

**TO: Housing Executive**

**5th Feb 2008**

**REPORT BY: Strategic Director for Health, Housing & Social Care & Strategic Director for Corporate Resources & Services**

**AUTHOR: Peter Pennekett, Financial Services**

**HOUSING INVESTMENT PROGRAMME (HIP) 2007/08 TO 2013/14**

**PURPOSE OF THIS REPORT**

1. The main purpose of this report is to recommend for approval the revised programmes of capital spending on council & private housing proposed for 2007/08 and 2008/09 & to note the proposed programmes for 2009/10 to 2013/14.

**RECOMMENDED THAT:**

- (i) The HIP programme set out in Appendix 4 be approved in the sum of £25.7 million and £27.5 million respectively for 2007/08 and 2008/09
- (ii) The programmes of £24.6 million, £22.1 million, £23.3 million, £24.1 million and £26 million for the five financial years 2009/10 to 2013/14 be noted.
- (iii) The Prudential Indicators for the Housing Revenue Account set out in Appendix 6 be approved.
- (iv) That for the purposes of the Local Authorities (Capital Finance) (Amendment) Regulations 2003 the City Council resolve to spend £20 million on affordable housing in both 2007/08 & 2008/09 and that the capital receipts arising in each year from the disposal of surplus HRA assets be used 100% for the provision of affordable housing.
- (v) Authority be delegated to the Strategic Director for Corporate Resources & Services to alter the mix of capital funding sources used to finance the HIP to maximise the resources available to the Council.

## **PAPERS ENCLOSED WITH THIS REPORT**

2. The following papers are attached:

Appendix 1 - A brief outline of the current system of capital controls.

Appendix 2:

- Pages 1 & 2 - The Exec Summary from our Housing Strategy showing our top strategic priorities for action.
- Page 3 - Budget Principles - HHSC Directorate

Appendix 3 - A comparison of the revised capital spending proposals & estimated capital resources with those approved in October 2007.

Appendix 4 - The revised HIP spending proposals for 2007/08 to 2013/14.

Appendix 5 - A summary of major changes to the HIP programme approved in October 2007.

Appendix 6 – The “Prudential Indicators” for the Housing Revenue Account plus the estimated revenue effects of the proposed capital programme.

## **BACKGROUND**

3. In October 2007 the City Council approved a revised Housing Investment Programme. The programme formed part of the “Single Pot” bid covering all the areas of the City Council’s activities (see further explanation later in this report). Appendix 3, lines 4 to 6 shows how proposed spending has changed in total & Appendix 5 shows the details behind those total changes. Appendix 3, lines 11 to 37 shows the changes in estimated resources from those reported in October 2007.

## **LINKS BETWEEN THE COUNCIL’S CORPORATE PRIORITIES & THE BUDGET**

4. The Council’s Corporate Strategy drives the Housing Strategy which in turn drives the budget process. A copy of our top Housing Priorities for Action is attached for reference at Appendix 2. In order to emphasise the links between the strategy & the budget the capital schemes on Appendix 4 are grouped according to which of the five strategic priorities they make most contribution towards. The five strategic priorities are as follows:

1 - Affordable Housing & Regeneration

2 – Private Housing Renewal & Standards

3 – Managing our council homes

4 – Supported & Special Housing

5 – Housing Choices

## **BUDGET PRINCIPLES**

5. After discussion with Residents Consortium representatives & the Housing, Executive budget principles were adopted for use as a guide when setting the programme. The principles agreed are set out on page three of Appendix 2.

## **CAPITAL CONTROLS & PRUDENTIAL INDICATORS**

6. Appendix 1 attached sets out the regulations governing local authority capital investment including the “Prudential borrowing” controls whereby councils set their own borrowing limits after deciding what level is affordable over the long term.
7. To ensure the system is prudently applied councils must approve & publish a set of “Prudential Indicators”. The indicators cover the two main council income streams of council tax (the General Fund) & council housing rents (the Housing Revenue Account). The prudential limits for the Housing Revenue Account, approved by the SD-CRS, are set out in Appendix 6. Prudential indicators for the General Fund for all services including private housing will be included in the report on the City’s overall capital programme to City Council on 12 February 2008.

## **REGIONAL HOUSING BOARD**

8. Central Government allocate their contribution towards capital resources for Councils via organisations called “Regional Housing Boards” (RHB’s). The RHB’s for each region have prepared Regional Housing Strategies, which link with planning, economic, transport & other government strategies. The RHB’s have allocated resources (termed “Supported Capital Expenditure”) to both council’s & a QuANGO called the Housing Corporation. Allocations by the Housing Corporation to Housing Associations to provide new social housing are driven by the Regional Housing Strategy rather than local council’s strategies.
9. From 2007/8 RHB support for private housing has been given in the form of a cash grant allocated by the South East Regional Housing Board (SERHB) to support only the 22 local authorities in the region with the most acute unfitness problems, of which Portsmouth’s share is £2 million. However in May the South East RHB decided that for the next three years a new basis of allocation will apply on a “sub regional basis” i.e. by partnering with other authorities showing how their plans will address the following three main SERHB priorities:
  - Reduce the number of vulnerable people living in non-decent homes
  - Reduce the number of households living in fuel poverty
  - Support regeneration to create sustainable communities
10. The Community Housing Service bids seem likely to be supported for the 2008/9 to 2010/11 at a level similar to the £2 million currently allocated for 2007/8. This level is assumed to continue over the following three years to 2013/14 though given the uncertainties of Government funding the amount for each year has been kept at £2 million with no increases for inflation.

## **REGIONAL HOUSING BOARD (Cont'd)**

11. RHB also allocates "Supported Capital Expenditure" (SCE) for capital spending on council housing. It is given by reducing the amount payable to the Government under the Housing Revenue Account Subsidy System which is described in more detail in the separate report "Council Housing Budget for 2008/9" also on the agenda for this meeting. The SCE amount for 2008/9 has been confirmed as £1.9 million, which enables borrowing of £1.9 million (Appendix 3, line 11).

## **SINGLE CAPITAL POT**

12. In addition to the allocation of SCE resources for housing described above, the Government also allocates capital resources to councils for each of the other four main areas of service i.e. Education, Social Services, Transport & Other Services. Councils can use these capital resources in total as they see fit to best achieve corporate strategic aims. In addition, authorities must prepare a Corporate Capital Strategy & a Corporate Asset Management Plan. The Capital Strategy shows how capital resources will be used to support the Corporate Plan objectives. The Asset Management Plan assesses what assets are owned, what assets are required to deliver services & provides a detailed plan for managing & maintaining those assets. Whilst continually under review, Portsmouth's Capital Strategy has recognised the important role played by the Housing Investment Programme and currently provides that the Housing SCE Allocations should all be made available to the Housing Investment Programme.

## **"DECENT HOMES"**

13. Council Housing - The Government have issued a "Public Service Agreement" which defines a "Decent home" & seeks to ensure that ".. all social housing meets a set standard of decency by 2010 ... ". This has been welcomed by resident's representatives who, together with HHSC staff, have created a "Decent Homes Strategy" which includes standards for the environment surrounding homes as well as ensuring that the Government Target for 2010 is achieved.
14. Plans to achieve the standard by 2010 have been prepared & budgets have been prepared for the next four years (2007/08 to 2010/11) to include all anticipated spending as set out in Appendix 4. The budgets required to achieve Decent Homes were examined and approved by expert independent external consultants as part of the Options Appraisal process.
15. Private Housing - The Government have also issued a private housing "Public Service Agreement" to house 70% of vulnerable people in decent homes by 2011. These budgets seek to achieve that aim, though the level of need & the scarcity of resources available will make the target very difficult to achieve.

