



Report to Policy Committee

Author/Lead Officer of Report: Nesreen Lowson

Tel: 0114 474 1241

Report of: Ajman Ali, Executive Director – Neighbourhood Services
Report to: Housing Policy Committee
Date of Decision: 20 June 2024
Subject: Housing Capital Programme – 2023/24 Quarter 4 update on the approved 5 Year Programme

Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, what EIA reference number has it been given? <i>(Insert reference number)</i>				
Has appropriate consultation taken place?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Purpose of Report:

The Housing Capital Programme brings together the 5-year Capital Investment and Housing Growth proposals for Council Housing, setting out the priorities for current and future investment. The purpose of these plans is to continue to deliver Decent Homes, tenants' priorities and improving the quality of homes and neighbourhoods.

The Housing Capital Programme is split into three distinct areas of activity; (1) **Council Housing Investment** (existing stock and assets), (2) **the Council's Stock Increase Programme**, funded from the Council's Housing Revenue Account, as described in the annual HRA Business Plan and (3) **the Non-HRA Capital Programme** which includes programme management, Homes & Loans to private homes and investment in private homes. The table at section 2.2 of the report shows the overall Housing Capital Programme split between Council Housing Investment, Stock Increase and Non-HRA areas of the programme.

The purpose of this report is to provide a quarterly update on progress against the approved 2023/24 Housing Capital Programme. This report will focus on providing an update on expenditure and progress against the 2023/24 Housing Capital Programme position at the end of March 2024 (Quarter 4). The report also provides an update of the 5-year Housing Capital Programme (2023/24 – 2027/28).

Recommendations:

The Housing Policy Committee are recommended to:

- Note the 2023-24 Housing Capital Programme outturn and budget position at the end of quarter 4.
- Note the update provided for the 5-year Housing Capital Programme (2023/24 – 2027/28)

Background Papers:

Appendix 1 – Approved 5-year Housing Capital Programme (2023/24 – 2027/28)

Lead Officer to complete: -		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: <i>Damian Watkinson</i>
		Legal: <i>Rebecca Lambert</i>
		Equalities & Consultation: <i>N/A</i>
		Climate: <i>N/A</i>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	EMT member who approved submission:	Ajman Ali
3	Committee Chair consulted:	Douglas Johnson
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Committee by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Chris Ellison	Job Title: Director of Housing
	Date: 31/05/2024	

1.0 Background

- 1.1 The Housing Capital Programme was approved in February 2023 as part of the Housing Revenue Account (HRA) Business Plan and included in the Council's Corporate Capital Programme that brings together all Sheffield City Council's Capital Programmes for formal approval.
- 1.2 The Housing Capital Programme is a rolling 5-year programme which is part of the Housing Revenue Account (HRA) 30-year Business Plan. The proposals contained within the Investment Programme are subjected to tenant consultation and Member and officer scrutiny to ensure that investment is targeted to achieve key priorities of well maintained, decent, safe and warm homes.
- 1.3 The Housing Investment focuses on a 'fabric first' approach to protect council housing assets, to reduce ongoing and long-term repairs and maintenance

obligations and increase tenants' satisfactions with their homes. During 2023, and as part of the refresh work of the investment needs identification for capital works, an area-based investment focus was undertaken, to reflect local priorities that are important to residents and tenants. In addition to this, close working arrangements with the Repairs and Maintenance Service are ongoing to align capital and revenue investment in the council housing stock.

- 1.4 Appendix 1 reflects the approved Capital Programme budgets at the end of 2023/24.
- 1.5 The refresh of the 5-year Housing Capital Programme is undertaken annually with periodic reviews during the course of the financial year.
- 1.6 The previous HRA Business Plan including the Capital Programme approved, at Full Council on 20th February 2023, a total 5-year programme of £556.5m of which includes 2023/24 Capital Programme at £106.9m.
- 1.7 The recently refreshed 5-year Housing Capital Programme (2024/25 – 2028/29) was approved on the 21st of February 2024 by Strategy and Resources Policy Committee. Progress reporting against this will commence at the end of Qtr 1 of 2024/25.

2.0 Housing Capital Programme Position at the end of Quarter 4 2023/24

- 2.1 During 2023/24 detailed reviews of the Housing Capital Programme were undertaken and subsequently approved to reflect progress of projects within the programme and market conditions. The overall variations have since resulted in a total revised and approved Housing Capital Programme for 2023/24 of £68.1m including the Investment Programme of £42m. The table below reports variations for the 2023/24 programme at quarterly intervals.

