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Report of: **Executive Member for Housing**

Meeting of	Date	Agenda Item	Ward(s)
Consultative Panels	January 2012	1	All

SUBJECT: HOUSING INVESTMENT PLAN

1. Synopsis

1.1 This report sets out the proposals for and invites comments on the council's housing investment plan (HIP) for 2012/13.

2. Recommendations

2.1. The panels are asked to note the content of this report and to provide feedback on the proposals which underpin the HIP.

3. Self-financing

3.1 In previous years the council has been subject to a national rent 'pooling' system of council housing finance. This meant that every council in the country that has retained ownership of its housing has paid over income from rents to central government and, in return, has received an allowance to manage and maintain its housing. This allowance was calculated annually and based on assumptions about the individual circumstances of each council. This arrangement made it difficult for councils to plan ahead because we did not know what our allowances would be from one year to the next.

3.2 Each council that has built council housing has taken out long term loans and like a mortgage this is paid off over a number of years. In Islington we have built a lot of council housing, and continued to do so after many others had stopped their building programmes. This means that we have taken on a lot of debt and have to pay interest on this debt every year. Under the rent 'pooling' system the government takes into consideration how much debt it thinks each authority has when it decides what allowance it should be paid for the following year. Given our large debt we received more money from the government in allowances than the amount we paid to the government in rent.

3.3 From April 2012 councils will be moving to a new 'self-financing' arrangement. This means councils will no longer receive an annual allowance. Instead, we will keep the money that is paid in rent and service charges and use this to manage and maintain our housing. This is a significant change and will give us more certainty about our future income and more flexibility to make decisions about how to invest in our housing.

3.4 Under the new ‘self-financing’ system if our debt remained at current levels we would have a problem because we would not be able to meet the interest payments on our debt and afford to manage and maintain our homes. So, to help resolve this problem the government will be making a one-off final payment to help reduce our debt to a level considered to be affordable. Based on the latest figures the government has released our debt will reduce from £799m to £435m under ‘self-financing’. The final debt settlement figures will be confirmed in January 2012.

3.5 In preparation for the move to self financing in April 2012 we have developed a long term housing investment plan (HIP) which sets out how much money we expect to receive and how it should be spent over the next thirty years. It is essential that we have a sustainable HIP in place to make sure we will have enough money to manage and maintain your homes and estates in the future. The next five years of the HIP are shown at appendix D.

3.6 This plan sets out the expected income (mainly from rent), and expenditure. There are two key elements of expenditure. The first is on housing management, for example money spent on housing officers, caretakers and repairs. The second is investment in housing and section 4 explains the options about how we could spend money in this area in more detail.

4. Investment in housing

4.1 In previous years the council has relied upon allowances and other funding from central government and wider council resources to invest in housing. There are three different ways that the council can invest in its housing:

- Maintaining and improving current homes and estates;
- Paying off debt on the housing that we have built and improved;
- Building new homes.

4.2 Within the 30 year HIP we have set out how we propose to split expenditure between these different areas.

4.3 Maintaining and improving our current homes and estates

4.4 Maintaining and improving our current housing is an essential part of the HIP. We need to make sure we have enough money to manage and maintain our current homes before we think about paying off debt or building new homes. Under self-financing we expect to be able to fund this activity from rents and service charges without relying on external funding or grants. Under the old ‘rent pooling’ system our projections showed that this would not be the case so we are in a much improved position under self-financing.

4.5 We have worked out how much money we need to invest in homes and estates by collecting and maintaining up to date information about their condition, and what we need to do and when to keep them in a good state of repair or improve them. Through this, along with the level of resources we expect to have available, we have developed our Asset Management Strategy (AMS).

4.6 Our asset management strategy sets out our policy in terms of how often elements of buildings will be renewed, for example we expect lifts to need replacing every 25 years and individual boilers to need replacing every 15 years. Our stock condition information tells us how old all of these components are, for example in Citizen House on the Harvist estate we know we have a lift that is nineteen years old and that we expect will need replacing in six years.

