

EXPENDITURE	For info	For Approval	For info				Description
	P&R Original Budget 2019/20	Proposed Budget 2020/21	Profiled Budget 2020/21	Total Budget 2020/21	Provisional Budget 2021/22	Provisional Budget 2022/23	
	£'000	£'000	£'000	£'000	£'000	£'000	
<b>Improving Housing Quality</b>							
Door Entry Systems & CCTV	818	700		700	697	700	A long-term programme to replace door entry systems, where needed, as many are nearing the end of their serviceable life, with spare parts being difficult to source. This programme is reviewed, alongside the communal main entrance door programme to ensure value for money.
Water Tanks, Ventilation, Lighting & Lightning Protection & Fire Alarms	675	750		750	611	613	Projects help meet statutory requirements and ensure safety and welfare for residents through replacement and improvements.
Lifts	921	417		417	417	419	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	4,070	1,420	1,400	2,820	1,781	1,794	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 retro-fitting of sprinklers, which continues, subject to consultation with residents.
Minor Capital Works	664	324		324	323	325	Investment in smaller capital repairs across the HRA stock as well as investing in car parks and garages.
Roofing	1,927	1,590		1,590	1,113	1,121	Helps to extend the life of assets, improves insulation and reduces responsive repairs.
Condensation & Damp Works	392	250		250	278	280	Health and welfare of council residents is assisted by tackling issues arising from condensation and damp in properties
Major Structural works	4,986	2,795		2,795	9,047	5,823	Meeting our landlord obligations through maintaining the structural and general external integrity of properties.
Seniors housing quality improvement works		206		206			Seniors Housing are implementing the new agreed strategy to ensure ongoing quality of seniors schemes. This budget will kick-start initial improvements, whilst longer-term investment plans are progressed.
Major Empty Property works	91	80		80	111	112	Extensive refurbishment of empty homes prior to re-letting.
Cyclical Repairs & Decorations	3,420	1,363		1,363	2,543	2,562	External and common way repairs and decorations across the city help reduce ongoing costs and keep properties well maintained. Property & Investment work closely with residents to ensure internal decorations in blocks are consistently delivered across the city.
Future capital projects	112	457		457	314	314	Specialist and other surveys to support future programmes.

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<b>Brighton &amp; Hove Standard Works</b>							
Dwelling Doors	293	227		227	250	252	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	1,671	1,533		1,533	1,692	1,704	This budget helps to ensure homes comply with the Brighton & Hove Standard.
Rewiring - Domestic/ Communal	1,384	1,227		1,227	1,269	1,278	Safe and reliable and compliant electrical installations and efficient lighting are supported from this budget.
Windows	1,806	965		965	1,948	1,289	Window replacement programmes meet the council's landlord obligations, improve energy efficiency, warmth and reduce ongoing repair costs.
<b>Sustainability &amp; Carbon Reduction</b>							
Domestic/Communal Heating Improvements	2,100	2,104		2,104	2,099	2,103	Efficient and modern replacement heating systems improve thermal comfort, reduce carbon emissions and resident fuel costs.
Housing Centre - Heating and Ventilation		600		600			The new heating, cooling and ventilation system for the Housing Centre brings the opportunity to help deliver a more sustainable future. The aim is to significantly reduce the carbon emissions related to our service delivery activities through this investment. The existing system is in poor condition and is now not considered fit for purpose.
Elwyn Jones Court - Heating Project		600		600			A low/zero carbon system of ground source heat pumps and new heating distribution system will bring benefits to both residents and the environment by reducing the need for fossil fuel use. The existing heating system is no longer considered fit for purpose and requires replacement.
Home Energy Efficiency, Insulation improvements & Renewables	662	264	225	489	253	203	Many homes now benefit from solar panels. 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.
New Solar Panels Programme		100		100			Commencement of new solar programme.