HRA Capital Programme Position - Period 12

2.2

HRA Programme Position	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full
	Year	Year	Year	Year	Year
	Q1	Q2	Q3	Q4	VARIANCE
HEATING, ENERGY & CARBON REDUCTION TOTAL	£27,382,732	£17,376,725	£14,808,331	£14,808,331	£0
H & S ESSENTIAL WORK TOTAL	£11,525,627	£10,570,330	£10,729,356	£10,731,768	£2,412
ADAPTATIONS & ACCESS TOTAL	£2,950,871	£2,950,871	£2,950,871	£2,950,871	£0
HRA PROGRAMME MANAGEMENT TOTAL	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£0
WASTE MANAGEMENT & ESTATE ENV TOTAL	£805,127	£100,000	£100,000	£5,000	£(95,000)
ENVELOPING & EXTERNAL WORK TOTAL	£12,344,900	£1,583,900	£1,583,900	£1,583,900	£0
COMMUNAL AREA INVESTMENT TOTAL	£500,000	£50,000	£50,000	£50,000	£0
INTERNAL WORKS TOTAL	£3,835,995	£3,835,995	£5,435,995	£5,439,495	£3,500
OTHER PLANNED ELEMENTALS TOTAL	£1,581,642	£931,642	£2,868,131	£2,868,131	£0
GARAGES & OUTHOUSES TOTAL	£132,627	£132,627	£132,627	£132,627	£0
IT UPGRADE TOTAL	£0	£0	£0	£0	£0
GV MASTERPLAN DELIVERY TOTAL	£249,417	£304,919	£304,919	£309,919	£5,000
HRA INVESTMENT NEED 2027/28					£0
COUNCIL HOUSING INVESTMENT TOTAL	£64,408,938	£40,937,010	£42,064,130	£41,980,042	£(84,088)

Stock Increase Programme Position	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full
	Year	Year	Year	Year	Year
	Q1	Q2	Q3	Q4	VARIANCE
ASSET MANAGEMENT DELIVERY TOTAL	£10,899,644	£9,000,803	£7,562,029	£8,177,064	£615,035
HOUSING GROWTH DELIVERY TOTAL	£45,746,389	£49,186,674	£20,214,507	£15,202,141	£(5,012,366)
STOCK INCREASE PROGRAMME TOTAL	£56,646,032	£58,187,477	£27,776,536	£23,379,205	£(4,397,331)

Non HRA Programme Position	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full	2023/24 Full
	Year	Year	Year	Year	Year
	Q1	Q2	Q3	Q4	VARIANCE
Non-HRA REGENERATION TOTAL	£18,000	£18,000	£18,000	£18,000	£0
Non-HRA PROGRAMME MANAGEMENT TOTAL	£377,000	£377,000	£377,000	£377,000	£0
HOMES & LOANS TOTAL	£534,758	£639,860	£792,680	£0	£(792,680)
PRIVATE HOUSING STANDARDS TOTAL	£0	£0	£0	£0	£0
OTHER CAPITAL WORKS TOTAL	£2,388,915	£2,388,915	£2,427,545	£2,388,915	£(38,630)
NON-HRA SUMMARY TOTAL	£3,318,673	£3,423,775	£3,615,225	£2,783,915	£(831,310)
GRAND TOTAL	£124,373,644	£102,548,262	£73,455,891	£68,143,162	£(5,312,729)

The Housing Capital Programme total variances shown above between Quarter 3 and Quarter 4 are of new approved projects and re profiling budget allocations into future years, some including approved slippage.

- Health & Safety Essential related to Tower Blocks Fire Safety, approval to drawdown funds for budget variation.
- A new approved project – Non PFI Highways Resurfacing sits within the Waste Management & Estate theme with a total approved budget of £200k.
- Internal Works accounts for the approved budget for Wordsworth Avenue Refurbishment.
- Variances shown within the Stock Increase Programme (SIP) are part of the approved revised SIP.
- Homes and Loans theme shows as a variance due to removing budget at year end and then re entering at start of new financial year.