4.7 In the thirty year investment plan we have allocated enough money to maintain all of our housing at the Decent Homes standard for the next thirty years. Our draft Asset Management Plan (AMP) shows where the need for investment is over the next seven years and how much will be spent each year. The draft AMP also includes a provision of £500,000 per year to spend on environmental improvements and £1.25m for lift renewals which goes further than the Decent Homes standard. A summary of this is shown at appendix C and behind this sits details about the individual estates where work is planned. An average of around £35m (plus inflation) a year of resources has been allocated to deliver the AMP. This does not take into consideration that the need for expenditure is likely to vary between years. Every year any unspent money that has been allocated for asset management will be moved into a major repairs reserve which can then be used in future years. If savings are made because planned works do not need to be done, this money can be reallocated, for instance, toward the new build programme.

4.8 Paying off debt on the housing that we have built and improved

4.9 The reduction in the council's debt under self-financing will also result in a decrease in interest payments. The overall 30 year plan allows for repayment of the historical debt as well as the interest – which will further reduce interest payments over time. However, our ability to repay the debt could be affected by a number of factors including the wider uncertain economic climate and variations in income and expenditure. This year the target for debt repayment is £14.5m but we are actually only proposing to repay £5.5m because this is the amount we can afford whilst leaving enough money to invest in homes and estates.

4.10 Building new homes

4.11 Islington has an acute shortage of affordable housing, particularly social rented homes for families, and overcrowding is a significant problem. As a result one of the council's key priorities is to provide more social rented homes. To achieve this we intend to continue to build new council homes. Whilst this programme does form part of the HIP it is accounted for separately and the first call on resources remains meeting the investment needs of existing homes and estates. Building new homes does not stop the council investing in keeping its current housing up to the Decent Homes standard. The funding for building new homes comes from a number of sources, mainly borrowing and rental income from the new homes, but also from sales and council capital including the New Homes Bonus.

5. Housing income

5.1 Rent and service charges are the main source of income to the housing revenue account. Under the previous national rent 'pooling' system the council had limited control over rent setting as the council could have been left without enough resources to manage and maintain homes if rents were not set according to national rent policy. This is because when calculating the allowance to be paid to the council, the government would assume that rents would be increased in line with their guideline rent increase - regardless of actual rent increases agreed locally. Under the new self-financing system, at least in theory, the council has more freedom to set rent levels according to the amount of money it needs to effectively manage and maintain its housing.

5.2 However, as part of the self-financing arrangements one of the assumptions made by the government is that rents will rise in line with national rent policy from April 2012. This means that if we do not increase our rents according to this policy we will not be able to achieve the level of investment that our housing needs, as set out above.

5.3 So, for now, there is limited practical flexibility in rent setting policy. For example, if we reduced our rents by £1.00 per week less on average than assumed this would mean £1.5m less to spend on maintenance next year and even more in future years. This could mean not replacing any kitchens for the next seven years, or only replacing half of the boilers that we had intended to.

5.4 As part of our 30 year HIP we are proposing a four year rent policy of increasing rents in line with the government's national rent policy. This means moving towards 'target' rents. At the end of 2015/16 our rents should, in theory, have converged with the 'target' rents set by the government. However, because the council aims to help tenants by limiting rent increases as far as we can we estimate that by 2015/16 only 19% of rents will have reached 'target rent' levels. Towards the end of the four year period we will look again at our rent setting policy in light of the circumstances of the day.

5.5 The council undertook a scrutiny review of service charges during 2010. One of the recommendations from this review was that tenants' service charges should be based on actual costs. The council carried out a costing exercise in 2003-2004 but since then costs have been rolled forward every year and increased by inflation. In response to the scrutiny recommendation we have re-examined some our service charge costs and income this year and propose the changes set out under paragraph 7.4 to bring the two in line. The remaining charges will be re-examined in the coming year. From next year we will compare service charge costs and income every year to make sure the two continue to be in line going forward.