## BUDGETS FOR RESOURCES AND SPENDING UP TO 2013/14

16. In October 2007 the City Council approved a programme for 2007/08 to 2013/14. That has now been revised to take account of subsequent slippage and changes and in consultation with residents representatives & the Housing Executive a programme has been prepared within the revised estimated spending ability (appendix 4).

**We would like to thank the resident representatives for their patience & invaluable help & assistance during the budget process.**

17. Set out at the top of Appendix 3 is a comparison of the October 2007 programme with the latest revised programme together with the latest estimates of capital resources for 2007/08 to 2013/14. Overall after revising the programme to take into account all known factors, budgeted resources up to 2013/14 have reduced by over £16.3 million (line 31, column R). Budgeted spending has reduced by over £11.3 million (line 6, column Q). It is recommended that authority be delegated to the SD-CRS to alter the mix of capital funding sources used to finance the HIP to maximise the resources available to the Council.

18. The net effect of resources reducing by more than planned spending is a £5 million fall in overall balances at 31 March 2013 (line 33, column R). However spending proposals remain with the forecast available capital resources and maintain an overall level of surplus resources of £2.4m at the end of the period. The main changes in spending proposals are set out in detail in Appendix 5.

### Resources

19. The resources estimated assume that borrowing of £1.9 million for council housing occurs each year up to the "Supported Capital Expenditure" (SCE) level approved by the Regional Housing Board (RHB). The reason for this is to be able to clearly demonstrate to the RHB that the Supported Capital Expenditure given has been used directly on achieving Decent Homes by 2010. It is anticipated that SCE for council housing will cease after 2010/11 when Decent Homes for council housing has been achieved so no borrowing is shown from 2010/11 onwards.

20. The SD-HH&SC has been working with the City's Planners to ensure that where developers are unwilling to provide new social housing on development sites they are required to make a contribution sufficient to provide the required number of dwellings elsewhere. Such schemes will require approval via the City Constitution process, including a financial appraisal approved by the SD-CRS.

21. As part of the new strategy for tackling disrepair in private housing the SD-HH&SC has introduced schemes offering loans as well as grants to owner occupiers. These loans are in the main repayable only when the property is sold so it is difficult to know when the repayments will be made however resources shown on Appendix 3 do include within the "Capital Receipts received in the year" figures (Appendix 3, line 17) estimated additional income from this source.

## **BUDGETS FOR RESOURCES AND SPENDING UP TO 2013/14 (Cont'd)**

### **Resources (Cont'd)**

22. Appendix 3, column R shows the analysis of the overall £16.3 million reduction in estimated resources, the most significant of which are:
- £1.8 million decrease –Contributions from leaseholders budgeted to fall
  - £1.1 million reduction - Major Repairs Allowance down
  - £12.9 million reduction – HRA revenue contributions reduced partly to balance revenue budgets, see separate report on this agenda entitled Council Housing Budget for 2008/09, but mainly to fund higher levels of spending on Repairs & Maintenance.

### **Spending programme**

23. Appendix 5, Major changes shows all the main changes since the programme was approved in October 2007.
24. As mentioned in Para 22 above it has been necessary to reduce Revenue Contributions in order to achieve a balanced budget on the Housing Revenue Account. Consequently it has been necessary to defer by one year the proposed new programme for Internal Refurbishments of Bathrooms & Toilets (Appendix 4, page 4, item 69). £1.3 million has been deferred from 2010/11 to 2011/12 and it is likely that further postponement of this investment will have to be considered if the Government do not act to mitigate the penal effects of the Housing Revenue Account Subsidy system & Pooling of capital receipts arrangements.
25. Provision of £600,000 million has been made as a prudent estimate of the likely “back pay” impact on Council Housing budgets arising from the Local Pay Review (Appendix 4, Item 80).
26. The full Executive has approved in principle the transfer (“appropriation”) of a number of Community Facilities &/or Part 3 Residential Social Care homes into the council housing account (HRA). £2 million is included in the programme to bring those properties up to a decent standard & convert a Part 3 home to Extra Care (Appendix 4, Items 73 and 74) . The terms of the report to full Executive provide that the transfer is conditional upon both approval from the residents panel who have helped construct these budgets and a financial appraisal on each property to see if the HRA & HIP can afford to take them on. Our resident’s budget panel have kindly approved the transfer in principle subject to the HRA being able to afford the effects as assessed on a property by property basis.

## **BUDGETS FOR RESOURCES AND SPENDING UP TO 2013/14 (Cont'd)**

### **Spending programme (Cont'd)**

27. By the beginning of next financial year 2008/9 the City Council parts of the John Pounds scheme will be substantially complete & the associated costs of staff time spent on managing the scheme can no longer be charged against the capital resources of the Housing Investment Programme. Instead resources will now switch to maintaining the scheme & monitoring the implementation of the remaining non City Council works so costs will be met from the Housing Revenue Account General Management Expenses budgets. A reduction in Revenue Contributions & increase in General Management budgets is therefore reflected in the budgets for 2008/9 onwards.

### **LOCAL AUTHORITIES (CAPITAL FINANCE) (AMENDMENT) REGULATIONS 2003**

28. These regulations provide that where capital receipts are generated from the sale of council housing assets, other than from "right to buy" sales, 100% of the receipts can be used for capital spending provided they are used to meet the costs of affordable homes. However the Council must make a formal declaration that those receipts up to a specified amount will be used in this way, hence recommendation (iv) to this report is required. If this resolution were not passed, or if receipts were to be used other than for affordable housing, or if receipts greater than the specified amount were received then half of the receipt would have to be paid to the Government. If the specified amount is set at a high figure there should be no risk of receipts exceeding that limit & triggering payments to Government. It is therefore recommended that the specified amount be set at £20 million for both 2007/08 & 2008/09 which gives significant headroom over the budgeted level of capital receipts.

29. The "Council Housing Budget 2008/9" elsewhere on this agenda recommends that a report be brought to the next meeting of this Executive setting out plans to press for change to the "Pooling" arrangements for HRA capital receipts whereby 75% of the receipts from each "Right to Buy" sale of a council home has to be paid to the Government. The report also recommends that the SD – HHSC write to the Dept of Communities & Local Government to ask that the proposed review of the HRASS be expanded to include review of the "Pooling" arrangements for HRA capital receipts.

### **ESTIMATED REVENUE EFFECTS & PRUDENTIAL INDICATORS**

30. Appendix 6 attached details the estimated revenue effects of the council housing (Housing Revenue Account or HRA) and the private housing part of the proposed capital programme. It also shows the "Prudential Indicators" for the HRA required by law.

## **CONCLUSION**

31. The HIP proposals in this report provide for capital investment on council homes of £129.7 million & private homes & social care properties of £43.4 million. Capital investment plans have had to be curtailed & deferred in order to fit available resources. However the spending proposals within this report have focussed on the key priorities of the Housing Strategy as set out on Appendix 2, page 2 and should make a material contribution towards tackling them.

## **BACKGROUND LISTS**

32. The information on which this report has been based was drawn from many different sources, however details of some of the information used is held in budget files prepared by the HH&S/Care Finance Team. Please contact Peter Pennekett, Finance Manager for Health, Housing & Social Care if required.

