Housing Revenue Account Investment Plan - Appendix 1

All figures in £000's

ESSENTIAL INVESTMENT STANDARD:

Statutory Standards	10 yr Total	30 yr Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Adaptations - New	36,428	125,885	4,600	4,000	3,800	3,600	3,400	3,200	3,330	3,415	3,499	3,584
Fire Safety	11,922	13,582	3,555	3,595	2,385	2,387	-	-	-	-	-	-
DDA and Accessibility	1,135	4,305	100	103	106	109	112	115	118	121	124	127
Planned Demolitions	500	500	500	-	-	-	-	-	-	-	-	-
Voids	59,452	214,370	6,000	6,180	6,042	5,902	5,761	5,620	5,767	5,913	6,060	6,206
Health & Safety - Asbestos Surveys	15,717	15,717	1,992	1,919	1,839	1,750	1,654	1,551	1,439	1,320	1,193	1,059
Health & Safety - Asbestos Removals	30,745	151,394	2,373	2,517	2,666	2,819	2,977	3,138	3,304	3,474	3,649	3,827
Capital Repairs	17,935	64,408	1,900	1,854	1,813	1,771	1,728	1,686	1,730	1,774	1,818	1,862
Sub Total for Statutory Standards	**173,835**	**590,161**	**21,020**	**20,168**	**18,651**	**18,339**	**15,633**	**15,310**	**15,688**	**16,017**	**16,343**	**16,665**

Target Standards	10 yr Total	30 yr Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Electrical Systems	13,620	51,660	1,200	1,236	1,272	1,308	1,344	1,380	1,416	1,452	1,488	1,524
Kitchen	115,701	438,850	10,194	10,500	10,806	11,111	11,417	11,723	12,029	12,335	12,641	12,946
Bathroom	24,826	94,163	2,187	2,253	2,319	2,384	2,450	2,515	2,581	2,647	2,712	2,778
Heating & Hot Water	81,720	309,960	7,200	7,416	7,632	7,848	8,064	8,280	8,496	8,712	8,928	9,144
Heating & Hot Water - Electricity	2,838	10,763	250	258	265	273	280	288	295	303	310	318
Doors	17,168	65,116	1,513	1,558	1,603	1,649	1,694	1,739	1,785	1,830	1,876	1,921
Windows	36,765	139,447	3,239	3,336	3,434	3,531	3,628	3,725	3,822	3,919	4,017	4,114
Roofs - dwellings	66,472	252,125	5,857	6,032	6,208	6,384	6,559	6,735	6,911	7,086	7,262	7,438
Roofs - MSFs	4,054	18,392	-	-	-	-	-	771	791	811	831	851
Walls	2,838	10,763	250	258	265	273	280	288	295	303	310	318
Misc Costs	9,225	34,856	797	846	896	869	893	936	961	985	1,009	1,034
Sub Total for Target Standards	**375,226**	**1,426,095**	**32,687**	**33,692**	**34,699**	**35,629**	**36,609**	**38,380**	**39,381**	**40,382**	**41,383**	**42,384**

Structural Works to Non Traditional Stock Types	10 yr Total	30 yr Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
High Rise Blocks	25,473	25,473	4,806	4,950	5,095	5,239	5,383	-	-	-	-	-
Non Trad Stock	15,125	32,125	-	-	-	-	-	2,875	2,950	3,025	3,100	3,175
Other housing	-	-	-	-	-	-	-	-	-	-	-	-
Sheltered Remodelling	10,600	10,600	2,000	2,060	2,120	2,180	2,240	-	-	-	-	-
Sub Total for Structural Works	**51,198**	**68,198**	**6,806**	**7,010**	**7,215**	**7,419**	**7,623**	**2,875**	**2,950**	**3,025**	**3,100**	**3,175**