5.6 In the future we may be able to generate extra income to invest in housing through government grants, selling assets, or a planning infrastructure levy (section 106). However, we will not rely on these sources of income and they have not been built into the thirty year HIP. Any additional resources that do become available will be used to 'top up' the HIP to deliver on residents' priorities such as keeping fuel bills down through improved energy efficiency or building new homes.

5.7 There are a number of factors that could affect our current 30 year HIP, some of which will be outside of the council's control. Examples are:

- **Right to buy sales** – if right to buy sales increase as a result of government policy this could affect our income
- **Interest rates** – if interest rates increase this could make it more expensive to repair and invest in our housing
- **Inflation** – if this is more or less than the assumptions we have built into our plan then this could have a positive or negative impact on expenditure and future rent increases
- **Welfare reform** – changes to the levels of welfare benefits and the way it is paid could make it more difficult for tenants to meet their housing costs. This could have a negative affect on income.

6. Consultation on future years' housing investment plans and potential future changes.

6.1 The current version of the HIP has been developed by council officers, and we are consulting area panels on this as a draft which is subject to the council's formal decision-making process early in 2012. Ideally, we would have liked to involve residents much more in the development of the plan. However, this year this was not possible because the government only told us what our self-financing position would be on 21 November and it will not be finalised until January. Until we knew this we did not know how much money we would have to spend on debt payments and therefore how much we would have to invest in housing. This meant that for this year the timeline was too tight to build in any detailed consultation arrangements.

6.2 Next year, and in future years we will have much more certainty about expected income and expenditure. In 2012 and future years, therefore, we intend to involve residents in the process of reviewing and updating the plan as it will need to be looked at every year as circumstances and priorities may change. We would like residents to help us to decide how to prioritise spending in different areas – for example should we be spending less money on external decoration of blocks and more money on renewing old boilers?

6.3 Whilst the current version of the HIP indicates that we have enough money to maintain and manage our housing in the long term there is a risk this may change. That is why we are keen to work with residents to make sure we prioritise expenditure in the right way and make best use of our resources. This is also why we need to continue to make efficiency and other savings where we can. Savings on day to day costs of managing homes and estates has been built into the current plan.

7. Charges for next year

7.1 This section summarises the proposed changes to rent and other charges for the year 2012/13. These charges would apply from Monday 2nd April 2012. Full details of the proposed new charges can be found at appendix A.

7.2 Rent

7.3 It is proposed that rent is set according to the national rent policy and the ‘target rent’ formula. This will mean that in 2011/12 the average weekly rent will increase by £7.39 to £99.45. The main reason for this increase is inflation (retail price index) which in September 2011 at 5.6%. Some rent increases will be more and some less than this average depending on how close existing individual rents are to the ‘target rent’.

7.4 Tenants’ service charges: caretaking, cleaning, communal lighting and grounds maintenance

7.5 Following the costing exercise earlier this year we found that we are undercharging residents who live on estates for their service charges by approximately £2 per week. This is because we have been increasing service charges by inflation but electricity charges have been increasing much faster than this. The council’s programme of installing solar (photo voltaic) panels will help to stop these charges rising so much in the future. We are proposing to bring these charges in line with costs over a two year period, rather than to have a large jump in one year. This year we are proposing to increase the charges by £1 to £9.73.

7.6 Digital TV

7.7 Digital TV charges are for ten years to pay for the installation of digital TV aerials ready for the switchover from analog to digital signal. It is proposed to increase these by inflation (retail price index) which was 5.6% in September 2011. This will mean charges increase by 2p per week from 27p to 29p.

