

**HOUSING INVESTMENT PROGRAMME  
2020/21 - 2023/24**

**APPENDIX 3**

DETAILS OF PROJECT	20/21	21/22	22/23	23/24
	£'000	£'000	£'000	£'000
<b>Provision of New Homes</b>				
Affordable Housing - Thamesway Housing Ltd				
Provision of New Homes	65,100	41,913	50,000	50,000
Medium Term Financial Strategy Additional Provision	0	0	0	0
<b>Total Thamesway Housing Ltd</b>	<b>65,100</b>	<b>41,913</b>	<b>50,000</b>	<b>50,000</b>
<b>Sheerwater Implementation Costs</b>				
Capital Expenditure Funded By WBC Borrowing:				
Sheerwater Regeneration - Loan to TDL (During Construction)	63,991	112,478	59,486	79,362
Sheerwater Regeneration - Loan to THL (Until Construction Compete)				
Sheerwater Regeneration - Loan to THL (Operational)				
Sheerwater Regeneration - Loan to THL (revolving Loan Facility)				
Sheerwater Regeneration - Loan to Thamesway Energy Ltd		5,250		
Red Line Properties Acquired By Thamesway Using WBC Loan Finance	3,000			
Assisted Purchases & Additional Properties By Thamesway Using WBC Loan Finance	110			
Project Management\Revenue Expenditure Originally Financed From The Sheerwater Regen Reserve:				
Sheerwater Regen Staff Costs	232	232	232	232
Removal Costs	18	18	18	18
Equalities Survey	18	18	18	18
Miscellaneous Costs Including Subsidy to the Doctor's Surgery & 3rd Party Legal	117	117	117	117

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Other Regeneration Expenditure\Additional Housing Purchases:				
Mortgages Of Last Resort	364			
Home Loss and Disturbance Payments	348	348	348	
<b>Total Sheerwater Implementation Costs</b>	<b>68,198</b>	<b>118,461</b>	<b>60,219</b>	<b>79,747</b>
General Fund Housing Developments				
New Hostel Provision (funded from capital receipts/borrowing)	1,000	3,308	3,307	
Sythwood Residential Units (funded from capital receipts/borrowing)	1,325			
Temporary Accommodation Acquisition and Conversion	2,636			
Temporary Accommodation Renovation of Existing Units	152			
121 Chertsey Road Purchase (Homes England Grant\General Fund Borrowing)	6,600			
<b>Total General Fund Housing Developments</b>	<b>11,713</b>	<b>3,308</b>	<b>3,307</b>	<b>0</b>
<b>Total Non HRA Homes</b>	<b>145,011</b>	<b>163,682</b>	<b>113,526</b>	<b>129,747</b>
HRA Housing Developments:				
Old Woking Independent Living Scheme	7,306	5,689		
Monument Way	160	160	3,315	10,939
Bonsey Lane	10			
Corner Of Rydens Way\ Sundridge Road	366	368		

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HRA Property Purchases:				
HRA Market Purchases	130			
GreenOak Housing Purchase	2,944			
Anchor Public House Purchase	954			
<b>Total HRA Homes</b>	<b>11,870</b>	<b>6,217</b>	<b>3,315</b>	<b>10,939</b>
<b>Total Provision of Homes</b>	<b>156,881</b>	<b>169,899</b>	<b>116,841</b>	<b>140,686</b>
<b>Renovation &amp; Improvements</b>				
<b><u>Woking Borough Council Homes</u></b>				
<b><u>New Visions Homes AMP</u></b> (Illustrative breakdown)				
Communal Works	1,138	1,138	1,138	1,138
Lifecycle Dwelling Investment	948	948	948	948
Disabled Adaptations/Extensions	197	197	197	197
Works Arising From Cyclical Inspections	1,068	1,068	1,068	1,068
Capitalised Responsive Enhancements	44	44	44	44
Energy Reduction Programme	295	295	295	295
Development Projects	29	29	29	29
Fees & Consultancy	167	167	167	167
Statutory Inspections	0	0	0	0

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<u>Clientside Renovation &amp; Improvements Projects</u>				
Communal Heating and Hot Water Systems	110	90	100	
<b>Sub Total - Woking Borough Council Homes</b>	<b>3,995</b>	<b>3,975</b>	<b>3,985</b>	<b>3,885</b>
<b><u>Private Sector Homes</u></b>				
Mandatory Grants				
Mandatory Disabled Facilities	743	743	743	743
Fast Track Disabled Adaptation Grant	300	300	300	300
Palliative Care/end of Life Assistance	50	50	50	50
Discretionary Grants				
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
Empty Homes Assistance	20	20	20	20
<b>Sub Total - Private Sector Homes</b>	<b>1,413</b>	<b>1,413</b>	<b>1,413</b>	<b>1,413</b>
<b>Total Renovation &amp; Improvement</b>	<b>5,408</b>	<b>5,388</b>	<b>5,398</b>	<b>5,298</b>
<b>Other Items</b>				
Housing Needs Research	40	40	40	40

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<b>TOTAL OTHER ITEMS</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>
<b>TOTAL HOUSING INVESTMENT PROGRAMME</b>	<b>162,329</b>	<b>175,327</b>	<b>122,279</b>	<b>146,024</b>