

**HOUSING INVESTMENT PROGRAMME
2020/21 - 2024/25**

APPENDIX 5

DETAILS OF PROJECT	20/21	21/22	22/23	23/24	24/25
	£'000	£'000	£'000	£'000	£'000
Provision of New Homes					
Affordable Housing - Thamesway Housing Ltd					
Provision of New Homes	65,100	41,913	50,000	50,000	50,000
Medium Term Financial Strategy Additional Provision	0	0	0	0	0
Total Thamesway Housing Ltd	65,100	41,913	50,000	50,000	50,000
Sheerwater Implementation Costs					
Capital Expenditure Funded By WBC Borrowing:					
Sheerwater Regeneration - Loan to TDL (During Construction)	63,991	112,478	59,486	79,362	7,902
Sheerwater Regeneration - Loan to THL (Until Construction Complete)					
Sheerwater Regeneration - Loan to THL (Operational)					350,000
Sheerwater Regeneration - Loan to THL (revolving Loan Facility)					116,000
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 Fees	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		
Total Sheerwater Implementation Costs	68,198	118,461	60,219	79,747	473,902
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)	1,484				
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				
Anchor Public House Purchase	954				
Total General Fund Housing Developments	12,826	3,308	3,307	0	0
Total Non HRA Homes	146,124	163,682	113,526	129,747	523,902
HRA Housing Developments:					
Old Woking Independent Living Scheme (Flat 1 to 23) (Part Funded by Retained Receipt	4,179	3,254			
Old Woking Independent Living Scheme (Flat 24 to 48) (Part Funded by Homes England	3,127	2,435			
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	3,500	3,500	3,500	3,500	3,500
GreenOak Housing Purchase	2,944				
Total HRA Homes	14,286	9,717	6,815	14,439	3,500
Total Provision of Homes	160,410	173,399	120,341	144,186	527,402
Renovation & Improvements					
<u>Woking Borough Council Homes</u>					
<u>New Visions Homes AMP</u> (Illustrative breakdown)					
Communal Works	1,138	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
Statutory Inspections	0	0	0	0	0

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<u>Clientside Renovation & Improvements Projects</u>					
Communal Heating and Hot Water Systems	110	90	100		
Sub Total - Woking Borough Council Homes	3,995	3,790	3,800	3,700	3,700
<u>Private Sector Homes</u>					
Mandatory Grants					
Mandatory Disabled Facilities	743	743	743	743	743
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	1,413	1,413	1,413	1,413	1,413
Total Renovation & Improvement	5,408	5,203	5,213	5,113	5,113
Other Items					
Housing Needs Research	40	40	40	40	40
TOTAL OTHER ITEMS	40	40	40	40	40
TOTAL HOUSING INVESTMENT PROGRAMME	165,858	178,642	125,594	149,339	532,555