

Housing Investment Programme (HIP) 2023/24 to 2032/33

Construction / Acquisition of Housing:	2023/24 Revised	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
	£'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	762	500	500	500	500	500	500	500	500	500	5,262
Purchase of Property											
Purchase of property											
Purchase of property	5										5
Refurbishment	1,710										1,710
Purchase of land	0										
Development	150										150
Purchase of Land	0										
Development	3,817										3,817
Purchase of property	709										709
Purchase of Land	0										0
Purchase of property	0										0
Purchase of property	10										10
Development	1,554										1,554
Purchase of property	17,986	9,033	9,033	9,033	9,033						54,120
Birmingham Road	9,700	3,300									13,000
CLS Demolition		1,500									1,500
LA Housing Fund - Syrian/Ukrainian Refugee Scheme	3,388	3,388									6,775
LA Housing Fund 2 - Afghanistan Refugees (6 dwellings)	2,047										2,047
Thickthorn, kenilworth - 20x S106	376	3,750									4,127
The Asps Warwick - 51 x S106	2,201	8,258									10,459
Europa Way 24 Dwellings	752	7,242									7,994
The Asps Warwick - 82 Dwellings	1,588	15,418									17,006
Total Construction / Acquisition of Housing	46,755	52,389	9,533	9,533	9,533	500	500	500	500	500	130,244

Improvement / Renewal Works:	2023/24 Revised	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	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	1,206.1	647.1	647.1	647.1	647.1	647.1	647.1	647.1	647.1	647.1	7,030.0
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	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	1,000.0	10,000.0
Electrical Fittings / Rewiring	612.4	612.4	612.4	612.4	612.4	612.4	612.4	612.4	612.4	612.4	6,124.0
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	250.0	19.7	19.7	19.7	19.7	19.7	19.7	19.7	19.7	19.7	427.3
Improved Ventilation	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	47.0
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	197.0	300	300	300	300	0	0	0	0	0	1,397.0
Capital Salaries for Improvement / Renewal Works	303.6	309.7	315.9	322.2	328.6	335.2	341.9	348.8	348.8	348.8	3,303.4
Total Stock Condition Survey Works	4,016.8	3,336.6	3,342.8	3,349.1	3,355.5	3,062.1	3,068.8	3,075.7	3,075.7	3,075.7	32,758.7
Climate Change & Environmental Works:											
Environmental - Roof Coverings	925.0	750.0	525.0	525.0	525.0	525.0	525.0	525.0	525.0	525.0	5,875.0
New - Decarbonisation	500.0	750.0	750.0	750.0	750.0	750.0	750.0	750.0	750.0	750.0	5,000.0
Environmental - Window/Door Replacement	535.0	535.0	535.0	535.0	535.0	535.0	535.0	535.0	535.0	535.0	5,350.0
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	223.3	141.3	141.3	141.3	141.3	141.3	141.3	141.3	141.3	141.3	1,495.0
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	600.0										600.0
Environmental Improvement works - The Crest Water Main Repairs	200.0										200.0
Total Climate Change Works	4,335.8	3,528.8	3,303.8	3,303.8	3,303.8	3,303.8	3,303.8	2,553.8	2,553.8	2,553.8	32,045.0

Fire Safety Works:												
Fire & Building safety in Multi Occupancy Use Blocks	5,544.1	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	32,544.1
Hi Rise Cladding Replacement 5x Hi-rises	5,617.0	5,617.0										11,234.0
Total Fire Safety Works	11,161.1	8,617.0	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	43,778.1
Decarbonisation Grant Works												
Social Housing Decarbonisation Grant - BEIS Wave 1	0.0											0.0
LAD 1B BEIS - Green Homes Grant - Shared with Stratford but not sure how tis gets paid - are SDC managing	0.0											0.0
LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub -The £795 Midlands Energy Hug Grant is part of this - balance may be match funding	0.0											0.0
LAD 2 Match Funding	0.0											0.0
LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery - HUG included in this	3,913.8											3,913.8
LAD 2 Match Funding	137.9											137.9
BEIS Wave 2 GRant Funded Works												0.0
BEIS Wave 2 Match Funded Works - Decarbonisation Works	500.0	500.0										1,000.0
Total Grant Funded Works	4,551.7	500.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,051.7
Total Improvement/Renewal Works	24,065.4	15,982.4	9,646.6	9,652.9	9,659.3	9,365.9	9,372.6	8,629.5	8,629.5	8,629.5	8,629.5	113,633.5
Total Housing Investment Programme Expenditure	70,820.1	68,371.5	19,179.9	19,186.2	19,192.7	9,865.9	9,872.6	9,129.5	9,129.5	9,129.5	9,129.5	243,877.3