2.3

At the end of Qtr 4 2023-24, the final Housing Capital Programme position is shown in the table below:

2023-24 Housing Capital Programme Position	Approved	Changes	FINAL
HRA Investment in Council Housing (Themes)	41.977	0.004	41.980
HRA Stock Increase Programme	23.197	0.182	23.379
HRA Programme Subtotal	65.174	0.186	65.359
Non-HRA Programme	2.784	0.000	2.784
TOTAL Housing Capital Investment Programme	67.958	0.186	68.143

2.4

At the end of Qtr 4, 2023/24, the total approved final budget for the 2023/24 Housing Investment Programme was £42m. The table below identifies the expenditure by level of commitment at theme level. The levels of commitments illustrate the different stages of

end of Qtr 4 and set out the total amounts that are currently allocated within the approved Housing Capital Programme.

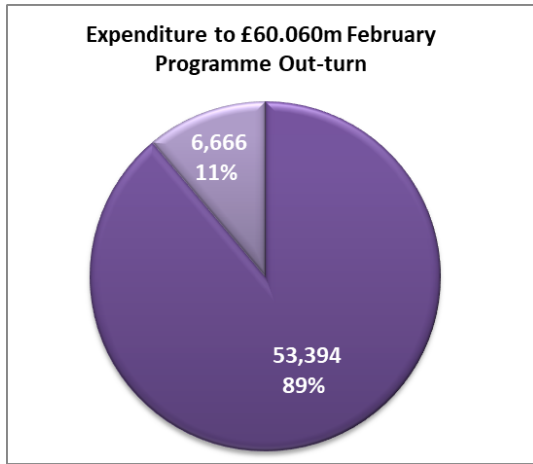
HRA PROGRAMME POSITION - PERIOD 9 APPROVED BUDGET £42.064m	STAGES OF HRA FULL YEAR 23/24 PROGRAMME			
	Planning/Survey/Feasibility	Design/Procurement	Contract Award/Delivery	Other/Q Number
HEATING, ENERGY & CARBON REDUCTION TOTAL	£0	£1,797,794	£12,704,030	£306,506
H & S ESSENTIAL WORK TOTAL	£139,897	£644,163	£9,509,897	£240,000
ADAPTATIONS & ACCESS TOTAL	£0	£0	£2,946,501	£4,370
HRA PROGRAMME MANAGEMENT TOTAL	£0	£0	£0	£3,100,000
WASTE MANAGEMENT & ESTATE ENV TOTAL	£0	£0	£5,000	£0
ENVELOPING & EXTERNAL WORK TOTAL	£0	£239,000	£1,344,900	£0
COMMUNAL AREA INVESTMENT TOTAL	£0	£0	£0	£50,000
INTERNAL WORKS TOTAL	£3,500	£0	£5,435,995	£0
OTHER ESSENTIAL WORK TOTAL	£0	£0	£2,636,080	£232,051
GARAGES & OUTHOUSES TOTAL	£0	£0	£197,812	£132,627
IT UPGRADE TOTAL	£0	£0	£0	£0
GV MASTERPLAN DELIVERY TOTAL	£5,000	£0	£304,919	£0
GRAND TOTAL	£148,397	£2,680,957	£35,085,134	£4,065,553

2.5 The following 'pipeline' projects are currently under development and fall within the Housing Investment Programme and project business cases have yet to be submitted, however are anticipated to be during 2024. Funding provision for these projects is contained within the Themes set out in the tables above.

- **Edward Street Flats External Refurbishment:** This project aims to address the ongoing issues with the condition of the roof, gutters, concrete repairs to the communal areas, fire safe flat doors, and window replacement. Energy efficiency and decarbonisation measures are currently being explored to incorporate potential options and solutions into the project scope.
- **Damp and Mould;** work is currently ongoing with the Repairs and Maintenance Service to develop a programme of works to address properties that are the most vulnerable to damp and mould due to construction types, condition of external fabric, insulation and energy efficiency status.
- **Waste management and Pest Control Prevention Programme;** A number of our low-rise blocks in the city centre region are currently experiencing problems with excessive exposure to vermin and pests. This programme will support measures to address improved waste management measures including chutes closures and the provision of modern waste and recycling facilities.
- **Ranch Styles flats at Stannington;** this project will look to address damp and mould concerns reported by local residents in these flats.
- **Fire safety doors to flats;** work has commenced on developing a planned approach for the replacement of fire safety doors for all flats and maisonettes doors that are not to current required fire safety standards.

