

Housing Investment Programme (HIP) 2022/23 to 2031/32

Construction / Acquisition of Housing:	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
	Revised £'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's
Repurchase of Ex-Council Housing	669	500	500	500	500	500	500	500	500	500	5,169
Purchase of Property	0										0
Purchase of property	0										0
Purchase of property	192										192
Refurbishment	1,786										1,786
Purchase of land	0										0
Development	2,941										2,941
Purchase of Land	0										0
Development	4,990										4,990
Purchase of property	5,826										5,826
Purchase of land	0										0
Purchase of property	0										0
Purchase of property	384										384
Development	1,554										1,554
Purchase of property	1,500	16,567	9,033	9,033	9,033	9,033					54,200
Purchase of property	3,200	6,500	3,300								13,000
Development	589	8,162	11,374	1,477							21,602
Development			1,500								1,500
Purchase of property	3,388	3,388									6,775
Total Construction / Acquisition of Housing	23,630	35,116	29,095	11,010	9,533	9,533	500	500	500	500	119,918
Improvement / Renewal Works:	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's
Stock Condition Survey Works:											
Aids & Adaptations	647.1	647.1	647.1	647.1	647.1	647.1	647.1	647.1	647.1	647.1	6,471.0
Defective Flooring	59.3	59.3	59.3	59.3	59.3	59.3	59.3	59.3	59.3	59.3	593.0
Door Entry/Security/Safety Systems	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	1,500.0
Kitchen & Bathroom Fittings / Sanitaryware Replacement	745.6	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	9,745.6
Electrical Fittings / Rewiring	676.4	612.4	612.4	612.4	612.4	612.4	612.4	612.4	612.4	612.4	6,188.0
Water Services	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	9.1	91.0
Structural Improvements	600.0	250.0	19.7	19.7	19.7	19.7	19.7	19.7	19.7	19.7	1,007.6
Improved Ventilation	35.0	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	77.3
Major Garage Works	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	246.0
Codependant Asbestos Removal	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	2,000.0
Special Capital works - Lift Replacement	300.0	150	150	150	150	150	150	150	150	150	1,650.0
Capital Salaries for Improvement / Renewal Works	291.8	303.6	309.7	315.9	322.2	328.6	335.2	341.9	348.8	348.8	3,246.5
Total Stock Condition Survey Works	3,738.9	3,410.8	3,186.6	3,192.8	3,199.1	3,205.5	3,212.1	3,218.8	3,225.7	3,225.7	32,815.9
Climate Change & Environmental Works:											
Environmental - Roof Coverings	925.0	925.0	750.0	525.0	525.0	525.0	525.0	525.0	525.0	525.0	6,275.0
Solar Panels - Roof Covering Works	300.0	500.0	500.0	500.0	500.0	500.0	500.0	500.0	500.0	500.0	4,800.0
Environmental - Window/Door Replacement	635.0	535.0	535.0	535.0	535.0	535.0	535.0	535.0	535.0	535.0	5,450.0
Environmental Central Heating Replacement	1,239.8	1,239.8	1,239.8	1,239.8	1,239.8	1,239.8	1,239.8	1,239.8	1,239.8	1,239.8	12,398.0
Thermal Improvement Works	141.3	141.3	141.3	141.3	141.3	141.3	141.3	141.3	141.3	141.3	1,413.0
Environmental Works	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	750.0
Environmental Works: Tenant Participation Projects	37.7	37.7	37.7	37.7	37.7	37.7	37.7	37.7	37.7	37.7	377.0
Environmental Improvement works - The Crest	100.0	500.0									600.0
Environmental Improvement works - The Crest Water Main Repairs		200.0									200.0
Total Climate Change Works	3,453.8	4,153.8	3,278.8	3,053.8	3,053.8	3,053.8	3,053.8	3,053.8	3,053.8	3,053.8	32,263.0
Fire Safety Works:											
Fire & Building safety in Multi Occupancy Use Blocks	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	30,000.0
Hi Rise Cladding Replacement 5x Hi-rises		5,617.0	5,617.0								11,234.0
Total Fire Safety Works	3,000.0	8,617.0	8,617.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	41,234.0
Decarbonisation Grant Works											
LAD 1B BEIS - Green Homes Grant Match Funde Works	99.6										99.6
LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub	293.2										293.2
LAD 2 Match Funded Works	154.6										154.6
LAD 3 BEIS - Sustainable Warmth Grant - HUG	5,792.6										5,792.6
LAD 3 Match Funded Works	137.9										137.9
BEIS Wave 2 Grant Funded Works		149.4	149.4								298.7
BEIS Wave 2 Match Funded Works		500.0	500.0								1,000.0
BEIS Wave 2 Match Funded Ancillary Works											0.0
Total Grant Funded Works	6,477.9	649.4	649.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7,776.6
Total Improvement/Renewal Works	16,670.6	16,831.0	15,731.7	9,246.6	9,252.9	9,259.3	9,265.9	9,272.6	9,279.5	9,279.5	114,089.5
Total Housing Investment Programme Expenditure	40,301.0	51,947.1	44,826.6	20,256.9	18,786.2	18,792.7	9,765.9	9,772.6	9,779.5	9,779.5	234,007.9