-----  
MARGARET GEARY  
Strategic Director for Health,  
Housing & Social Care

-----  
ROGER CHING  
Strategic Director for Corporate  
Resources & Services



## THE CURRENT SYSTEM OF CAPITAL CONTROLS

- 1 The current capital finance system was introduced by the Local Government and Housing Act 2003 on 1 April 2004. In summary the system does not impose any limit on the amount of capital expenditure that can be incurred in any year but does impose limits on how expenditure can be financed. Only spending meeting a definition of capital expenditure can be capitalised. The schemes included within the housing capital programme have been examined to ensure that they come within this definition.
- 2 The new systems do not impose fixed borrowing limits but allow "Prudential Borrowing". Council's must approve & publish a set of "Prudential Indicators". The indicators cover the two main council income streams i.e. council tax (the General Fund) & council housing (the Housing Revenue Account) and seek to ensure that borrowing is only entered into where it is prudent to do so. The Prudential Indicators for Portsmouth's Housing Revenue Account are shown at Appendix 6.

3 Capital expenditure not met by borrowing can be financed from:

- (a) Revenue Contributions to capital resources - There is no legal limit set for the amount that can be spent from this source.
- (b) Capital Receipts remaining after the "Pooled" proportion has been paid over to the Government.

	"Pooled" Proportion paid over to Government	Usable Proportion
Sale of Council Houses	75%	25%
Other Housing Revenue Account assets **	50% **	50%
Non Housing Revenue Account asset sales	0%	100%

\*\* Note where these receipts are used on affordable housing the "Pooled" proportion payable to Government is now zero - see Recommendation 4 to report.

- (c) Supported Capital Expenditure - Government Grant - i.e. the Government contribution towards Disabled Facilities Grants and the Private Sector Renewal Discretionary Fund grant for private housing. SCG's are used to finance capital expenditure providing valuable cash to reduce the revenue effect of Disabled Facilities Grants.
- (d) Specific Capital Grants - these include Neighbourhood Renewal Fund grants, Community Fund grants & European grants amongst others. These grants provide capital resources to finance the capital scheme being supported.
- (e) Grants and contributions towards capital schemes - the regulations provide that Grants and contributions towards a capital scheme can be used 100% to finance capital spending. An example of a contribution is a payment made by a leaseholder in a block of council flats to meet their share of the costs of capital works carried out to the block of flats or a Section 106 contribution from a developer towards the provision of affordable housing.

## THE EXECUTIVE SUMMARY

*This summary presents the highlights of the city council's strategy for housing in Portsmouth. The emphasis is on identified priorities which require immediate attention, but key background information is also described. Topic headings in these two pages follow the sections in the main text.*

### THE STRATEGIC CONTEXT

**Portsmouth's distinctive characteristics** influence our response to the city's housing needs:

- The number of households is increasing
- Household incomes in Portsmouth are the lowest in Hampshire, thereby affecting property prices, among the lowest in the S E Region
- Portsmouth shows sharp economic contrasts: while some areas are affluent others score highly on the Government's Deprivation Indices
- Portsmouth's geography constrains housing development which is limited to 'brownfield' sites
- Portsmouth's housing market is one of the most active in the south Hampshire sub region, especially for the sale of terraced houses
- Portsmouth has strong employment and housing market links with communities in SE Hampshire.

**Strategic links** with other policies and strategies are many and complex but those with the Portsmouth Local Strategic Partnership (LSP) and its *Community Strategy* are especially marked.

**Consultation** has been extensive involving techniques such as surveys, seminars, meetings and questionnaires with residents, the LSP Housing Partnership, city council tenants & lease-holders, elected Members, and housing and social care providers.

**Sub regional housing policy** is reflected in this Housing Strategy as the city council contributes to the activities of PUSH, the Partnership for Urban South Hampshire, and also responds to the Regional Housing Strategy and the South East Plan.

### INFORMING THE STRATEGY

Four principal sources inform this Strategy: new data from commissioned research, existing data from public and Government agencies, city council management information, and discussions with residents, service users and housing & service providers. Details are presented in the Appendices.

**Housing reviews** include a study commissioned from Fordham Research in 2004. Fordham found that Portsmouth has an estimated shortfall of nearly 3,000 affordable homes every year for the next five years. They concluded that it would be reasonable for planning policy to include a site target of up to 50 percent affordable housing.

2005 began with an assessment of the south Hampshire housing market by consultants DTZ Peda and one of their conclusions was that between 30 and 40 percent of new homes should be affordable.

**Home ownership and private renting** markets are thriving in Portsmouth. Home purchase prices averaged £153,000 in 2004 compared to £223,000 for the South East Region. But affordability is still an acute issue as these prices are six times average household incomes. Private renting comprises 13 percent of the city's housing and is an essential source of accommodation, bolstered by demand from the University's student population.

**Demand for affordable housing**, especially low cost social renting, remains huge, although interest in alternative housing solutions (shared ownership for example) is now very great. Applications to the Portsmouth Housing Register have increased by nearly one third in a generation, with families feeling the pressure most as the supply of larger rented homes has declined. Homelessness requests still exceed regional averages.

**The need for supported and special housing** is immense. Managing *Supporting People* contracts confirms that demand for specialist housing and support services is well in excess of current levels of supply. A strategic priority is to review and revise data collection for each of the main client groups.

**Managing council housing** involves the repair and maintenance of over 17,000 rented and leasehold properties which must reach the Government's *Decent Homes* standard by 2010. Successive stock surveys demonstrate that at present half the city council's housing met the standard in March 2005.

**Private housing renewal** refers to the repair and standards agenda for an estimated 70,000 privately owned dwellings in Portsmouth. The 2003 housing condition survey is the main evidence source which informs us that three quarters of the private stock dates before World War II while 9 percent of dwellings are legally unfit, twice the national average.

**Regeneration schemes** in recent years at Wecock Farm and the John Pound Centre at Portsea have provided invaluable information and expertise about creating mixed and sustainable communities – and new housing - which will be applied to future projects at Somerstown and Leigh Park.

### FINANCE AND RESOURCES

Resources for this Strategy are summarised on pages 26 to 30 and presented by two main themes:

- Community housing – many activities including new homes provision, Portsmouth Housing Register, homelessness, housing renewals etc
- Managing the city council's stock of housing.

## OUR PRIORITIES FOR ACTION

Our proposals for implementation are presented as five themes which commence on page 33 of the Strategy. The subject matter and objectives are wide ranging and backed up by operational detail in a number of business planning documents. Readers wanting an understanding of where responsibility lies for particular functions may wish to refer to the tables commencing on page 46.

### Affordable housing and regeneration

The immediate priority is to ensure a greatly increased supply of housing of all kinds to meet the undoubted gap between demand and supply in the housing market. However the city council, as strategic housing authority, must ensure an increased supply of *affordable* homes. By affordable we mean social renting at lower, usually subsidised, prices by the city council and housing associations. It can also mean *intermediate* tenures of which shared ownership purchase is just one example.

**We therefore aim to commission at least 2,000 affordable homes in the six years to March 2011, an average of at least 300 each year.** We will expect a significant proportion of these homes to be created for larger families. Delivering this programme will require the co-operation and good will of many, including our housing association partners and house builders. But the city council will contribute in a number of ways for example by revising its planning policies to create more opportunities for affordable housing using planning agreements. Regeneration programmes will be the catalyst and vehicle for achieving more homes. Inter authority working across the south Hampshire sub region will also create opportunities which have become more evident with publication of the Regional Housing Strategy in 2005. Principal actions and targets are listed on page 35.

### Private housing renewal & standards

Using the long established home improvement agency, the city council will continue assisting with repairing and improving Portsmouth's private housing, work that is mainly focused on older home owners with limited incomes. It is a long term programme with the aim of reducing the percentage of legally unfit dwellings or those in serious disrepair. Monitoring the health and safety of privately rented housing will also continue, as will grant aided works for disabled customers. **A key priority for this Strategy is to attain the Decent Homes standard by 2011: so that 70 percent of vulnerable households live in homes that reach the decency standard.** One of the tools for achieving this will be a new home loans scheme created with the South Coast Money Line, a community bank, and a number of South Coast local councils. Principal actions and targets are itemised on page 37.

