

Appendix A:  
Indicative Cost of Decent Homes Standard work identified by the Stock Condition Survey

		Year 1		Year 2		Year 3		Year 4		Year 5		Total
		Count	Cost	Count	Cost	Count	Cost	Count	Cost	Count	Cost	
HHSRS	Electrical	6	£3,000	0	£0	0	£0	0	£0	0	£0	
	Total	6	£3,000	0	£0	0	£0	0	£0	0	£0	
Key Component	Boiler	55	£110,000	133	£266,000	54	£108,000	0	£0	23	£46,000	
	Chimneys	27	£13,500	0	£0	29	£17,500	0	£0	779	£433,000	
	External Doors	0	£0	0	£0	42	£25,200	0	£0	164	£98,400	
	External Wall Finishes	0	£0	0	£0	24	£99,000	0	£0	956	£3,750,010	
	Roof Covering	0	£0	0	£0	14	£840	0	£0	581	£2,157,230	
	Wiring	32	£92,800	0	£0	36	£90,000	0	£0	843	£2,111,500	
	Total	114	£216,300	133	£266,000	199	£340,540	0	£0	3346	£8,596,140	
Non-Key Component	Bathroom	25	£62,500	0	£0	51	£134,500	0	£0	27	£77,500	
	Central Heating System	0	£0	0	£0	0	£0	0	£0	10	£20,000	
	Kitchen	25	£100,000	0	£0	51	£204,000	0	£0	29	£116,000	
	Total	50	£162,500	0	£0	102	£338,500	0	£0	66	£213,500	
Total		170	£381,800	133	£266,000	301	£679,040	0	£0	3412	£8,809,640	<b>£10,136,480</b>

Appendix B.  
Planned HRA Capital and Revenue Programme.

**PLANNED HRA CAPITAL & REVENUE PROGRAMME**

<b>CAPITAL</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>5 Year Summary</b>
Major Repairs Reserve (MRR) b/fwd	2,754,260	3,742,260	4,169,260	3,736,100	3,453,040	<b>2,754,260</b>
Capital budget	2,588,000	2,535,000	2,283,000	2,070,000	1,733,000	<b>11,209,000</b>
Non-traditional budget	200,000	100,000	100,000	100,000	0	<b>500,000</b>
Asbestos removal	-50,000	-51,000	-52,020	-53,060	-54,122	<b>-260,202</b>
Rewires	-350,000	-357,000	-364,140	0	0	<b>-1,071,140</b>
Decent Homes work	-	-	-	-	-	<b>-</b>
	1,400,000	1,800,000	2,400,000	2,400,000	2,136,480	<b>10,136,480</b>
<b>Forecast MRR balance</b>	<b>3,742,260</b>	<b>4,169,260</b>	<b>3,736,100</b>	<b>3,453,040</b>	<b>2,995,438</b>	<b>2,995,438</b>
Budget remaining for additional works	-500,000	-500,000	-500,000	-500,000	-500,000	<b>-2,500,000</b>
<b>Potential MRR balance</b>	<b>3,242,260</b>	<b>3,169,260</b>	<b>2,236,100</b>	<b>1,453,040</b>	<b>495,438</b>	<b>495,438</b>

<b>REVENUE</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>5 Year Summary</b>
Earmarked Reserve b/fwd	0	322,618	656,321	1,001,495	1,358,541	<b>0</b>
Planned budget	1,326,418	1,359,579	1,393,568	1,428,407	1,464,118	<b>6,972,090</b>
Surveys budget	100,000	100,000	100,000	100,000	100,000	<b>500,000</b>
Electrical Contract	-350,000	-357,000	-364,140	-371,423	-378,851	<b>-1,821,414</b>
Gas Contract	-340,000	-346,800	-353,736	-360,811	-368,027	<b>-1,769,374</b>
Passive Fire Contract	-225,000	-229,500	-234,090	-238,772	-243,547	<b>-1,170,909</b>
Active Fire Contract	-100,000	-102,000	-104,040	-106,121	-108,243	<b>-520,404</b>
Asbestos Management	-80,000	-81,600	-83,232	-84,897	-86,595	<b>-416,323</b>
Sprinkler Maintenance	-8,800	-8,976	-9,156	-9,339	-9,525	<b>-45,796</b>
<b>Forecast Earmarked Reserve balance</b>	<b>322,618</b>	<b>656,321</b>	<b>1,001,495</b>	<b>1,358,541</b>	<b>1,727,870</b>	<b>1,727,870</b>
Potential budget for Environmental works	-300,000	-300,000	-300,000	-350,000	-350,000	<b>-1,600,000</b>
<b>Potential Earmarked Reserve balance</b>	<b>22,618</b>	<b>56,321</b>	<b>101,495</b>	<b>108,541</b>	<b>127,870</b>	<b>127,870</b>