7.8 Concierge

7.9 This year we are proposing to increase concierge charges by inflation (retail price index) which was 5.6% in September 2011. Charges will increase by 16 pence, 26 pence or 35 pence to £2.94, £4.88 or £6.52 respectively. The charges vary depending on the level of service provided. During 2012/13 we will be reviewing our costs and income from concierge to bring charges in line with costs. This will be introduced in the 2013/14 charges.

7.10 Parking penalty charge

7.11 It is proposed that clamp release charges are not increased by inflation and will remain at £75.00. This is because the cost of changing the signs would cancel out the increase in income from increasing the charges in line with inflation. These charges are reviewed every five years and were last reviewed in 2008/9. The government are proposing changes to the ability of councils to clamp offending vehicles and the policy will have to be reviewed in light of the proposals that come forward.

7.12 Community centre charges

7.13 New guidelines were developed last year for community centre committees to help them decide how much to charge different groups who use their centres.

7.14 These guidelines have been working well and some centres have been using the new flexibility to increase charges, bringing in more income to reinvest in the community.

7.15 The current guidelines are at appendix B. We do not intend to change the guidelines this year.

7.16 **Communal heating and hot water charges**

7.17 Unfortunately the cost of gas keeps on rising and is predicted to rise again by 14% next year. This means that we need to increase heating and hot water charges to make sure residents receiving communal heating and hot water are not being subsidised by other tenants. Although these increases do seem high, due to the council's ability to buy gas in bulk they are lower than the price of domestic gas which has increased by 24% over the last twelve months. The council is currently delivering a home energy efficiency programme to make your homes as warm and as affordable to heat as possible. By the end of March 2012 all of the council's 6,700 cavity walls will have been insulated and during 2011/12 over 1,000 lofts will have been insulated.

7.18 For 2012/13 we are proposing to increase heating and hot water charges by an average of 13.5%. The actual charge varies depending on property size.

7.19 There are nine blocks that receive heating but no hot water from the communal heating system. These blocks will continue to receive a 40% discount.

7.20 Following consultation in Spring 2011 residents on the Spa Green estate decided that they wanted to pay more for longer hours of heating. This has been continued into 2012/13.

7.21 Three estates, St. Lukes, Redbrick, and Stafford Cripps will receive their heating and hot water from the council's new Bunhill Energy Centre – a combined heat and power scheme - from September 2012. Combined heat and power generation is a more energy efficient way to provide heating and hot water than traditional boilers. These three estates will come out of the heating 'pool' during 2012, at which point their residents' charges will reduce.

7.22 **Estate parking and storage charges**

7.23 A number of changes were introduced to estate parking charges last year to bring charges in line with the council's street parking charges. This year we are proposing to increase residents' parking charges in line with inflation (retail price index at 5.6%). The new weekly charges will range from £2.03 to £4.46 for a bay, from £3.71 to £8.15 for a car cage, and from £7.93 to £17.43 for a garage.

7.24 We are also planning to increase non-residents' parking charges in the Holland Walk and Highbury House areas by inflation. We have also rounded these figures off to reflect the charging in nearby private car parks. The new weekly charges will range from £4.50 to £10.50 for a bay, from £6.00 to £13.00 for a car cage, and from £12.50 to £27.50 for a garage.

7.25 We are proposing to make significant increases to parking charges for non-residents in the Old Street area housing office. This is in response to the high demand for and high cost of private parking in this area. We hope that this will generate additional income that we can use to invest in improving services and building new homes. We are planning to pilot this for two years to see if it has an impact on the amount of income we generate. The new weekly charges will range from £8.00 to £23.00 for a bay, from £10.00 to £25.00 for a car cage, and from £16.00 to £33.00 for a garage.

8.0 Other factors

8.1 It should be noted that the proposals outlined in this report are subject to change. They may be affected by: the final 'debt settlement' in January 2012; finalisation of the council's budget setting process; and consultation with tenants in 2012 and future years.

