2,876	3,083	3,174	3,268	3,334
Repayment in year	0	0	0	0	0	0	0	0
Used in Year	-2,980	-8,140	-2,808	-8,094	-3,030	-3,121	-3,213	-3,334
Balance c/f	5,226	0	5,630	413	465	518	573	3,907

Note: a contribution to this reserve is dependent on the number of RTB sales in the year determined in the HRA self financing model. There are many variables to the calculation of the 1:4:1 contribution. As an estimate, I have used a model provided by Sector which is based on our assumption of RTB sales

Usable Capital Receipts - HRA Debt Repayment (T01010)

Balance b/f	4,262	4,308	5,280	6,123	6,845	7,629	8,439	9,274
Contribution in year	1,017	661	843	722	784	810	836	862
Used in Year	0	0	0	0	0	0	0	0
Balance c/f	5,280	4,969	6,123	6,845	7,629	8,439	9,274	10,137

Note: each RTB sale generates a contribution to this reserve toward debt repayment determined in the HRA self financing model. A small number of sales are anticipated each year.

Usable Capital Receipts - pre 2013-14 (T01008)

Balance b/f	0	0	0	0	0	0	0	0
Contribution in year	0	0	0	0	0	0	0	0
Used in Year (HRA = above)	0	0	0	0	0	0	0	0
Used in Year (GF Housing Co)	0	0	0	0	0	0	0	0
Used in Year (GF Housing - DFG)	0	0	0	0	0	0	0	0
Balance c/f	0	0	0	0	0	0	0	0

Note: Can only be used for HRA capital expenditure, affordable housing and regeneration schemes as set by GBC policy

Usable Capital Receipts - post 2013-14 (T01012)

Balance b/f	0	0	50	348	360	371	383	395
Contribution in year	802	289	298	301	304	307	310	313
Used in Year (HRA = above)	-752	-69	0	-189	-72	-75	-78	-78
Used in Year (GF Housing)	0	-220	0	-100	-220	-220	-220	-220
Balance c/f	50	0	348	360	371	383	395	410

Note: Can only be used for HRA capital expenditure, affordable housing and regeneration schemes as set by the Government

DRAFT HRA Capital Programme			2023/24
Project & Category	Description	Estimate	Notes
		£	
Refurbishment, Replacement & Renewal Programme			
Kitchen, bathroom and electrical upgrades	Renew kitchens, bathrooms and electrical installations where existing are life expired and in poor condition	2,200,000	Cyclical modernisation to maintain GBC decent housing standard and modern facilities. Replacements scheduled for 2023/24 plus catch up programme from Keystone asset management data. Properties pre-surveyed to ensure asset requires replacement. Based on 239 Kitchens, 82 baths and WC's
Void Properties - major refurbishment	Refurbishment of individual properties to enable them to be relet	1,750,000	Estimated - major void properties requiring extensive work throughout based on current demand. Based on 150 major voids.
Structural works - various properties	Structural works including structural investigation and remedial works due to foundation subsidence or other structural issues.	700,000	Repairs and major works to structurally defective properties which includes underpinning and decant costs where necessary due the extent of works required. Including further work in Westborough area.
Renewal of doors and door entry systems	Replacement of property external main entrance doors, side screens and installation of new door entry systems	800,000	Doors life expired. Additional security will be provided by door entry systems to reduce ASB and link in to fire alarm (Friary House & Supported Housing) & allow fire brigade access.
Replacement of windows and doors	Replace life expired and unserviceable windows & doors with double glazed UPVC	1,000,000	Based on 135 properties or 1290 windows
Pitched roof replacement including chimneys, fascias, soffits & rainwater gutters/downpipes	Renew life expired roof coverings and associated works	450,000	includes asbestos fascia/soffit replacement. Keystone asset data information plus maintenance team input.
Replacement of external canopies to blocks of flats	Phased replacement programme of defective canopies to block entrance doors with lightweight grp canopies	50,000	phase 2 to identified blocks and walkway
External wall insulation system to solid wall properties	Provision of external wall insulation to solid wall properties to address poor thermal insulation (year 4 of 4 year programme)	400,000	year 4 of programme
Compliance			
Front Entrance Door replacement to blocks of flats/supported housing	Undertake critical Fire safety front entrance door replacement	4,000,000	Year 2 of 2 year programme to replace front entrance doors to flats which whilst providing protection do not comply with current increased spec fire standards
Electrical testing and Remedial works	Electrical testing including remedial work and wired in smoke detector installation where required	1,900,000	Includes testing & associated repairs to communal areas in blocks of flats. Year 2 initial programme to be followed by a 5 year of rolling programme,
Fire and CO detector servicing and upgrade programme	Continued improvement and upgrading required as identified through new FRA work.	500,000	To undertake a fire and CO detection testing programme to meet new Govt regulatory guidance
Fire protection works following 21/22 FRAs	Prioritised repair non-urgent remedial works comprising of containment, communal doors upgrades/replacement, signage, etc	2,500,000	Works resulting from current FRA programme
Mechanical & Electrical			

Central heating boiler upgrades. Various locations	Upgrading existing central heating installations with high efficiency systems	800,000	Annual programme of domestic gas boiler replacement to modernise the system in preparation for new energy fuels
Domestic Air Source Heat Pump heating systems Various locations	Replacement of aging electric heating systems with high efficiency air source heat pump central heating systems	150,000	properties tbc
Lift refurbishment.	Continuation of phased programme to replace obsolete lift controllers	400,000	To replace end of life obsolete lift systems where maintenance no longer feasible due to parts being no longer available
Millmead Court	boiler replacement	800,000	
General			
Asbestos Removal - general	Removal, disposal and replacement of finishes under fully controlled asbestos removal conditions	200,000	various sites
Garage forecourt resurfacing programme	Resurfacing of forecourt areas to garage blocks where existing surface in poor condition.	100,000	Various sites - continuation of rolling annual planned maintenance programme.
Resurfacing of Access Roads	Resurfacing of road and access ways	200,000	reviewed as part of hard surface inspection programme
Condition Appraisals	Annual programme of condition appraisal surveys	100,000	Annual programme budget allowance for Keystone asset data condition surveys
Damp & condensation control programme	new programme	800,000	Following EPC survey programme, inc for ventilation & monitoring systems . Estimated cost proposed - review in progress
	Sub Total	19,800,000	
Other Capital			
Environmental improvements	General environmental improvements at sites to be agreed & subject to resident consultation.	50,000	confirm remains as per 21/22
Disabled adaptations Various locations	Works to alter, adapt Council owned dwellings for the benefit of people with disability.	750,000	This include a one year increase of £100k to support cases currently being progressed.
	Total	20,600,000	