

ANNEXE 1

Capital Programme 2014/2015 Housing Revenue Account

	2014/2015 Original Estimate £	Indicative 2015/2016 Estimate £	Indicative 2016/2017 Estimate £
Decent Homes Work			
Newly Arising Decent Homes	4,707,140	3,739,600	3,000,000
Other Programmed Maintenance			
Health and Safety Work	175,000	175,000	175,000
Aids and Adaptations	300,000	465,000	465,000
Other Programmed Maintenance	1,806,000	2,646,000	2,286,000
Total Improvements	6,988,140	7,025,600	5,926,000
Salary Allocations	562,000	562,000	562,000
Total Housing Revenue Account	£7,550,140	£7,587,600	£6,488,000
Estimated Resources			
Estimated Usable resources b/fwd	9,085,500	8,326,360	£7,652,760
Estimated receipts in year	250,000	180,000	180,000
Contribution to HRA Revenue Reserve	6,541,000	6,734,000	6,932,000
Total Estimated Resources	15,876,500	15,240,360	14,764,760
Estimated capital programme	(7,550,140)	(7,587,600)	(6,488,000)
Resources c/fwd	£8,326,360	£7,652,760	£8,276,760

2014-15 Budget Proposal

Decent Homes Work	DHS Properties	Decent Homes (£)	Other inc Void	Voids Others	+ Total No of Dwellings	Unit Cost
Kitchens	222	£1,124,000	85	£425,000	307	£1,549,000
Bathrooms	183	£567,300	85	£263,500	268	£830,800
Heating	225	£720,000	65	£208,000	290	£928,000
Windows	73	£255,500	22	£77,000	95	£332,500
Doors	73	£87,600	22	£26,400	95	£114,000
Rewiring	196	£343,000	22	£38,500	218	£381,500
Roofing	50	£400,000	1	£8,000	51	£408,000
Wall finish	40	£160,000	1	£4,000	41	£164,000
		£3,657,400		£1,050,400		£4,707,800

Properties in Ockford Ridge have been removed and will be considered separately in conjunction with the Ockford Ridge project

Capital Works

	Proposed Budget	No of Dwellings
Fire Safety upgrades to Sheltered Units (SU)	£50,000	5 (SU) identify work, through fire surveys.
Sheltered Main Entrance Door Renewal	£10,000	1 Dower House re Remaining replacement of SU entrance doors
Soffit/Facia and Gutter Replacement	£36,000	Survey work carried our under ex decs contract
Asbestos Removal	£125,000	Survey survey and programme
Water Supply	£10,000	Survey Survey - 2 dwellings where lead mains
Sewage Plant	£30,000	1 x property renewal septic tank with eco friendly system
Fire Stopping to Party Walls	£50,000	Survey Property list from Keystone and SU Need to survey to confirm
Storage Heating upgrades	£50,000	20 where cannot be connected to gas
Parking, Paths, Roads, Drainage etc.	£80,000	3 schemes agree schemes with T & E
Aids and Adaptations	£300,000	Survey work demand led - Survey
Warden Call systems	£10,000	8 (SU) New systems incomplete and supply hand held units
Garage works	£25,000	Survey Survey equired, but confident budget will be spent
Communal Heating & Hot Water	£100,000	Work following condition reports
Thermal Insulation Upgrades	£20,000	pilots only proposed - external walls
Wash Hand Basins in WC's	£25,000	Survey Health issue
Kitchen/Bathroom layout alterations	£200,000	In conjunction with installs
Structural Works	£400,000	11 programme agreed circa £35k per prop Decant issues
Major Damp Proofing project	£400,000	circa 20 properties Decant issues
Energy Efficiency Initiatives	£100,000	Fuel switch to gas mains
Community Rooms	£10,000	12 comm rooms Work to Community Rooms
Sound Insulation	£50,000	5 properties Props identified will need to survey and then pilot
Professional fees	£200,000	Fees for Structural etc
	£2,281,000	
Total	£6,988,800	
Target	£6,988,140	
Diff =	-£660	

NEW AFFORDABLE HOMES PROGRAMME

	INDICATIVE		
	2014/15	2015/16	2016/17
	£	£	£
Estimated Resources			
Brought Forward from previous year	10,617,346	7,249,151	- 299,471
Estimated surplus from Business Plan S 106 Receipts	3,534,000	3,856,000	4,800,000
S 106 Receipts anticipated	21,789	119,878	200,000
Estimated income from HRA property sales			
Estimated retained Right To Buy receipts *	450,000	450,000	450,000
TOTAL ESTIMATED RESOURCES	14,623,135	11,675,029	5,150,529
Estimated Costs			
Development Staff Costs	150,000	150,000	150,000
PRE-DEVELOPMENT EXPENDITURE			
Feasibility appraisals	16,000	16,000	16,000
Planning-related costs	42,500	42,500	42,500
Appraisals of market sites, s106 provision	15,000	15,000	15,000
Contingency	10,000	10,000	10,000
SUB-TOTAL	83,500	83,500	83,500
COMMITTED DEVELOPMENT SCHEMES			
Station Road	1,750,000	280,000	
Badgers Close, Farncombe	527,000		
Silo Drive, Farncombe	313,350		
Warren/Perrior, Farncombe	309,100		
SUB-TOTAL	2,899,450	280,000	-
PROPOSED SCHEMES (indicative Costs)			
In Principle Approval			
Ladymead, Wonersh)			
Hullmead, Shamley Green)			
Ockford Ridge)			
Wey Court redevelopment)			
	1,394,034	4,536,000	2,600,000
Other Potential Schemes	1,467,000	5,545,000	2,838,000
LAND AND ASSET PURCHASE			
Borough-wide buy backs (Provision only)	1,380,000	1,380,000	
SUB-TOTAL	4,241,034	11,461,000	5,438,000
TOTAL ESTIMATED COST	7,373,984	11,974,500	5,671,500
BALANCE	7,249,151	- 299,471	- 520,971
to be carried forward or spent on other opportunities eg. purchasing existing properties, purchasing properties from developers, buying land on the open market			

ANNEXE 3

STOCK REMODELLING PROGRAMME

	INDICATIVE		
	2014/15	2015/16	2016/17
	£	£	£
Estimated Resources			
Brought Forward from previous year	5,726,402	7,071,302	10,823,802
Estimated contribution to reserve	3,534,000	3,856,000	4,800,000
Total Estimated Resources	9,260,402	10,927,302	15,623,802
Estimated Costs			
Scheme Design and Project Management	70,000	70,000	70,000
Approved Schemes			
Rolston House provision	1,074,100	33,500	
Potential Schemes			
Conversion of former staff accommodation	250,000		
Ockford Ridge Remodelling	795,000		
Community Rooms Conversion			
SUB-TOTAL	2,119,100	33,500	
TOTAL ESTIMATED COST	2,189,100	103,500	70,000
BALANCE	7,071,302	10,823,802	15,553,802