

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	
<b>Acquisition of Land &amp; Buildings</b>	22,900	6,804	14,218		4,800	(118)	4,682	2,184	4,682	4,000	0	0	0	22,900
<b>New Build</b>														
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
<b>Schemes to promote Home-Ownership</b>														
Equity Share Re-purchases	annual	458	annual	400	0	400	0	400	400	400	400	0	0	annual
<b>Major Repairs &amp; Improvements</b>				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
<b>Grants</b>														
Cash Incentive Scheme	annual	0	annual	0	0	0	0	0						annual
<b>TOTAL APPROVED SCHEMES</b>	<b>59,407</b>	<b>11,438</b>	<b>18,074</b>	<b>52,909</b>	<b>610</b>	<b>53,519</b>	<b>16,713</b>	<b>32,869</b>	<b>27,266</b>	<b>7,847</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>60,356</b>

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

	Project Budget £000	2021-22 Actual £000	Project Spend at 31-03-22 £000	2022-23 Estimate £000	Carry Forward	2022-23 Revised Estimate	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	Total Project Exp £000
<b>New Build</b>													
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
<b>Major Repairs &amp; Improvements</b>													
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
<b>Grants</b>													
Cash Incentive Scheme	annual		annual	75		75	75	75	75	75	75	75	annual
<b>Total Expenditure to be financed</b>	<b>108,625</b>	<b>0</b>	<b>1,225</b>	<b>7,281</b>	<b>0</b>	<b>7,281</b>	<b>75</b>	<b>15,928</b>	<b>26,324</b>	<b>34,373</b>	<b>49,575</b>	<b>5,575</b>	<b>105,125</b>

**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
<b>EXPENDITURE</b>								
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
<b>Total Expenditure</b>	<b>15,739</b>	<b>60,190</b>	<b>32,944</b>	<b>43,194</b>	<b>34,171</b>	<b>34,773</b>	<b>49,575</b>	<b>5,575</b>
<b>FINANCING OF PROGRAMME</b>								
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
<b>Total Financing (= Total Expenditure)</b>	<b>15,739</b>	<b>60,190</b>	<b>32,944</b>	<b>43,194</b>	<b>34,171</b>	<b>34,773</b>	<b>49,575</b>	<b>5,575</b>
<b>RESERVES - BALANCES</b>								
	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
<b>Reserve for Future Capital Programme (U01035) Ju</b>								
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	<b>40,829</b>	<b>31,782</b>	<b>31,782</b>	<b>27,868</b>	<b>22,120</b>	<b>16,222</b>	<b>4,335</b>	<b>6,835</b>
<b>Major Repairs Reserve (U01036)</b>								
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	<b>9,588</b>	<b>0</b>	<b>1,210</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>285</b>
<b>New Build Reserve (U01069)</b>								
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	<b>63,398</b>	<b>44,735</b>	<b>66,261</b>	<b>52,882</b>	<b>44,515</b>	<b>35,958</b>	<b>18,454</b>	<b>27,528</b>
<b>Usable Capital Receipts: 1-4-1 receipts (T01011)</b>								

## 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
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	
Balance c/f	<b>5,226</b>	<b>0</b>	<b>5,630</b>	<b>413</b>	<b>465</b>	<b>518</b>	<b>573</b>	<b>3,907</b>

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	<b>5,280</b>	<b>4,969</b>	<b>6,123</b>	<b>6,845</b>	<b>7,629</b>	<b>8,439</b>	<b>9,274</b>	<b>10,137</b>

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	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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	<b>50</b>	<b>0</b>	<b>348</b>	<b>360</b>	<b>371</b>	<b>383</b>	<b>395</b>	<b>410</b>

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