3.0 Expenditure Position at the end of Quarter 4 2023/24

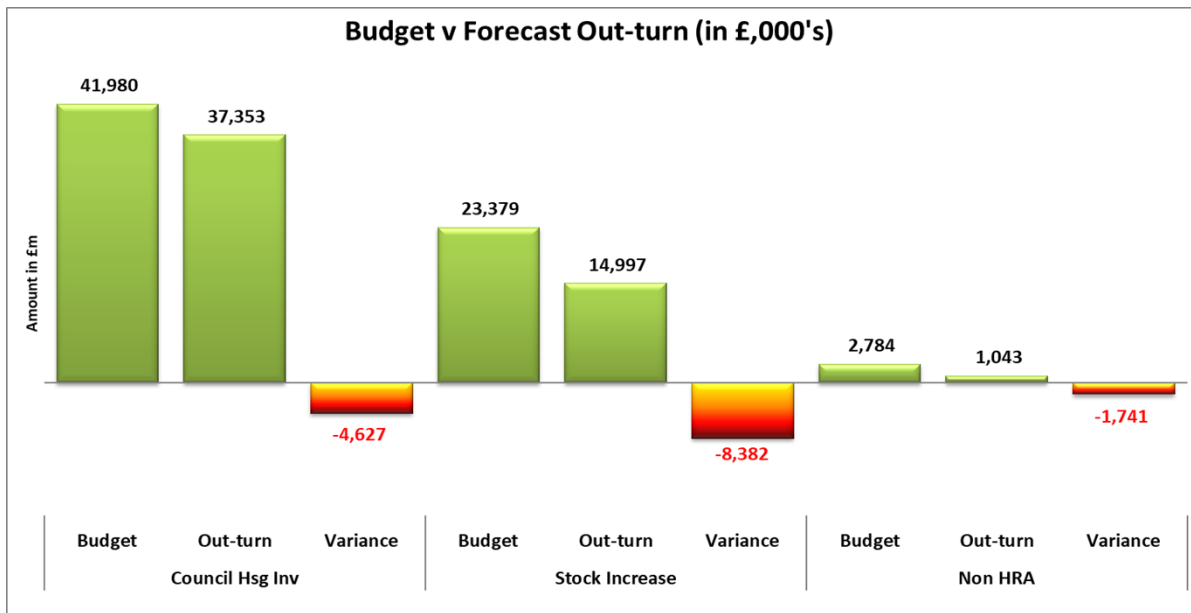
3.1 The final 2023-24 Housing Capital Programme expenditure (actual costs to date) to the end of March was £53.4m. This is 89% of the February forecast programme out-turn of £60.1m. The chart below illustrates this representation.



3.2 Forecast Out-turn Position at the end of Quarter 4 23/24

3.3 The Housing Capital Programme forecasted out-turn position at the end of March 2024 was £53.4m. This is (£14.8m) under the proposed programme budget of £68.1m.

The table below illustrates the forecasted outturn against the approved budget at the end of Qtr 4 for each of the Council Housing Investment, Stock Increase and Non-HRA areas of the programme.



3.4 The variances for each section of the programme are a combination of procurement (tender savings), programme changes, slippage and updated financial spend profiles.

3.5 The total within Council Housing Investment, the forecast variance is (£4.6m) and mostly related to EWI Non-Traditional (Airey Properties) Phases 2 & 3, Demolition Programme, Fire Suppression Systems, Tower Blocks FRA, CCTV Refurb & Upgrade, Lift Replacements, OPIL Laundry Upgrades, Manor House OPIL FRA, Roofing Replacement Programme, Lift Replacements and Elemental Refurbs which have experienced project changes and delays.

3.6 The forecasted variance for the Stock Increase programme (£8.4m) is mainly in relation to the Acquisitions Scheme including LHAf 1 & 2, Gaunt Road, Newstead

Enable schemes, Whitwell Street Darnall and New Build Council Housing phase 26. The revised Stock Increase Programme, priorities and profiles are outlined below in the SIP update.

3.7 The forecasted variance for the Non HRA Programme is currently at (£1.7m)

3.8 **Update on the Stock Increase Programme (SIP)**

3.9 The 5 Year Stock increase Programme (SIP) has now been agreed by the Strategy and Resources Policy Committee. The revised SIP, profile and priorities are as following.