## Managing our council homes

The Stock Options Appraisal has been completed and the city council's report submitted to the Office of the Deputy Prime Minister. However the outcome of this process will not be known for some time. Nevertheless our plans for the housing management service have been devised against the background of extensive consultation with residents during 2004 in which they expressed a preference for their homes to remain in the city council's ownership. Our proposals for this Strategy are based on this premise. Central to our planning is continuous service improvement managed in close consultation with residents. **The repair and maintenance of over 17,000 tenanted and leasehold dwellings is an essential element in this programme of activities, linked to attaining the Decent Homes standard by 2010.** We have identified the cost of works and have the necessary financial resources within the Housing Revenue Account budget. Principal actions and targets are listed on page 41.

## Supported and special housing

The planning and provision of housing and support services is a growth area, in part due to the substantial *Supporting People* programme, and this Strategy has assessed the current and future requirements of many specialist needs. They are too diverse and complex to summarise here but the reader may wish to review our proposals on pages 42 and 43. Principal actions and targets are listed on pages 47 and 48.

## Housing Choices

This is the term we have chosen to describe a collection of services managed for everyone in Portsmouth who requires affordable housing (sometimes with support), or help with the upkeep of their existing home. The gateway to these services is often through the city council's Housing Options team which is part of a network of organisations who have specialist expertise in their particular field.

Our proposals in this Strategy cover a range of activities: advice and assistance in obtaining accommodation; the homelessness service; managing the Portsmouth Housing Register; improving access to private renting; and giving support to people in their home with services such as Home Check and community alarms. **A key proposal over the next two years will be to design and implement a Choice Based Lettings system which will be more flexible and quicker for many applicants than the present housing register.** Other plans include

- An on-line Internet housing information service
- Preparing a new Homelessness Strategy
- A lettings agency for private accommodation.

Principal actions and targets are listed on page 45.

**HHSC BUDGET PRINCIPLES – 2008/9 to 2010/11 Budgets**

Budgets to be driven by HHSC Strategies to meet PCC Corporate Priorities with particular emphasis on regeneration & creation of sustainable communities to achieve safe, secure, independent & healthy living for our residents, tenants & leaseholders, including the following:

- ensuring there is appropriate home care for those who need it
- offering access to respite care and other support for carers and service users
- assessing individuals needs and developing care/support to those needs
- contributing to effective rehabilitation for people leaving hospital
- promoting healthy eating and lifestyles & improving young people's health
- enabling and contributing to the provision of good quality low cost homes with well-planned infrastructure
- delivering and promoting high quality house design combined with exceptional environmental performance.
- tackling fuel poverty
- working to reduce carbon emissions and to eliminate negative environmental impacts from all areas of work.

Budgets to be prepared in consultation with residents, tenants & leaseholders & reflect their views

Balanced budgets to be prepared for a minimum 3 years for revenue budgets & 5 years for capital budgets

Work with suppliers & partners, particularly the Health Service, to try & co-ordinate services in the best interests of residents, tenants & leaseholders.

Support effective preventive measures wherever possible

Maintain & improve homes by:

- Tackling disrepair in private housing to meet the target of 70% of vulnerable people housed in decent homes by 2011.
- Reducing the number of unfit and inaccessible private sector homes
- Maintaining the cycle of planned external inspection & repair of council dwellings.
- Improving the quality of council dwellings to meet decent homes standards by the 2010 Government target.
- Working towards a "Decent Environment" for all council dwellings.
- Improving energy efficiency and opportunities for microgeneration.
- Encouraging the reduction, reuse and recycling of materials.

Maintain high management standards for council dwellings

To be affordable and avoid an unreasonable burden on rents, charges and Council Tax.

Get the best return possible from non-core activities i.e. provision of garages

Achieve continuous improvement through systems thinking methods, designing services against customer demand

Comply with the law.

