

**HOUSING INVESTMENT PROGRAMME
2021/22 - 2025/26**

APPENDIX 3

DETAILS OF PROJECT	21/22	22/23	23/24	24/25	25/26
	£'000	£'000	£'000	£'000	£'000
Provision of New Homes					
Affordable Housing - Thamesway Housing Ltd					
Provision of New Homes	20,687	27,500	35,750	45,750	50,000
Medium Term Financial Strategy Additional Provision	0	0	0	0	0
Total Thamesway Housing Ltd	20,687	27,500	35,750	45,750	50,000
Sheerwater Implementation Costs					
Capital Expenditure Funded By WBC Borrowing:					
Sheerwater Regeneration - Loan to TDL (During Construction)	59,437	80,202	81,510	52,534	54,575
Sheerwater Regeneration - Loan to Thamesway Energy Ltd	5,250				
Project Management\Revenue Expenditure Originally Financed From The Sheerwater Regen Reserve:					
Sheerwater Regen Staff Costs	232	232	0		
Removal Costs	18	18	18		
Equalities Survey	18	18	18		
Miscellaneous Costs Including Subsidy to the Doctor's Surgery & 3rd Party Legal Fees	117	117	117		

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Other Regeneration Expenditure\Additional Housing Purchases:					
Mortgages Of Last Resort	300				
Home Loss and Disturbance Payments	348	348	348		
Total Sheerwater Implementation Costs	65,721	80,935	82,011	52,534	54,575
General Fund Housing Developments					
New Hostel Provision (funded from capital receipts/borrowing)	0	3,308	3,307		
Temporary Accommodation Acquisition and Conversion	2,491				
Rough Sleeping Accommodation Programme (RSAP) Acquisitions - £1,514,000 (all in 21/22)	1,514				
Total General Fund Housing Developments	4,005	3,308	3,307	0	0
Total Non HRA Homes	90,413	111,743	121,068	98,284	104,575
HRA Housing Developments:					
Old Woking Independent Living Scheme (Flat 1 to 23) (Part Funded by Retained Receipts)	3,254				
Old Woking Independent Living Scheme (Flat 24 to 48) (Part Funded by Homes England)	2,435				
Monument Way	250	0	0		
Bonsey Lane	30	1,327	1,327		
Corner Of Rydens Way\ Sundridge Road	460	467			

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HRA Property Purchases:					
HRA Market Purchases	3,000	3,000	3,000	3,000	3,000
Total HRA Homes	9,429	4,794	4,327	3,000	3,000
Total Provision of Homes	99,842	116,537	125,395	101,284	107,575
Renovation & Improvements					
<u>Woking Borough Council Homes</u>					
<u>Council Homes AMP</u> (Illustrative breakdown)					
Communal Works	953	953	953	953	953
Lifecycle Dwelling Investment	948	948	948	948	948
Disabled Adaptations/Extensions	197	197	197	197	197
Works Arising From Cyclical Inspections	1,068	1,068	1,068	1,068	1,068
Capitalised Responsive Enhancements	44	44	44	44	44
Energy Reduction Programme	295	295	295	295	295
Development Projects	29	29	29	29	29
Fees & Consultancy	167	167	167	167	167

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<u>Clientside Renovation & Improvements Projects</u>					
Communal Heating and Hot Water Systems	90	100			
Sub Total - Woking Borough Council Homes	3,790	3,800	3,700	3,700	3,700
<u>Private Sector Homes</u>					
Mandatory Grants					
Mandatory Disabled Facilities	988	988	988	988	988
Fast Track Disabled Adaptation Grant	300	300	300	300	300
Palliative Care/end of Life Assistance	50	50	50	50	50
Discretionary Grants					
Discretionary Disabled Facilities Grant	80	80	80	80	80
Disabled Facilities Top-Up Grant	50	50	50	50	50
Moving Home Grant	20	20	20	20	20
Safe At Home Assistance	50	50	50	50	50
Warm At Home Assistance	100	100	100	100	100
Empty Homes Assistance	20	20	20	20	20
Sub Total - Private Sector Homes	1,658	1,658	1,658	1,658	1,658
Total Renovation & Improvement	5,448	5,458	5,358	5,358	5,358
TOTAL HOUSING INVESTMENT PROGRAMME	105,290	121,995	130,753	106,642	112,933