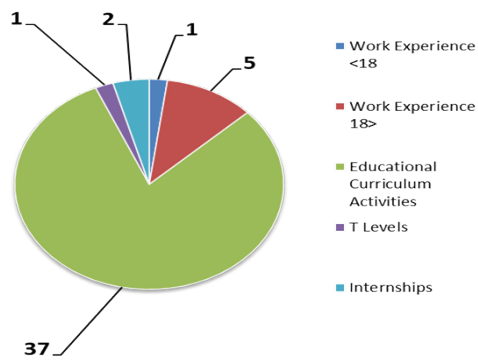
- Housing Growth to expedite delivery of their Workplan to understand the remaining 137 HRA and GF sites – proposed timescales are set out at section 6.
- Announce the SIP delivery of over 180 units on the Bolehills, Newstead General Needs and Newstead OPIL sites (see section 4 for details).
- The delivery of a further 437 general acquisitions up to 2029.
- The SIP delivery of an additional anticipated almost 300 units before 2029 – this covers the units in Scowerdons, Viking Lee and Algar.
- Expedite delivery of the Housing Strategy, OPIL Strategy, TA Strategy and Specialist Accommodation Review – involving wider stakeholders - so we have a clear basis upon which to base our priorities and decisions – see section 6.
- Continue to work with Department for Levelling Up, Housing and Communities (DLUHC) to resolve the issue of Sheffield Housing Company (SHC) Acquisitions definition to avoid being part of the RTB141 cap which is underway to seek any opportunities for re-classification.

The provision of new Temporary Accommodation will come forward as a new Business Case as part of the work taking place with SLB and as part of a wider programme to increase supply for supporting the significant increase in Homelessness and loss of Housing Subsidy in the City (March 2024).

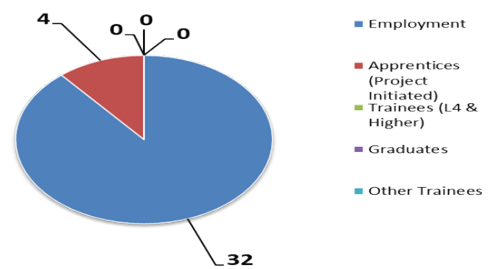
4.0 **Employment and Social Value**

4.1 The Housing Investment Programme achieves significant wider social value in addition to improvements to the council housing stock. This information is captured by the Council and published periodically. As part of the procurement of the capital programme contracts, a set of requirements are included during the procurement and contract stages for delivering against social value requirements which include supporting local employment and upskilling opportunities (through work experience and apprenticeships). The charts below report on these for Quarters 1, 2, 3 and 4.

Educational Activities

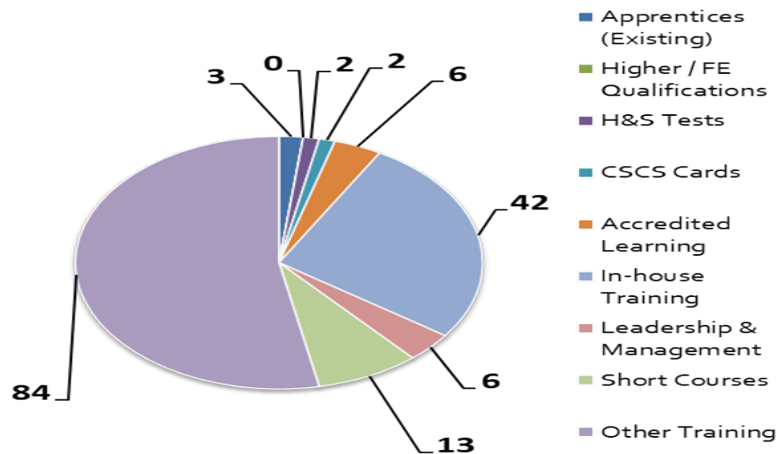


New Employment



To date during 2023/24, the chart below illustrates local employment upskilling opportunities within the Sheffield area.

Upskilling



5.0 Customer Engagement

5.1 The Housing Investment Programme (Capital) includes investment to ensure compliance with regulations, works that will protect the life of our assets and make our housing estates great places to live. Consulting on and planning the capital programme with tenants is a priority for the Housing and Neighbourhoods Service. Scrutiny on the delivery of the Housing Investment Programme is managed through tenant governance boards and performance reports.