HIP REVISED CAPITAL SPENDING PROPOSALS & ESTIMATED CAPITAL RESOURCES 2007/08 TO 2013/14

APPENDIX 3

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	<b>(1) Change in HIP Programme</b>	<b>2007/08</b>		<b>2008/09</b>		<b>2009/10</b>		<b>2010/11</b>		<b>2011/12</b>		<b>2012/13</b>		<b>2013/14</b>		<b>Totals 2007/08 - 2013/14</b>		
2		£		£		£		£		£		£		£				
3																		
4	Detailed Capital Programme as now revised	25,652,037		27,504,492		24,551,900		22,086,195		23,340,820		24,062,508		25,972,686		173,170,638		
5	Approved by City Council July 2007	31,139,638		27,467,328		27,018,264		23,541,031		24,059,656		24,621,508		26,656,286		184,503,711		
6	<b>Increase/(Decrease)</b>	<b>(5,487,601)</b>		<b>37,164</b>		<b>(2,466,364)</b>		<b>(1,454,836)</b>		<b>(718,836)</b>		<b>(559,000)</b>		<b>(683,600)</b>		<b>(11,333,073)</b>		
7																		
8																		
9	<b>(2) Capital Resources</b>	<b>2007/08</b>		<b>2008/09</b>		<b>2009/10</b>		<b>2010/11</b>		<b>2011/12</b>		<b>2012/13</b>		<b>2013/14</b>		<b>Totals 2007/08 - 2013/14</b>		
10		July 07	Feb 08	July 07	Feb 08	July 07	Feb 08	July 07	Feb 08	July 07	Feb 08	July 07	Feb 08	July 07	Feb 08	July 07	Feb 08	Change +/-
																		£
																		£
																		£
11	Borrowing including Supported Capital Expenditure Council Housing	1,913,000	1,913,000	1,913,000	1,913,000	1,913,000	1,913,000	1,913,000	1,913,000	0	0	0	0	0	0	7,652,000	7,652,000	0
12	Disabled Facilities Grant (SCA to 2003/4)	553,098	600,000	553,098	553,098	568,585	569,138	584,505	585,074	600,871	601,456	617,696	618,297	634,991	635,609	4,112,844	4,162,671	49,827
13	Private Sector Renewal Discretionary Fund	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	2,024,900	14,174,300	14,174,300	0
14	Unsupported Prudential Borrowing - Private Housing	0		0		0		0		1,913,000	1,913,000	1,957,764	1,957,764	2,003,576	2,003,576	5,874,340	5,874,340	0
15	Capital Receipts																	
16	- Usable in hand at 1 April	6,148,115	5,241,121	3,689,800	3,544,689	2,165,432	1,655,127	947,432	523,364	351,045	224,097	1,170,030	848,173	1,466,458	457,442	6,148,115	5,241,121	(906,994)
17	- Received in the year	4,313,317	4,158,317	2,832,290	2,753,578	2,759,941	2,616,554	2,518,962	2,531,200	2,585,520	2,603,691	2,655,362	2,679,788	3,222,291	3,003,309	20,887,683	20,346,437	(541,246)
18	Grants & Contributions																	
19	- HRA Disabled Facilities Grants	9,870	9,870	10,147	10,255	10,431	10,553	10,723	10,848	11,023	11,152	11,257	11,392	11,495	11,637	74,946	75,706	760
20	- Sold flats - contributions by leaseholders	812,677	596,514	860,523	638,360	910,643	676,194	963,133	715,170	1,018,096	755,983	1,075,638	798,710	1,135,868	843,434	6,776,578	5,024,365	(1,752,213)
21	- Developers contributions B/F	353,434	353,434	0		0		0		0						353,434	353,434	(0)
22	- Milton Campus/Futchers School	690,000	1,476,836													690,000	1,476,836	786,836
23	- Kings Road/Gunwharf/Broadstreet	294,000	294,000													294,000	294,000	0
24	- Renovation grants agency fee income	381,892	400,000	391,440	391,440	401,226	401,226	411,256	411,257	421,538	421,538	432,076	432,077	442,878	442,878	2,882,306	2,900,416	18,110
25	- Renovation grants NHER income		25,000													0	25,000	25,000
26																		
27	Revenue Contributions																	
28	- HRA - Balance Brought Forward	3,828,221	3,828,221	999,356	3,934,757	58,996	638,497	441,452	640,738	2,802,765	1,372,137	3,738,517	1,245,387	5,200,983	2,262,079	3,828,221	3,828,221	(0)
29	- HRA - Normal Contribution for the year	3,300,000	1,004,000	4,988,047	2,856,157	5,929,724	3,778,558	4,974,939	2,634,845	5,090,170	3,522,168	5,207,158	3,910,538	5,325,859	4,199,895	34,815,897	21,906,161	(12,909,736)
30	- HRA - Major Repairs Allowance (MRA)	11,206,270	11,206,270	11,429,155	11,177,882	11,664,271	11,432,257	11,904,538	11,692,034	12,149,276	11,984,258	12,398,551	12,255,004	12,652,430	12,531,374	83,404,491	82,279,078	(1,125,413)
31	Total spending ability for the year	35,828,794	33,131,482	29,691,756	29,798,116	28,407,149	25,716,003	26,694,840	23,682,429	28,968,203	25,434,379	31,288,950	26,782,029	34,121,729	28,416,133	191,969,155	175,614,085	(16,355,070)
32	Detailed Capital Programme as now revised	31,139,638	25,652,037	27,467,328	27,504,492	27,018,264	24,551,900	23,541,031	22,086,195	24,059,656	23,340,820	24,621,508	24,062,508	26,656,286	25,972,686	184,503,711	173,170,638	(11,333,073)
33	<b>BALANCE OF RESOURCES AT 31 MARCH</b>	<b>4,689,156</b>	<b>7,479,445</b>	<b>2,224,428</b>	<b>2,293,624</b>	<b>1,388,885</b>	<b>1,164,103</b>	<b>3,153,809</b>	<b>1,596,234</b>	<b>4,908,547</b>	<b>2,093,559</b>	<b>6,667,442</b>	<b>2,719,521</b>	<b>7,465,443</b>	<b>2,443,447</b>	<b>7,465,444</b>	<b>2,443,447</b>	<b>(5,021,997)</b>
34	<b>ANALYSIS OF RESOURCES:</b>																	
35	HRA Cap receipts held in General Fund	3,689,800	3,544,689	2,165,432	1,655,127	947,432	523,364	351,045	224,097	1,170,030	848,173	1,466,458	457,442	2,444,787	273,229			
36	HRA Cap Reserve Revenue Contributions	999,356	3,934,756	58,996	638,497	441,452	640,739	2,802,765	1,372,137	3,738,517	1,245,387	5,200,983	2,262,079	5,020,656	2,170,218			
37	<b>BALANCE OF RESOURCES AT 31 MARCH</b>	<b>4,689,156</b>	<b>7,479,445</b>	<b>2,224,428</b>	<b>2,293,624</b>	<b>1,388,884</b>	<b>1,164,103</b>	<b>3,153,810</b>	<b>1,596,234</b>	<b>4,908,547</b>	<b>2,093,559</b>	<b>6,667,441</b>	<b>2,719,521</b>	<b>7,465,443</b>	<b>2,443,447</b>			
38	HRA Capital Receipts used by HRA	3,883,207	3,752,207	244,062	665,350	470,957	327,570	14,862	305,443	981,363	1,612,629	1,404,662	2,146,558	1,071,291	2,352,309			
39	HRA Capital Receipts used by Gen Fund	2,888,425	2,102,542	4,112,596	3,977,790	3,506,984	3,420,746	1,931,263	2,525,025	2,253,362	366,986	3,056,647	923,961	1,172,671	835,213			

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
		Feb 2008 Estimate for 2007/08 £'000	Feb 2008 Estimate for 2008/09 £'000	Feb 2008 Estimate for 2009/10 £'000	Feb 2008 Estimate for 2010/11 £'000	Feb 2008 Estimate for 2011/12 £'000	Feb 2008 Estimate for 2012/13 £'000	Feb 2008 Estimate for 2013/14 £'000	Feb 2008 Total 2007/8 to 2013/14 £'000
	<b>HOUSING AIMS:</b>								
1	AFFORDABLE HOUSING & REGENERATION	3,175	3,753	2,294	1,625	975	875	1,275	13,972
2	PRIVATE HOUSING & RENEWAL STANDARDS	5,899	5,760	5,257	4,929	5,010	5,647	5,632	38,134
3	MANAGING OUR COUNCIL HOMES	16,080	17,344	16,277	15,065	16,888	17,081	18,606	117,341
4	SUPPORTED & SPECIAL HOUSING NEEDS	0	0	0	0	0	0	0	0
5	HOUSING CHOICES	498	647	724	467	468	460	460	3,724
<b>TOTAL HOUSING INVESTMENT PROGRAMME</b>		<b>25,652</b>	<b>27,504</b>	<b>24,552</b>	<b>22,086</b>	<b>23,341</b>	<b>24,063</b>	<b>25,973</b>	<b>173,171</b>
Council Housing (Housing Revenue Account)		18,351	20,557	18,136	16,540	18,013	18,106	20,031	129,734
Private Housing (General Fund)		7,301	6,947	6,416	5,546	5,328	5,957	5,942	43,437
<b>Total spending</b>		<b>25,652</b>	<b>27,504</b>	<b>24,552</b>	<b>22,086</b>	<b>23,341</b>	<b>24,063</b>	<b>25,973</b>	<b>173,171</b>

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

APPENDIX 4

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Feb-08 Estimate for 2007/08	Feb-08 Estimate for 2008/09	Feb-08 Estimate for 2009/10	Feb-08 Estimate for 2010/11	Feb-08 Estimate for 2011/12	Feb-08 Estimate for 2012/13	Feb-08 Estimate for 2013/14	Total Expenditure Total 2013/14
		£	£	£	£	£			£
<b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION)</b>									
<b>Council Housing</b>									
1	Beverston / Hillsley Rd, Paulsgrove	10,000	80,000						2,582,439
2	Prevention of Homelessness	75,000	75,000	75,000	75,000	75,000	75,000	75,000	688,437
3	Compulsory Purchase	0	300,000	100,000	0	0	0	0	400,000
4	Repurchase ex council homes	300,000	300,000	300,000	300,000	300,000	300,000	300,000	3,695,072
5	PCC Homebuy (Cash Incentive Scheme FA approved in 04/05)	0	0						0
6	Under Occupation Scheme	50,000	50,000	38,000					157,089
7	Regeneration & SRB5 - All areas	126,422	100,000	0	0				809,208
8	Regeneration of Leigh Park	37,000	350,000	400,000	400,000	100,000	0	0	1,371,670
9	Regeneration of Somerstown	482,000	277,000	50,000	0				966,110
10	John Pound Centre development	736,000	491,374	205,500					10,031,670
11	John Pound Centre Improvements				100,000	50,000	50,000	200,000	400,000
12	Communal areas, Crown Court, Landport	107,000	450,000	20,000					1,696,750
13	Wimpey blocks improvements, Landport	100,000	50,000						761,081
14	Portsea Adventure Playground - Contribution to upgrading	3,351							30,000
15	Mobile Home Sites	50,000	75,000	50,000	50,000	50,000	50,000	50,000	375,000
16	Purchase of Mobile Homes	45,000	150,000	150,000	0	0	0	0	345,000
17	Developments/Houses	20,000	150,000	150,000	250,000	250,000	250,000	500,000	1,570,000
18	Professional Charges	130,000	115,000	20,000	0	0	0	0	291,649
									0
									0
<b>Private Housing</b>									
19	Support for Empty Property Campaign	100,000	75,000	150,000	150,000	150,000	150,000	150,000	925,000
20	Support for Registered Social Landlords	510,000							510,000
21	Furnished lettings	0	10,000						10,000
22	Brunel Court contribution	33,095							33,095
23	Travellers Contribution (Homes Act)		50,000	50,000					198,664
24	Renovation of Social Services Homes	260,000	255,000	250,000	300,000			0	1,205,000
25	Nursing and Extra Care Provision	0	350,000	285,000					635,000
<b>Total</b>	<b>AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION</b>	<b>3,174,868</b>	<b>3,753,374</b>	<b>2,293,500</b>	<b>1,625,000</b>	<b>975,000</b>	<b>875,000</b>	<b>1,275,000</b>	<b>29,687,933</b>

HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Feb-08 Estimate for 2007/08	Feb-08 Estimate for 2008/09	Feb-08 Estimate for 2009/10	Feb-08 Estimate for 2010/11	Feb-08 Estimate for 2011/12	Feb-08 Estimate for 2012/13	Feb-08 Estimate for 2013/14	Total Expenditure Total 2013/14
<b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS)</b>									
<b>Council Housing</b>									
26	Stamshaw & Fratton Improvement & Regeneration Areas - purchase & repair	0	200,000	300,000	300,000	300,000	300,000	300,000	2,127,239
<b>Private Housing</b>									
27	Heating Grants	275,354	415,000	446,200	446,200	446,200	446,200	446,200	3,994,797
28	SCML - Home Loan Scheme (See Financial Appraisal)	34,142	40,000	40,000	40,000	40,000	40,000	40,000	310,000
29	Empty Homes Assistance (New Initiative)	0	25,000	25,000	25,000	25,000	25,000	25,000	154,720
30	Disabled persons equipment replacement	14,000	30,000	50,000	50,000	50,000	50,000	50,000	356,141
31	Disabled facilities grants - in progress	1,147,000	1,030,000	1,060,900	1,092,700	1,125,500	1,159,265	1,194,043	11,408,995
32	Disabled Facilities Assistance (loan)	60,000	100,000	100,000	100,000	100,000	100,000	100,000	864,559
33	Home Repair Assistance	120,000	200,000	200,000	200,000	200,000	200,000	200,000	1,754,709
34	Grant (Adaptation) to Private Landlord	25,000							46,222
35	Decent Homes assistance packages	2,200,000	1,200,000	834,000	800,000	750,000	800,000	800,000	8,161,501
36	Facelift Assistance packages	20,000	25,000	50,000	100,000	100,000	100,000	100,000	1,019,880
37	Renovation grants	164,900	182,700	194,700	193,700	224,300	224,300	234,700	4,764,376
38	Action Area Grants	85,000	350,000	200,000	0	0	0	0	996,382
39	Action Area Loan Element	30,000	110,000	50,000	0	0	0	0	301,873
40	Rented accommodation grants to landlords	10,000	20,000	20,000	20,000	20,000	20,000	20,000	175,287
41	Stamshaw & Fratton Improvement & Regeneration Areas	200,000	200,000	60,000	60,000	60,000	460,000	460,000	5,457,068
42	Assistance Packages Loan Element	660,000	823,254	790,936	659,431	727,156	819,743	819,743	6,347,036
43	Private Sector Housing Survey	70,000					60,000		166,320
44	Professional charges - Community Housing	784,000	809,000	835,000	842,000	842,000	842,000	842,000	5,796,000
<b>Total</b>	<b>AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS</b>	<b>5,899,396</b>	<b>5,759,954</b>	<b>5,256,736</b>	<b>4,929,031</b>	<b>5,010,156</b>	<b>5,646,508</b>	<b>5,631,686</b>	<b>54,203,105</b>



HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Feb-08 Estimate for 2007/08	Feb-08 Estimate for 2008/09	Feb-08 Estimate for 2009/10	Feb-08 Estimate for 2010/11	Feb-08 Estimate for 2011/12	Feb-08 Estimate for 2012/13	Feb-08 Estimate for 2013/14	Total Expenditure Total 2013/14
<b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 3 - MANAGING OUR COUNCIL HOMES)</b>									
<b>Council Housing</b>									
45	Review of business software	392,453	523,890	597,390	349,940	349,940	342,510	342,510	7,382,489
46	Improvements to energy efficiency/Sustainability	100,000	100,000	200,000	200,000	250,000	250,000	250,000	1,519,441
47	Capital Planned Works	8,493,935	7,810,000	8,150,000	7,918,000	8,250,000	8,050,000	8,400,000	90,276,688
48	Disabled access - Housing Offices	25,000	25,000	50,000	50,000	50,000	50,000	100,000	447,951
49	Disabled facilities grants	1,157,000	1,100,000	1,100,000	1,150,000	1,200,000	1,300,000	1,350,000	11,519,914
50	Buckland reception area	0	100,000	65,000					165,000
51	Somerstown Office	154,000	280,000	25,000					479,820
52	Paulsgrove office/Allaway Ave	425	0						2,141,010
53	Leigh Park Office - Provision of IT/Costs of Move etc	80,000	150,000	0					230,000
54	Improvements to Area Offices	25,000	50,000	50,000	50,000	50,000	50,000	150,000	457,726
55	Provision of Mobility Units	0	0	0	0	0	0	0	0
56	Sheltered Block Upgrade	23,000	100,000	200,000	350,000	400,000	250,000	250,000	1,574,663
57	New lift - Grosvenor House, Southsea		350,000	140,000					490,000
58	Lift Refurbishment - Omega House		50,000	20,000					70,000
59	Lifts	470,973	600,000	600,000	600,000	600,000	500,000	500,000	8,029,727
60	Leamington House, Somerstown	412,117	0						600,573
61	Horatia House, Somerstown	134,254	0						8,628,874
62	Multi Storey Survey/Repairs - 5 year cycle	137,777	200,000	250,000	250,000	300,000	300,000	300,000	2,085,189
63	Multi Storey fire upgrade	50,000	100,000	150,000	150,000	150,000	200,000	200,000	1,017,451
64	Multi Storey Mechanical Plant Upgrade	25,000	75,000	100,000	100,000	100,000	100,000	100,000	600,000
65	Mult Storey Block Refurbishment							1,000,000	1,000,000
66	Jellicoe & Beatty Houses - Structural Improvements	30,000	255,000	10,000	0				304,478
67	Purchase of Mult Storey - Flats Re-cycle Bins	45,000	45,000						90,000
68	Underpinning - 415-425 Eastern Road	50,000	235,000	15,000					300,000
69	Internal Refurbishments (Bathrooms & Toilets)	0	0	0	0	1,300,000	1,800,000	2,000,000	5,100,000
70	Garage Demolitions & Improvements	81,618	100,000	100,000	100,000	100,000	100,000	0	581,618
71	Sound Insulation			0	0				0
72	Appropriation of Community Centres (Cond Survey)	16,000	0						16,000
73	Renovation of Community Centres	0	250,000	250,000	250,000	250,000	250,000	200,000	1,450,000
74	Conversion of Part 3 Home to Extra Care	35,000	200,000	300,000	30,000				565,000
75	HHSR Energy and Surveys	25,000	100,000	200,000	200,000	200,000	200,000	200,000	1,125,000
76	Heating partnership	2,400,000	1,900,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,216,573
77	Asbestos survey	175,000	225,000	225,000	175,000	175,000	175,000	100,000	2,532,751
78	Leigh Park Wecock Farm: Purchase of Rubbish Bins	33,000	0						33,000
79	Wilmcote House Concierge	0	115,000	350,000	25,000	0			490,000
80	Local Pay Review - Back Pay	0	600,000						600,000
81	Professional charges - Housing	1,200,000	1,330,000	1,384,000	1,456,000	1,500,000	1,500,000	1,500,000	9,870,000
82	Professional charges - Other	308,000	375,000	246,000	161,000	163,000	163,000	163,000	1,579,000
<b>AIM 3 - MANAGING OUR COUNCIL HOMES</b>		<b>16,079,552</b>	<b>17,343,890</b>	<b>16,277,390</b>	<b>15,064,940</b>	<b>16,887,940</b>	<b>17,080,510</b>	<b>18,605,510</b>	<b>188,569,935</b>

