HOUSING INVESTMENT PROGRAMME - 2021/22 - 2025/26

	2020/21				2021/22			
Description	2020/21	2020/21 Actual	2020/21 Variation		2021/22		2020/21 Proposed Slippage	2021/22 Revised Budget
(A)	*(B)*	*(C)*	*(D)*		*(E)*		*(F)*	*(G)*
	£'000	***£'000***	***£'000***		***£'000***		***£'000***	***£'000***
Provision of New Homes								
Affordable Housing - Thameswey Housing Ltd								
Provision of New Homes	65,100	29,311	-35,789		20,687			20,687
Total Thameswey Housing Ltd	65,100	29,311	-35,789		20,687		0	20,687
Sheerwater Implementation Costs								
Capital Expenditure Funded By WBC Borrowing:								
Sheerwater Regeneration - Loan to TDL (During Construction)	63,991	28,861	-35,130		59,437			59,437
Sheerwater Regeneration - Loan to Thameswey Energy Ltd					5,250			5,250
Red Line Properties Acquired By Thameswey Using WBC Loan Finance	3000		-3,000					0
Assisted Purchases & Additional Properties By Thameswey Using WBC Loan Financ	110	640	530					0
Sheerwater Regen Staff Costs	232	212	-20		232			232
Removal Costs	18	17	-1		18			18
Equalities Survey	18	9	-9		18			18
Miscellaneous Costs Including Subsidy to the Doctor's Surgery & 3rd Party Legal F	117	24	-93		117			117
Other Regeneration Expenditure\Additional Housing Purchases:								
Mortgages Of Last Resort	364	96	-268		32		268	300
Home Loss and Disturbance Payments	348	293	-55		348			348
Total Sheerwater Implementation Costs	**68,198**	**30,153**	**-38,045**		**65,453**		**268**	**65,721**
General Fund Housing Developments								
Hostel Feasibility (funded from revenue)		59	59					0
New Hostel Provision (funded from capital receipts/borrowing)	1,000	0	-1,000		0			0
Sythwood Residential Units (funded from capital receipts/borrowing)	1,484	1,546	62					0
Temporary Accommodation Acquisition and Conversion	2,636	145	-2,491				2,491	2,491
Temporary Accommodation Renovation of Existing Units	152	332	180		0			0
121 Chertsey Road Purchase (Homes England Grant\General Fund Borrowing)	6,600	6,793	193		0			0
Anchor Public House Purchase	954	956	2		0			0
Rough Sleeping Accommodation Programme (RSAP) Acquisitions - £1,514,000 (all in 21/22) Grant/ General Fund Borrowing			0		1,514			1,514
Total General Fund Housing Developments	**12,826**	**9,831**	**-2,995**		**1,514**		**2,491**	**4,005**
								0
Total Non HRA Homes	**146,124**	**69,295**	**-76,829**		**87,654**		**2,759**	**90,413**
HRA Housing Developments:								
Woodhatch Grove (Rydens Way)		1,055	1,055					0
Hawthorne Road (Yew Tree)		431	431					0
Old Woking Independent Living Scheme		1,123	1,123					0
Old Woking Independent Living Scheme (Flat 1 to 23) (Part Funded by Retained R	4,179	8,406	4,227		3,254			3,254
Old Woking Independent Living Scheme (Flat 24 to 48) (Part Funded by Homes En	3,127		-3,127		2,435			2,435
Monument Way	160	111	-49		160			250
Bonsey Lane	10	5	-5		120			30
Corner Of Rydens Way\ Sundridge Road	366	20	-346		114		346	460
Stock Conversions		255	255					
HRA Property Purchases:								
HRA Market Purchases	3,500	2,274	-1,226		3,000			3,000
GreenOak Housing Purchase	2,944	2,950	6					0
Total HRA Homes	**14,286**	**16,629**	**2,343**		**9,083**		**346**	**9,429**
Total Provision of Homes	**160,410**	**85,924**	**-74,486**		**96,737**		**3,105**	**99,842**

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(A)	*(B)*	*(C)*	*(D)*		*(E)*		*(F)*	*(G)*
	£'000	***£'000***	***£'000***		***£'000***		***£'000***	***£'000***
Renovation & Improvements								
Woking Borough Council Homes								
Council Homes AMP (Illustrative breakdown)								
Communal Works	1,138	75	-1,063		953			953
Lifecycle Dwelling Investment	948	2,323	1,375		948			948
Disabled Adaptations/Extensions	197	225	28		197			197
Works Arising From Cyclical Inspections	1,068	815	-253		1,068			1,068
Capitalised Responsive Enhancements	44	0	-44		44			44
Energy Reduction Programme	295	0	-295		295			295
Development Projects	29	0	-29		29			29
Fees & Consultancy	167	65	-102		167			167
Clientside Renovation & Improvements Projects								
Communal Heating and Hot Water Systems	110	200	90		90			90
Sub Total - Woking Borough Council Homes	**3,995**	**3,703**	**-292**		**3,790**		**0**	**3,790**
Private Sector Homes								
Mandatory Grants								
Mandatory Disabled Facilities	743	978	235		988			988
Fast Track Disabled Adaptation Grant	300		-300		300			300
Palliative Care/end of Life Assistance	50		-50		50			50
			0					
Discretionary Grants			0					
Discretionary Disabled Facilities Grant	80		-80		80			80
Disabled Facilities Top-Up Grant	50		-50		50			50
Moving Home Grant	20		-20		20			20
Safe At Home Assistance	50		-50		50			50
Warm At Home Assistance	100		-100		100			100
			0					0
Empty Homes Assistance	20		-20		20			20
Sub Total - Private Sector Homes	**1,413**	**978**	**- 435**		**1,658**		**-**	**1,658**
Total Renovation & Improvement	**5,408**	**4,681**	**- 727**		**5,448**		**-**	**5,448**
Other Items								
Housing Needs Research	40		-40					
TOTAL OTHER ITEMS	40	-	- 40		-		-	-
TOTAL HOUSING INVESTMENT PROGRAMME	**165,858**	**90,605**	**- 75,253**		**102,185**		**3,105**	**105,290**