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Appendix A: Proposed average weekly charges for 2012 - 2013

Tenants' service charges and digital TV charge

	Proposed weekly charge or compensation sum
Caretaking and Cleaning	£7.52
Estate Services (estate lighting & grounds maintenance)	£2.21
Digital TV	£0.29
Compensation for loss of caretaking service	£1.57 per day (after 5 consecutive days of lost service)

Communal heating and hot water charges (excluding Bunhill Energy Centre estates)

	Bedsit Weekly Charge £	**1-Bed Weekly Charge £**	**2-Bed Weekly Charge £**	**3-Bed Weekly Charge £**	**4-Bed Weekly Charge £**
General:					
Heating & Hot Water	12.31	13.64	16.17	19.03	21.56
Heating Only (60% of Full Charge)	7.38	8.18	9.70	11.42	12.94
Spa Green (18 Hours a day at 18 C at night)	13.08	14.50	17.19	20.23	N/A

Concierge charges (including CCTV)

	Weekly Charge £
Category A (Concierge Block – About 609 tenants)	6.52
Category B (Concierge Estate – About 1,765 tenants)	4.88
Category C (Elsewhere – About 299 tenants)	2.94

Estate parking charges

	EMISSION BANDS / CHARGES			
CARBON EMISSION & ENGINE SIZES:	BAND A	BAND B	BAND C	BAND D
Carbon CO2 Rating G/km (Grams per kilometre)	0-120	121-150	151-185	186+
Engine Size CC (Cylinder Capacity)	0-1100	1101-1399	1400-1850	1851+
	Weekly Charge £	**Weekly Charge £**	**Weekly Charge £**	**Weekly Charge £**
Standard Charge For Tenants:				
- Garage	8.37	16.73	16.73	18.40
- Car Cage	3.92	7.82	7.82	8.60
- Parking Space	2.14	4.27	4.27	4.71
- Internal Garage	5.77	11.52	11.52	12.68
- Storage shed	£1.50			
Garages Used For Non-Vehicle Storage	£18.40			
Non-Residents – Holland Walk and Upper Street areas:				
- Garage	12.50	25.00	25.00	27.50
- Car Cage	6.00	12.00	12.00	13.00
- Parking Space	4.50	7.50	9.00	10.50
- Storage shed	£3.00			
Garages Used For Non-Vehicle Storage	£27.50			
Non-Residents – Old Street Area:				
- Garage	16.00	25.00	29.00	33.00
- Car Cage	10.00	15.00	12.00	25.00
- Parking Space	8.00	14.00	18.00	23.00
- Storage shed	£3.00			
Garages Used For Non-Vehicle Storage	£33.00			

Parking penalty charges

Frozen at levels agreed for 2008-09 – Revised every five years	**Council Estates £**
Clamp Release	75.00
Impounded Release	150.00
Storage Charge – Per Day After The Following Day Of Tow-Away	20.00

Appendix B - Community centre charging structure

Capacity of room	Band 1		Band 2		Band 3		Band 4	
	weekday	w/e	weekday	w/e	weekday	w/e	weekday	w/e
under 20	Nominal contribution to cleaning	Nominal contribution to cleaning	5	10	10	15	15	20
21-50	Nominal contribution to cleaning	Nominal contribution to cleaning	10	15	15	20	25	30
51-100	Nominal contribution to cleaning	Nominal contribution to cleaning	15	20	20	25	30	35
over 100	Nominal contribution to cleaning	Nominal contribution to cleaning	20	25	25	30	35	40
All charges are per hour Discounts may be given for 1/2 day or all day hire or for regular bookings paid in advance								
Band 1	TRA and leasehold association meetings, Councillors and MP surgeries, HFI or LBI meetings for benefit of estate (e.g. HFI panels and forums, caretakers' meetings, consultation events) unfunded community events for which no or minimal charge made							
Band 2	HFI and LBI non-local meetings, such as Housing Networks. Grant aided voluntary organisations with local interest, LBI funded nurseries, LBI funded projects, and community events for which charge is made i.e., dancing classes, keep fit classes, yoga. Estate residents' parties and events (private)							
Band 3	Profit making organisations of local benefit e.g. private nurseries							
Band 4	Business and private party hire							