Communal + Estate Assets	10 yr Total	30 yr Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Communal Facilities & Equipment	89,344	174,482	6,640	6,840	7,039	7,238	7,437	10,293	10,561	10,830	11,098	11,367
Lifts - MSFs	17,025	64,575	1,500	1,545	1,590	1,635	1,680	1,725	1,770	1,815	1,860	1,905
Lifts - low/med rise	1,804	7,013	320	330	339	349	466	-	-	-		
Environmental Improvements	22,700	86,100	2,000	2,060	2,120	2,180	2,240	2,300	2,360	2,420	2,480	2,540
Estate Garages	2,777	10,532	245	252	259	267	274	281	289	296	303	311
ALMO/BITMO Offices	568	2,153	50	52	53	55	56	58	59	61	62	64
Estate Shops + Linked Dwellings	2,611	9,902	230	237	244	251	258	265	271	278	285	292
Sub Total for Communal + Estate Assets	**136,828**	**354,755**	**10,985**	**11,315**	**11,644**	**11,974**	**12,411**	**14,921**	**15,311**	**15,700**	**16,089**	**16,478**

Total Works	**737,086**	**2,439,209**	**71,498**	**72,185**	**72,208**	**73,361**	**72,276**	**71,486**	**73,329**	**75,124**	**76,915**	**78,703**
Allowance for contract mgt, delivery fees	89,230	293,485	8,580	8,922	9,185	8,803	8,673	8,578	8,800	9,015	9,230	9,444
Heatlease termination fees	4,241	11,794	1,125	896	253	260	267	274	281	288	295	303
IT System Costs	1,018	2,603	500	52	53	55	56	58	59	61	62	64
Total Essential Investment	**831,575**	**2,747,091**	**81,703**	**82,055**	**81,698**	**82,478**	**81,272**	**80,396**	**82,469**	**84,488**	**86,503**	**88,514**

Adjustments	10 yr Total	30 yr Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Reduction in Investment for RTBs	(21,193)	(163,364)	(499)	(936)	(1,297)	(1,681)	(1,953)	(2,226)	(2,588)	(2,965)	(3,359)	(3,690)
Essential Investment Revised Total	**810,382**	**2,583,727**	**81,204**	**81,119**	**80,401**	**80,797**	**79,319**	**78,169**	**79,881**	**81,523**	**83,144**	**84,824**

SUSTAINABILITY STANDARD:

Sustainability Standards	10 yr Total	30 yr Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Conversions / Remodelling	6,050	37,750	-	-	-	-	-	1,150	1,180	1,210	1,240	1,270
Energy Efficiency Works to MSFs (EWI/Cladding)	6,307	42,461	1,190	1,226	1,261	1,297	1,333	-	-	-	-	-
Heating + Renewable Energy Measures	22,700	86,100	2,000	2,060	2,120	2,180	2,240	2,300	2,360	2,420	2,480	2,540
District Heating/Heat from Waste	10,450	10,450	-	5,150	5,300	-	-	-	-	-	-	-
Energy Efficiency Measures to Hard to Treat Properties	19,070	179,248	-	-	-	-	-	-	-	6,203	6,357	6,510
Solar PV	3,800	3,800	3,800	-	-	-	-	-	-	-	-	-
Sustainability Investment Works Sub Total	**68,377**	**359,808**	**6,990**	**8,436**	**8,681**	**3,477**	**3,573**	**3,450**	**3,540**	**9,833**	**10,077**	**10,320**
Allowance for contract mgt, delivery fees	8,205	43,177	839	1,012	1,042	417	429	414	425	1,180	1,209	1,238
Total Sustainability Investment	**76,582**	**402,985**	**7,829**	**9,448**	**9,723**	**3,894**	**4,002**	**3,864**	**3,965**	**11,013**	**11,286**	**11,559**

Reduction in Investment for RTBs	(2,023)	(11,589)	(48)	(108)	(154)	(79)	(96)	(107)	(124)	(386)	(438)	(482)
Sustainability Investment Revised Total	**74,559**	**391,396**	**7,781**	**9,340**	**9,569**	**3,815**	**3,905**	**3,757**	**3,840**	**10,626**	**10,848**	**11,077**

BITMO	**18,955**	**71,894**	1,670	1,720	1,770	1,820	1,870	1,921	1,971	2,021	2,071	2,121

Overall Investment Need Total	**903,895**	**3,047,017**	**90,655**	**92,179**	**91,740**	**86,432**	**85,095**	**83,847**	**85,692**	**94,170**	**96,062**	**98,022**
Average Annual Investment Need	**90,389**	**101,567**										
Average Investment per Property	**16.5**	**55.8**										
Annual Average Investment per Property	**1.7**	**1.9**										