Housing Investment Programme (HIP) Financing Strategy 2023/24 to 2032/33

Housing Investment Programme (HIP) Financing:	2023/24 Revised	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	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	1,926.2	1,573.8	2,316.7	450.0	1,050.0	450.0	450.0	450.0	450.0	450.0	9,566.7
HRA Capital Investment Reserve	17,002.6	3,250.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	3,000.0	44,252.6
Major Repairs Reserve	7,552.6	6,865.4	6,646.6	6,652.9	6,659.3	6,365.9	6,372.6	5,629.5	5,629.5	5,629.5	64,003.7
S 106 Affordable Housing Contributions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Decent Homes Grant	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Shared Ownership Sales Capital Receipts	-53.6	4,931	1,135	1,134.5	477.5	0.0	0.0	0.0	0.0	0.0	7,623.8
Homes England Affordable Homes Grant - Turpin Court Garage Site											0.0
Homes England Affordable Homes Grant - Juniper Way											0.0
HRA Market Rate Cross Subsidy Capital Receipts - Cubbington Riding School											0.0
LAD 1B BEIS - Green Homes Grant											0.0
LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub											0.0
LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery	3,913.8										3,913.8
BEIS WAVE 2 Match Funding	250.0	250									500.0
LA Housing Fund Grant - Syrian/Ukrainian Refugee Scheme Grant - CIR will fund the Build	1,410.2	1,410.2									2,820.4
LA Housing Fund 2 - Afghanistan Refugees (6 dwellings)	919.2	0.0									919.2
CWLEP Demolition Grant - See CIR	0.0	1,500.0									1,500.0
HRA Additional Borrowing	37,849.1	48,541.2	6,032.1	7,898.8	7,955.8						108,277.1
Housing Revenue Account Related HIP Financing	70,820.2	68,371.5	19,179.9	19,186.2	19,192.7	9,865.9	9,872.6	9,129.5	9,129.5	9,129.5	243,877.3

Estimated Housing Investment Programme Resources at:-

Balances after applying financing	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	£'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	24.9	614.9	1,204.9	0.0	600.0	0.0	600.0	1,200.0	1,800.0
HRA Reserves	1,500.0	1,606.2	1,636.6	1,667.0	1,697.4	1,727.8	1,758.2	1,788.6	2,388.6
HRA Capital Investment Reserve	27,871.1	16,433.5	15,770.3	14,910.5	13,366.3	11,914.3	10,062.4	7,779.9	8,379.9
Major Repairs Reserve	6,956.2	4,605.3	4,408.4	4,493.1	4,634.8	4,834.0	5,091.1	5,426.4	6,026.4

HRA Shared Ownership Capital Receipts from New Build Acquisitions	3,085.8	4,273.9	477.5	477.5					
Homes England Affordable Homes Grant - Juniper Way	6,000.0								
LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery & Private Sector Landlord Contributions	3,913.8								
BEIS Social Housing Decarbonisation WAVE 2 Grant Funding	250.0	250.0							
LA Housing Fund - Scheme Grant	2,329.2	1,410.2							
CWLEP Dem Grant		1,500.0							
Total Housing Investment Programme Resources	51,931.0	30,694.1	23,497.8	21,548.2	20,298.5	18,476.1	17,511.7	16,194.9	18,594.9