Appendix C : Draft asset management plan

NOS	WORKS CRITERIA	Year 1 2012/13	Year 2 2013/14	Year 3 2014/15	Year 4 2015/16	Year 5 2016/17	Year 6 2017/18	Year 7 2018/19	TOTAL COST FOR EACH WORKS CRITERIA
	CYCLICAL IMPROVEMENT	16,139,000	16,139,000	16,139,000	16,139,000	16,139,000	16,139,000	16,139,000	112,973,000
	MECHANICAL								
1	DOMESTIC GAS	4,761,600	2,018,100	1,918,900	3,031,800	3,977,300	5,279,300	2,858,200	23,845,200
2	COMMUNAL BOILERS	550,000	0	0	0	630,000	0	0	1,180,000
3	DISTRIBUTION EXTERNAL OF FLAT (COMMUNAL BOILERS)	5,000,000	0	0	0	0	0	0	5,000,000
4	DISTRIBUTION INTERNAL OF FLAT (COMMUNAL BOILERS)	5,100,000	0	0	0	0	0	0	5,100,000
5	COMMUNAL VENTILLATION	1,398,000	1,313,000	382,000	62,000	118,000	3,483	374,787	3,651,270
	ELECTRICAL								
6	DOMESTIC ELECTRICS (RE-WIRES)	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,750,000
7	COMMUNAL AND ESTATE LIGHTING	935,000	935,000	935,000	935,000	935,000	935,000	935,000	6,545,000
8	CCTV MAINTENANCE	380,950	260,000	385,000	281,500	112,000	462,000	215,500	2,096,950
9	DOOR ENTRY MAINTENANCE	429,000	400,500	456,000	548,500	435,000	462,000	532,000	3,263,000
10	DRY RISERS	264,000	246,000	288,000	252,000	303,000	304,000	361,000	2,018,000
11	LIFT PROGRAMME	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	8,750,000
	WATER								
12	BOOSTED WATER SETS	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
13	SPRINKLERS	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
14	WATER TANKS	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
	KITCHEN & BATHROOMS								
15	KITCHENS	1,746,000	1,746,000	1,746,000	1,746,000	1,746,000	1,746,000	1,585,000	12,061,000
16	BATHROOMS	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	4,074,000	18,174,000
17	ESTATE IMPROVEMENTS	500,000	250,000	250,000	250,000	250,000	250,000	250,000	2,000,000
	-								
	SUB TOTALS	**41,353,550**	**27,457,600**	**26,649,900**	**27,395,800**	**28,795,300**	**29,730,783**	**29,124,487**	**210,507,420**
	-								

18	**7 year straight line**	**30,072,000**	**30,072,000**	**30,072,000**	**30,072,000**	**30,072,000**	**30,072,000**	**30,075,000**	**210,507,000**
	-								
19	**Inflation factor**	**2.5%**	**2.7%**	**2.7%**	**2.7%**	**2.7%**	**2.7%**	**2.7%**	
	-								
20	**Inflation factor (cumulative)**	**1.025**	**1.053**	**1.081**	**1.110**	**1.140**	**1.171**	**1.203**	
	-								
	SUB TOTAL	**30,823,800**	**31,665,816**	**32,507,832**	**33,379,920**	**34,282,080**	**35,214,312**	**36,180,225**	**234,053,985**
21	FEES - 13%	4,007,094	4,116,556	4,226,018	4,339,390	4,456,670	4,577,861	4,703,429	30,427,018
	TOTAL	**34,830,894**	**35,782,372**	**36,733,850**	**37,719,310**	**38,738,750**	**39,792,173**	**40,883,654**	**264,481,003**