5.2 Engagement with key stakeholders, including relevant consultation with residents and local members, takes place as part of developing each project proposal contained within the programme through written communication, workshops, and consultations events throughout the lifetime of the projects and programme.

5.3 Meetings are taking place annually with each of the individual Neighbourhood Teams to identify local priorities within each neighbourhood area. We will report updates on this to Housing Policy Committee as part of the annual the HRA business planning process.

6.0 Improvements to properties – Page 58 outputs to be achieved during

2023/24.

- 6.1 The definition of outputs, include (but not limited to) the following:
- the number of surveys completed, kitchens, bathrooms, windows, doors installation to a property.
 - Adaptations carried out to any particular property may include building of extensions, installation of level access showers, stairlifts, ramps, and/ or any other adapted alterations to a property.
 - Roofing works completed per property or block of flats / maisonettes.
 - Any enhancement works that lead to the energy efficiency of a home.
 - Installation of fire doors, misting units, fire safety remedial works and surveys.

- 6.2 By the end of March 2024, the following outputs were achieved:

- 2067 Asbestos Surveys undertaken to various council properties across the city.
- 2990 homes received electrical upgrades and are now compliant with the Electrical Safety regulations.
- 419 adaptations were delivered and 121 installations of stairlifts to properties with vulnerable customers.
- 18 Laundry facility upgrades to Older Persons Independent Living schemes.
- 36 sites have now received CCTV refurbishment and new installation, work will continue until July/August 2024.
- High rise reroofing work completed on the blocks at Cornhill, Crawshaw, Wentworth, Adelphi, Martin, Burlington and Bond. Work is also completed at Albion and Oxford blocks; work is 90% complete to the Gleadless Valley high rise blocks. Work on four remaining blocks is continuing during 2024/25.
- The elementals programme had a slow start due to performance issues as previously reported. There were 105 properties that received new kitchens, bathrooms, and electrical upgrades. This contract is currently experiencing a number of other delays relating to contractor performance and is being addressed through the contract remedies.
- The external wall insulation phase 3 (EWI 3 – system build properties) commenced on site during June 2023. By the end of Qtr 4 there were 240 properties improved and insulated to PAS2035 standards.
- The external wall insulation phase 2 (EWI 2 Airey repair and insulation) will report the first round of outputs during Qtr. 1 of 2024/25.

- 6.3 The Gleadless Valley masterplan recently launched with circa £90m of investment to be delivered including 221 new homes, 72 homes remodelled and the remaining stock on the estate being refurbished over the next 10 years as part of a comprehensive programme of regeneration improvements. The Gleadless Valley project team is currently reviewing the overall delivery programme and any significant changes will be subject to further member and tenant scrutiny. This will be reported separately.

7.0. HOW DOES THIS DECISION CONTRIBUTE?

- 7.1 The Housing Policy Committee is to note and provide comment on the progress made within Qtr. 4 of 2023/24 against the approved position on the Housing Investment Programme.

8.0 HAS THERE BEEN ANY CONSULTATION?

8.1 There has been no consultation on this report other than tenant scrutiny performance reporting. The budget approval process itself for each project/programme contained within the Housing Investment Programme involve significant consultation and engagement with tenants, residents, local members and key stakeholders.

9.0 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

9.1 Equality Implications

9.1.1 There are no direct equality implications arising from this report. It is expected that each individual project will undertake a full Equality Impact Assessment as part of the basis for the development of project details, scope and budget proposals.

9.2 Financial and Commercial Implications

9.2.1 The report provides an update on the current position and at the end of Q3 for the Housing Capital Programme.

9.3 Legal Implications

9.3.1 Section 28 of the Local Government Act 2003 imposes a duty on the Council to monitor its budgets throughout the financial year, this report is a financial update report that sets out the position of the Housing Capital Programme. There are no new or additional legal implications arising from the report for consideration. Individual reports on each of the three component parts of the Housing Capital Programme being (1) Council Housing Investment, (2) Stock Increase Programme and (3) the Non-HRA Capital Programme should set out any relevant legal implications.

9.4 Climate Implications

9.4.1 There are no direct climate implications arising from this report. It is expected that individual projects will consider climate implications as project and budget proposals are developed in due course.

9.5 Other Implications

9.5.1 *There are no other implications to consider*

10.0 ALTERNATIVE OPTIONS CONSIDERED

10.1 *No alternative options are considered as part of this update report.*

11.0 REASONS FOR RECOMMENDATIONS

11.1 This report is to provide the Housing Policy Committee members with an update on progress against the 5-year approved Capital programme at the end of Qtr. 4 2023/24.