**HOUSING INVESTMENT PROGRAMME SPENDING PROPOSALS**

A	B	C	D	E	F	G	H	I	J
Item No.	Description of Scheme	Feb-08 Estimate for 2007/08	Feb-08 Estimate for 2008/09	Feb-08 Estimate for 2009/10	Feb-08 Estimate for 2010/11	Feb-08 Estimate for 2011/12	Feb-08 Estimate for 2012/13	Feb-08 Estimate for 2013/14	Total Expenditure Total 2013/14
<b>HEALTH, HOUSING &amp; SOCIAL CARE PORTFOLIO (AIM 5 - HOUSING CHOICES)</b>									
<b><u>Private Housing</u></b>									
83	Review of business software	408,471	545,274	621,774	364,224	364,224	356,490	356,490	6,010,569
84	Community Alarm/Telecare	64,750	48,100	48,100	48,100	48,100	48,100	48,100	551,123
85	Homecheck	25,000	53,900	54,400	54,900	55,400	55,900	55,900	502,726
86	HID Equipment	0	0	0	0	0	0	0	45,401
Total	<b>AIM 5 - HOUSING CHOICES</b>	498,221	647,274	724,274	467,224	467,724	460,490	460,490	7,109,820

Item No.	Description of Scheme	Changes in 2007/08	Changes in 2008/09	Changes in 2009/10	Changes in 2010/11	Changes in 2011/12	Changes in 2012/13	Changes in 2013/14	Change in Final Cost
<b>Council Housing</b>									
1	Beverston / Hillsley Rd, Paulsgrove	(83,161)	80,000	0	0	0	0	0	(3,161)
3	Compulsory Purchase	0	100,000	100,000	0	0	0	0	200,000
5	PCC Homebuy (Cash Incentive Scheme FA approved in 04/05)	(110,000)	(110,000)	0	0	0	0	0	(220,000)
7	Regeneration & SRB5 - All areas	0	0	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(500,000)
8	Regeneration of Leigh Park	(90,635)	0	0	0	0	(100,000)	(100,000)	(290,635)
9	Regeneration of Somerstown	(45,827)	177,000	(50,000)	(100,000)	(100,000)	(100,000)	(100,000)	(318,827)
10	John Pound Centre development	(440,500)	156,000	205,500	0	0	0	0	(79,000)
11	John Pound Centre Improvements	0	0	0	0	0	0	200,000	200,000
12	Communal areas, Crown Court, Landport	(193,000)	200,000	20,000	0	0	0	0	27,000
13	Wimpey blocks improvements, Landport	0	(50,000)	0	0	0	0	0	(50,000)
15	Mobile Home Sites	0	25,000	0	0	0	0	(100,000)	(75,000)
16	Purchase of Mobile Homes	(55,000)	(50,000)	(150,000)	0	0	0	0	(255,000)
17	Developments/Houses	(100,000)	(30,000)	(100,000)	0	0	0	(250,000)	(480,000)
18	Professional Charges	(10,000)	5,000	(40,000)	(60,000)	(60,000)	(60,000)	(60,000)	(285,000)
<b>Private Housing</b>									
19	Support for Empty Property Campaign	0	(175,000)	(200,000)	(300,000)	(300,000)	(300,000)	(300,000)	(1,575,000)
21	Furnished lettings	(10,000)	10,000	0	0	0	0	0	0
23	Travellers Contribution (Homes Act)	(50,000)	50,000	50,000	0	0	0	0	50,000
24	Renovation of Social Services Homes	0	0	0	0	0	0	(25,000)	(25,000)
<b>Total</b>	<b>AIM 1 - AFFORDABLE HOUSING &amp; REGENERATION</b>	<b>(1,188,123)</b>	<b>388,000</b>	<b>(264,500)</b>	<b>(560,000)</b>	<b>(560,000)</b>	<b>(660,000)</b>	<b>(835,000)</b>	<b>(3,679,623)</b>

<b>Council Housing</b>									
26	Stamshaw & Fratton Improvement & Regeneration Areas - purch	(341,678)	(100,000)	0	0	0	0	0	(441,678)
<b>Private Housing</b>									
28	Heating Grants (See page 10)	(117,752)	(31,200)	0	0	0	0	0	(148,952)
28	SCML - Home Loan Scheme (See Financial Appraisal)	0	15,000	15,000	15,000	15,000	15,000	15,000	90,000
29	Empty Homes Assistance (New Initiative)	(50,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(200,000)
30	Disabled persons equipment replacement	(40,368)	(20,000)	0	0	0	0	0	(60,368)
31	Disabled facilities grants - in progress	98,582	0	0	0	0	0	0	98,582
32	Disabled Facilities Assistance (loan)	(80,000)	0	0	0	0	0	0	(80,000)
33	Home Repair Assistance	(80,000)	0	0	0	0	0	0	(80,000)
35	Decent Homes assistance packages	1,580,000	650,000	284,000	250,000	200,000	250,000	250,000	3,464,000
36	Facelift Assistance packages	(80,000)	(75,000)	(50,000)	0	0	0	0	(205,000)
37	Renovation grants	(250,000)	(202,500)	(169,300)	(200,000)	(200,000)	(350,000)	(339,600)	(1,711,400)
39	Action Area Grants (See page 10)	(320,500)	(217,950)	(133,000)	0	0	0	0	(671,450)
40	Action Area Loan Element (See page 10)	(170,000)	(101,950)	(30,000)	0	0	0	0	(301,950)
40	Rented accommodation grants to landlords	(10,000)	0	0	0	0	0	0	(10,000)
41	Stamshaw & Fratton Improvement & Regeneration Areas	(150,000)	(150,000)	0	0	0	0	0	(300,000)
43	Assistance Packages Loan Element (See page 10)	106,720	231,854	185,236	38,931	91,456	184,043	184,043	1,022,283
43	Private Sector Housing Survey	0	0	0	0	0	10,000	0	10,000
<b>Total</b>	<b>AIM 2 - PRIVATE HOUSING &amp; RENEWAL STANDARDS</b>	<b>95,004</b>	<b>(26,746)</b>	<b>76,936</b>	<b>78,931</b>	<b>81,456</b>	<b>84,043</b>	<b>84,443</b>	<b>474,067</b>