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<b>Tackling Inequality</b>							
Estate Development Budget	355						Budget of £0.247m now sits within revenue, reflecting the nature of spend against this budget. Residents are able to prioritise smaller projects through this continuing and well supported budget.
Environmental Improvements	400	200		200	200	200	This Budget funds environmental and communal area improvement work based on resident priorities. The total budget stands at <b>£0.500m</b> for 2020-21, with the capital portion of the budget being £0.200m and the remainder in the revenue budget to reflect the nature of spend.
Fencing	61	57		57	56	56	Maintaining and improving our neighbourhoods and estates.
Disabled Aids & Adaptations	1,150	1,150		1,150	1,150	1,150	Enabling vulnerable residents continue to live independently in their homes through investment in housing adaptations.
Conversions & Extensions	551	537		537	532	534	Tackling overcrowding across the city is of key importance to ensure good quality housing.
Housing ICT Budget	1,200	70		70	50	50	
<b>Total Investment in existing Housing Stock</b>	<b>29,709</b>	<b>19,986</b>	<b>1,625</b>	<b>21,611</b>	<b>26,734</b>	<b>22,882</b>	

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<b>Delivery of New Council Homes</b>							
New schemes		2,760	550	3,310	53,507	54,999	This is the forecast expenditure required to develop 405 new homes, across various sites in the city. These projects will be assessed and presented separately to Housing Committee.
Converting spaces in existing buildings	1,578	1,612	400	2,012	1,171	1,870	Increasing housing supply through an ongoing Hidden Homes programme to deliver new homes by converting existing redundant spaces.
Purchase of Emergency Temporary Accommodation	3,500						
Other acquisitions			1,448	1,448	7,261		Increasing housing supply through other acquisitions.
Purchase properties	7,000	15,612		15,612	8,797	12,543	Increasing housing supply through the expanded Home Purchase Policy.
Design competition	200		2,200	2,200			Increasing housing supply through the New Homes for Neighbourhoods programme. Total scheme budget approved for the development of 8 homes
Oxford Street conversion	1,125		600	600			
Redevelopment of vacant HRA garage sites	83						
Selsfield Drive	5,109		3,246	3,246			Scheme due for completion in 2020/21.
Buckley Close	2,583		47	47			Increasing housing supply through the New Homes for Neighbourhoods programme. Total budget of £2.96m approved at December PR&G for the development of 12 homes.
Victoria Road	1,972		8,147	8,147	2,890		Increasing housing supply through the New Homes for Neighbourhoods programme. Total budget of £12.914m approved at December PR&G for the development of 45 homes and the re-provision of a Sports Pavilion at Victoria Road, Portslade.
Tilbury Place	500						
Feasibility	227	150		150	150	150	This budget funds the initial survey and consultancy work required to bring forward new developments.
<b>Total Delivery of New Council Homes</b>	<b>23,877</b>	<b>20,134</b>	<b>16,638</b>	<b>36,772</b>	<b>73,776</b>	<b>69,562</b>	

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<b>Total Programme</b>	<b>53,586</b>	<b>40,120</b>	<b>18,263</b>	<b>58,383</b>	<b>100,510</b>	<b>92,444</b>	
<b>Programme Funding</b>							
Revenue Contribution to Capital		23,716		23,716	22,466	23,637	Funding from revenue surpluses.
Borrowing		13,835	12,397	26,232	54,155	51,335	Borrowing required mainly for new build development.
HRA reserves		570		570	3,550	550	Useable revenue and capital reserves
Capital Receipts		1,630	4,991	6,621	12,275	5,707	Retained RTB receipts for New Build
Energy Grants/FITs		180		180	180	180	Funding received to support sustainability and carbon projects.
Land Release Funding			875	875	6,045	11,035	Funding for works at Selsfield Drive and Victoria Road. £17m from Homes England for Moulsecoomb Hub.
Commuted Sums		3,049		3,049	1,839		Funding to support the purchase of properties through the Home Purchase Policy.
Earmarked rent reserve		1,050		1,050			Earmarked reserve to fund the Home Purchase Policy as agreed by Housing Committee in September 2019, utilised to reduce rents on properties purchased by the council.
<b>Total Funding available</b>		<b>44,030</b>		<b>62,293</b>			
<b>Total Funding required</b>	<b>53,586</b>	<b>40,120</b>	<b>18,263</b>	<b>58,383</b>	<b>100,510</b>	<b>92,444</b>	
<b>Excess Funding available</b>		<b>3,910</b>		<b>3,910</b>			<b>Forecast balance available to support future programmes.</b>
<b>To be used for:</b>							
<b>New capital reserve for investment in existing housing stock 2021/22</b>		<b>2,900</b>		<b>2,900</b>			Reserve for use in capital programme 2021/22
<b>New Rent Reduction Reserve</b>		<b>1,010</b>		<b>1,010</b>			Rent reduction reserve