Housing Investment Programme (HIP) Financing Strategy 2022/23 to 2031/32

Housing Investment Programme (HIP) Financing:	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2030/32	Total
	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's
Capital receipts: Buy Back	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	500.0
Capital Receipts: One for One replacement	550.0	450.0	450.0	2,316.7	450.0	1,050.0	450.0	450.0	450.0	450.0	7,066.7
HRA Capital Investment Reserve	5,183.3	6,200.0	3,500.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	35,883.3
Major Repairs Reserve	7,092.7	6,864.6	6,465.4	6,246.8	6,252.9	6,259.3	6,265.9	6,272.6	6,279.5	6,279.5	64,278.9
S 106 Affordable Housing Contributions	793.1										793.1
Shared Ownership Sales Capital Receipts	535.4	2,162.0	2,126.3	1,134.5	1,134.5	477.5					7,570.2
Homes England Affordable Homes Grant - Turpin Court Garage Site	570.0										570.0
Homes England Affordable Homes Grant - Juniper Way		6,000									6,000.0
Market Rate Cross Subsidy Capital Receipts Cublington	4,989.8										4,989.8
LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub	293.2										293.2
LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery	5,792.6										5,792.6
BEIS WAVE 2 Grant Funding		149	149								298.7
LA Housing Fund Grant - LAHF Scheme Grant		1,410	1,410								2,820.4
CWLEP Dem Grant			1,500								1,500.0
HRA Additional Borrowing	14,450.9	28,660.6	29,175.5	7,509.1	7,898.8	7,955.8					95,650.8
Housing Revenue Account Related HIP Financing	40,301.0	51,946.8	44,826.6	20,256.9	18,786.2	18,792.7	9,765.9	9,772.6	9,779.5	9,779.5	234,007.9

Estimated Housing Investment Programme Resources at:-

Balances after applying financing	31/3/2022	31/3/2023	31/3/2024	31/3/2025	31/3/2026	31/3/2027	31/3/2028	31/3/2029	31/3/2030
	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's	£'000's
Capital Receipts: One for One replacement & Buy Back Allowance	96.7	686.7	1,276.7	1,866.7		600.0		600.0	1,200.0
HRA Capital Investment Reserve	29,206.2	24,303.9	16,433.5	15,770.3	14,910.5	13,366.3	11,914.3	10,062.4	7,779.9
Major Repairs Reserve	6,149.6	5,263.4	4,605.3	4,408.4	4,493.1	4,634.8	4,834.0	5,091.1	5,426.4
HRA Shared Ownership Capital Receipts from New Build Acquisitions	535.4	2,496.8	1,469.3	477.5	477.5				
S 106 Affordable Housing Contributions	793.1								
Homes England Affordable Homes Grant - Turpin Court	570.0								
Homes England Affordable Homes Grant - Juniper Way		6,000.0							
Market Rate Cross Subsidy Capital Receipts Cublington	5,412.6								
LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub	293.2								
LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery & Private Sector Landlord Contributions	5,792.6								
BEIS Social Housing Decarbonisation WAVE 2 Grant Funding		149.4	149.4						
LA Housing Fund - Scheme Grant		1,410.2	1,410.2						
CWLEP Dem Grant			1,500.0						
Total Housing Investment Programme Resources	48,849.4	40,310.4	26,844.5	22,523.0	19,881.2	18,601.1	16,748.3	15,753.5	14,406.3