Appendix 1 – Approved 5-year Housing Capital Programme

HRA Capital Programme Position - Position at Period 12

HRA Programme Position	2023/24 Full Year	2024-2028 Programme				5 Year Total FY Budget
	2023/24 FY Budget	2024/25 FY Budget	2025/26 FY Budget	2026/27 FY Budget	2027/28 FY Budget	
HEATING, ENERGY & CARBON REDUCTION TOTAL	£14,808,331	£16,185,343	£14,884,711	£17,935,865	£24,307,924	£88,122,173
H & S ESSENTIAL WORK TOTAL	£10,731,768	£10,455,523	£20,530,719	£25,600,863	£20,173,411	£87,492,284
ADAPTATIONS & ACCESS TOTAL	£2,950,871	£3,598,851	£6,299,358	£3,925,350	£4,039,530	£20,813,960
HRA PROGRAMME MANAGEMENT TOTAL	£3,100,000	£3,430,350	£3,694,720	£3,865,875	£4,039,530	£18,130,475
WASTE MANAGEMENT & ESTATE ENV TOTAL	£5,000	£3,111,530	£4,038,095	£6,118,208	£4,830,834	£18,103,667
ENVELOPING & EXTERNAL WORK TOTAL	£1,583,900	£10,403,483	£17,362,748	£17,243,132	£23,836,776	£70,430,039
COMMUNAL AREA INVESTMENT TOTAL	£50,000	£2,722,500	£2,962,333	£4,747,238	£1,022,736	£11,504,807
INTERNAL WORKS TOTAL	£5,439,495	£4,062,550	£6,227,187	£6,312,170	£6,120,500	£28,161,902
OTHER PLANNED ELEMENTALS TOTAL	£2,868,131	£3,084,048	£3,269,827	£3,547,089	£2,448,200	£15,217,295
GARAGES & OUTHOUSES TOTAL	£132,627	£272,250	£288,650	£297,375	£3,529,102	£4,520,004
IT UPGRADE TOTAL	£0	£0	£0	£0	£0	£0
GV MASTERPLAN DELIVERY TOTAL	£309,919	£1,755,348	£6,510,268	£10,290,480	£10,619,771	£29,485,786
COUNCIL HOUSING INVESTMENT TOTAL	£41,980,041	£59,081,775	£86,068,616	£99,883,645	£104,968,314	£391,982,392
Stock Increase Programme Position	2023/24 Full Year	2024-28 Programme				5 Year Total FY Budget
	2023/24 FY Budget	2024/25 FY Budget	2025/26 FY Budget	2026/27 FY Budget	2027/28 FY Budget	
ASSET MANAGEMENT DELIVERY TOTAL	£8,177,064	£3,432,079	£3,214,880	£2,643,973	£2,805,100	£20,273,096
HOUSING GROWTH DELIVERY TOTAL	£15,202,141	£41,118,937	£55,044,219	£59,806,651	£22,346,658	£194,218,606
STOCK INCREASE PROGRAMME TOTAL	£23,379,205	£44,551,016	£58,259,099	£62,450,624	£25,151,758	£213,791,702
Non HRA Programme Position	2023/24 Full Year	2024-28 Programme				5 Year Total FY Budget
	2023/24 FY Budget	2024/25 FY Budget	2025/26 FY Budget	2026/27 FY Budget	2027/28 FY Budget	
Non-HRA REGENERATION TOTAL	£18,000	£18,000	£18,000	£18,000	£18,000	£90,000
Non-HRA PROGRAMME MANAGEMENT TOTAL	£377,000	£377,000	£377,000	£377,000	£377,000	£1,885,000
HOMES & LOANS TOTAL	£0	£250,000	£0	£0	£0	£250,000
PRIVATE HOUSING STANDARDS TOTAL	£0	£0	£0	£0	£0	£0
OTHER CAPITAL WORKS TOTAL	£2,388,915	£2,342,255	£0	£0	£0	£4,731,170
NON-HRA SUMMARY TOTAL	£2,783,915	£2,987,255	£395,000	£395,000	£395,000	£6,956,170
GRAND TOTAL	£68,143,162	£106,620,047	£144,722,715	£162,729,269	£130,515,072	£612,730,264

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