Appendix D : The housing investment plan 2012/13 – 2017/18

Year	Year	Income: Net rent Income £,000	Income: Other income £,000	Income: Misc Income £,000	Income: Total Income £,000	Expenditure: Managt. £,000	Expenditure: Depreciation £,000	Expenditure: Responsive & Cyclical £,000	Expenditure: Other Revenue spend £,000	Expenditure: Total expenses £,000	Expenditure: Capital Charges £,000	**Net Operating (Expenditure) £,000**	Provision for repayment of external loans £,000	RCCO £,000	**Surplus (Deficit) for the Year £,000**	**Surplus (Deficit) b/fwd £,000**	**Interest £,000**	**Surplus (Deficit) c/fwd £,000**
1	2012.13	131,499	45,728	3,548	180,776	(94,606)	(29,930)	(23,404)	(2,467)	(150,407)	(17,079)	**13,290**	(5,175)	(7,986)	**129**	**8,000**	**56**	**8,185**
2	2013.14	137,682	46,755	3,753	188,189	(95,172)	(30,769)	(24,271)	(2,483)	(152,694)	(16,825)	**18,671**	(11,373)	(7,048)	**249**	**8,185**	**83**	**8,518**
3	2014.15	145,565	47,676	3,973	197,214	(95,839)	(31,661)	(25,168)	(2,495)	(155,162)	(15,111)	**26,941**	(19,354)	(7,432)	**156**	**8,518**	**86**	**8,759**
4	2015.16	153,771	48,484	4,208	206,463	(98,339)	(32,579)	(26,096)	(2,507)	(159,521)	(16,406)	**30,536**	(22,873)	(7,528)	**135**	**8,759**	**177**	**9,071**
5	2016.17	161,767	49,272	4,458	215,497	(100,427)	(33,523)	(27,057)	(2,520)	(163,527)	(16,049)	**35,921**	(27,873)	(8,007)	**41**	**9,071**	**227**	**9,339**
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Year	Year	Expenditure: Catch Up Repairs £,000	Expenditure: Future Major Repairs £,000	Expenditure: PFI Stock Returning £,000	Expenditure: Disabled Adaptations £,000	Expenditure: New Build Development Costs £,000	Expenditure: Total Expenditure £,000	Financing: Borrowing £,000	Financing: RTB Receipts £,000	Financing: Other £,000	Financing: MRR £,000	Financing: RCCO £,000	Financing: Total Financing £,000	**Check Total ok £,000**
1	2012.13	0	35,497	0	2,637	9,999	48,133	5,536	0	4,681	29,930	7,986	48,133	**0**
2	2013.14	0	35,918	0	2,708	10,579	49,205	7,048	0	4,340	30,769	7,048	49,205	**0**
3	2014.15	0	36,934	0	2,781	10,844	50,559	8,467	0	3,000	31,661	7,432	50,559	**0**
4	2015.16	0	37,982	0	2,856	11,115	51,953	8,846	0	3,000	32,579	7,528	51,953	**0**
5	2016.17	0	39,064	0	2,933	11,393	53,390	8,860	0	3,000	33,523	8,007	53,390	**0**

Capital Financing Requirement

Year	Year	Opening HRA CFR £	Capital Exp Financed by Borrowing £	Operating Account Provision for debt Repayment £	MRR Provision for debt Repayment £	Closing HRA CFR £	Mid Year HRA CFR £
1	2012.13	435,538,988	5,535,869	(5,175,000)	0	435,899,857	435,719,422
2	2013.14	435,899,857	7,048,006	(11,372,591)	0	431,575,272	433,737,564
3	2014.15	431,575,272	8,466,856	(19,353,790)	0	420,688,338	426,131,805
4	2015.16	420,688,338	8,846,267	(22,872,746)	0	406,661,859	413,675,098
5	2016.17	406,661,859	8,859,930	(27,872,746)	0	387,649,043	397,155,451