Item No.	Description of Scheme	Changes in 2007/08	Changes in 2008/09	Changes in 2009/10	Changes in 2010/11	Changes in 2011/12	Changes in 2012/13	Changes in 2013/14	Change in Final Cost
<b>Council Housing</b>									
45	Review of business software	(157,817)	30,970	11,820	(4,330)	(4,330)	(11,760)	(11,760)	(147,206)
47	Capital Planned Works (See page 9)	(900,525)	(1,290,000)	(1,900,000)	500,000	450,000	450,000	350,000	(2,340,525)
48	Disabled access - Housing Offices	(25,000)	(25,000)	0	0	0	(50,000)	0	(100,000)
49	Disabled facilities grants	332,000	250,000	235,000	300,000	350,000	400,000	450,000	2,317,000
50	Buckland reception area	(100,000)	35,000	65,000	0	0	0	0	0
51	Somerstown Office	(150,180)	125,000	25,000	0	0	0	0	(180)
53	Leigh Park Office - Provision of IT/Costs of Move etc	(203,000)	150,000	0	0	0	0	0	(53,000)
54	Improvements to Area Offices	(25,000)	0	0	0	0	0	0	(25,000)
55	Provision of Mobility Units	(25,000)	(75,000)	(100,000)	(200,000)	(200,000)	(225,000)	(250,000)	(1,075,000)
56	Sheltered Block Upgrade	(125,337)	(250,000)	(150,000)	0	0	0	0	(525,337)
57	New lift - Grosvenor House, Southsea	0	50,000	80,000	0	0	0	0	130,000
58	Lift Refurbishment - Omega House	0	(230,000)	(60,000)	0	0	0	0	(290,000)
62	Multi Storey Survey/Repairs - 5 year cycle	(70,000)	0	0	0	0	0	0	(70,000)
63	Multi Storey fire upgrade	(50,000)	(50,000)	0	0	0	0	0	(100,000)
64	Multi Storey Mechanical Plant Upgrade	(25,000)	0	0	0	0	0	0	(25,000)
66	Jellicoe & Beatty Houses - Structural Improvements	(205,522)	225,000	10,000	0	0	0	0	29,478
67	Purchase of Multi Storey - Flats Re-cycle Bins	45,000	45,000	0	0	0	0	0	90,000
68	Underpinning - 415-425 Eastern Road	(170,000)	215,000	15,000	0	0	0	0	60,000
69	Internal Refurbishments (Bathrooms & Toilets)	0	0	(750,000)	(1,300,000)	(500,000)	(200,000)	0	(2,750,000)
70	Garage Demolitions & Improvements	(68,382)	0	0	0	0	0	(100,000)	(168,382)
71	Sound Insulation	0	0	(100,000)	(100,000)	(100,000)	(100,000)	(150,000)	(550,000)
72	Appropriation of Community Centres (Cond Survey)	(14,000)	0	0	0	0	0	0	(14,000)
73	Renovation of Community Centres	(150,000)	0	0	0	0	0	0	(150,000)
74	Conversion of Part 3 Home to Extra Care	(265,000)	0	300,000	30,000	0	0	0	65,000
75	HHSR Energy and Surveys	(75,000)	(50,000)	0	0	0	0	0	(125,000)
76	Heating partnership	(100,000)	0	0	0	0	0	0	(100,000)
77	Asbestos survey	(100,000)	(25,000)	(25,000)	0	0	0	25,000	(125,000)
79	Wilmcote House Concierge	(375,000)	0	350,000	25,000	0	0	0	0
80	Local Pay Review - Back Pay	(1,100,000)	600,000	0	0	0	0	0	(500,000)
81	Professional charges - Housing	0	50,000	64,000	56,000	50,000	50,000	50,000	320,000
82	Professional charges - Other	(30,000)	(12,000)	(337,000)	(197,000)	(200,000)	(200,000)	(200,000)	(1,176,000)
<b>Total</b>	<b>AIM 3 - MANAGING OUR COUNCIL HOMES</b>	<b>(4,132,763)</b>	<b>(231,030)</b>	<b>(2,266,180)</b>	<b>(890,330)</b>	<b>(154,330)</b>	<b>113,240</b>	<b>163,240</b>	<b>(7,398,152)</b>
<b>Private Housing</b>									
83	Review of business software	(164,259)	(19,806)	64,344	(4,506)	(4,506)	(12,240)	(12,240)	(153,214)
84	Community Alarm/Telecare	1,740	0	0	0	0	0	0	1,740
85	Homecheck (See page 11)	(37,400)	(9,600)	(11,400)	(11,400)	(11,900)	(12,400)	(12,400)	(106,500)
86	HID Equipment	(61,800)	(63,654)	(65,564)	(67,531)	(69,556)	(71,643)	(71,643)	(471,391)
<b>Total</b>	<b>AIM 5 - HOUSING CHOICES</b>	<b>(261,719)</b>	<b>(93,060)</b>	<b>(12,620)</b>	<b>(83,437)</b>	<b>(85,962)</b>	<b>(96,283)</b>	<b>(96,283)</b>	<b>(729,365)</b>
		<b>(5,487,601)</b>	<b>37,164</b>	<b>(2,466,364)</b>	<b>(1,454,836)</b>	<b>(718,836)</b>	<b>(559,000)</b>	<b>(683,600)</b>	<b>(11,333,073)</b>

**PRUDENTIAL INDICATORS FOR COUNCIL HOUSING (HOUSING REVENUE ACCOUNT)**

<b>(1) Capital expenditure</b>	Estimate 2007/08 £000	Estimate 2008/09 £000	Estimate 2009/10 £000	Estimate 2010/11 £000	Estimate 2011/12 £000	Estimate 2012/13 £000	Estimate 2013/14 £000
Private Housing	7,300,712	6,947,228	6,416,010	5,546,255	5,327,880	5,956,998	5,942,176
Council Housing	18,351,325	20,557,264	18,135,890	16,539,940	18,012,940	18,105,510	20,030,510
<b>Total HIP spending</b>	<b>25,652,037</b>	<b>27,504,492</b>	<b>24,551,900</b>	<b>22,086,195</b>	<b>23,340,820</b>	<b>24,062,508</b>	<b>25,972,686</b>

<b>(2) Capital financing costs as a % of the net revenue stream</b>	Estimate 2007/08 £000	Estimate 2008/09 £000	Estimate 2009/10 £000	Estimate 2010/11 £000	Estimate 2011/12 £000	Estimate 2012/13 £000	Estimate 2013/14 £000
<b>Council Housing</b>	<b>24.0%</b>	<b>26.4%</b>	<b>27.0%</b>	<b>24.8%</b>	<b>25.6%</b>	<b>25.6%</b>	<b>25.5%</b>

<b>(3) Capital Financing Requirement</b>	Estimate 2007/08 £000	Estimate 2008/09 £000	Estimate 2009/10 £000	Estimate 2010/11 £000	Estimate 2011/12 £000	Estimate 2012/13 £000	Estimate 2013/14 £000
<b>Council Housing</b>	<b>31,171</b>	<b>43,084</b>	<b>44,997</b>	<b>46,910</b>	<b>48,823</b>	<b>48,823</b>	<b>48,823</b>

<b>(4) Estimated incremental effects of HIP capital investment plans on council tax and council rents</b>	Estimate 2007/08 £	Estimate 2008/09 £	Estimate 2009/10 £	Estimate 2010/11 £	Estimate 2011/12 £	Estimate 2012/13 £	Estimate 2013/14 £000
<b>Council Housing</b>							
- Effect expressed as a Weekly Rent	£38.14	£45.97	£50.04	£45.80	£49.56	£51.78	£53.79