

Summary - 2017/18 Budget**APPENDIX 3****Overall Figures**

Capital / Revenue	16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Request v Q1 Budget with savings)
Capital	£55,560,089	£64,459,962	£58,681,962	£42,075,644	-£16,606,318
Revenue	£38,450,129	£37,548,493	£37,303,493	£31,741,827	-£5,561,666
Total	£94,010,218	£102,008,455	£95,985,455	£73,817,471	-£22,167,984

Breakdown by Investment Categories

Investment Categories	16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Request v Q1 Budget with savings)
Decent Homes / Bristol Homes Standard	£16,396,000	£17,770,580	£17,300,580	£20,875,202	£3,574,622
Affordable Warmth	£26,104,059	£29,266,312	£26,068,312	£11,147,310	-£14,921,002
New Build / Meeting Housing Need	£10,850,000	£13,205,000	£12,905,000	£8,075,000	-£4,830,000
Response Repairs & Relets	£26,148,642	£26,148,642	£26,148,642	£20,961,997	-£5,186,645
Health & Safety	£4,656,580	£5,058,311	£4,908,311	£4,008,120	-£900,191
Communal Services	£3,198,740	£3,444,673	£2,234,673	£2,584,673	£350,000
Disabled Adaptations	£2,692,000	£2,692,000	£2,692,000	£1,854,028	-£837,972
Other	£2,425,250	£2,425,250	£1,775,250	£1,799,450	£24,200
Staffing Costs & Charges	£1,538,947	£1,997,687	£1,952,687	£2,511,691	£559,004
Total	£94,010,218	£102,008,455	£95,985,455	£73,817,471	-£22,167,984

Capital Investment Plan - 2017/18

2017/18

Updated: 15/11/16

Planned & Cyclical		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)
Works	Category	£	£	£	£	£
Kitchens - Installation	Decent Homes / BHS	£5,300,000	£5,367,960	£5,367,960	£5,537,033	£169,073
Rewires (Domestic)	Decent Homes / BHS	£1,090,000	£1,374,420	£1,374,420	£1,175,008	-£199,412
Domestic Roofs	Decent Homes / BHS	£1,400,000	£1,396,500	£1,396,500	£1,290,250	-£106,250
Windows	Decent Homes / BHS	£946,000	£656,000	£656,000	£665,000	£9,000
Copper Waste Pipes	Health & Safety	£175,000	£150,000	£0	£0	£0
External Major Repairs & Renewals To Blocks	Decent Homes / BHS	£550,000	£2,030,000	£1,910,000	£2,073,756	£163,756
Insulation Works (cavity wall & loft)	Affordable Warmth	£300,000	£300,000	£300,000	£150,000	-£150,000
		£9,761,000	£11,274,880	£11,004,880	£10,891,047	-£113,833

Notes
1,250 kitchens @ £3,600 and 360 rewires @ £2,469 = £5,388,840. Plus 2.75% indicie rise of £148,193
440 units @ £2,599 = £1,143,560. Plus 2.75% indicie rise of £31,448
Based on following estimates - Windermere 130K, 95 planned roofs @ 5.950 , 100 adhoc/referrals @ 5.950
Based on following estimates - Avon Cres 100K, window services @ 6 blocks 100K, Deering Close 90K, wildcroft hs 65K, Edward Bird Hs 77.5K, The Woodnook 82.5K, 50 Adhoc Referrals @ 3k each.
No budget proposed for 17/18
Blocks at Albermarle Row, Callington Road, Vincent Close, Hannover & Rosevear, Acresbush, Cornleaze, Playford Gardens, Gilton, Hillsborough Flats, Queens Road, Gatehouse Ave, Cromwell View
Estimate based on issues with procurement. Will look to over deliver if work is required and contractors are accessible

M&E / Heating		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)
Works	Category	£	£	£	£	£
Gas Heating - General Installations	Affordable Warmth	£5,670,000	£5,608,002	£5,108,002	£3,160,000	-£1,948,002
Gas Supply Connection	Affordable Warmth	£200,000	£200,000	£100,000	£100,000	£0
Laundry Maintenance & Refurbishment	Communal Services	£460,000	£460,000	£150,000	£245,000	£95,000
Communal Rewires & Electrical Works	Decent Homes / BHS	£350,000	£350,000	£200,000	£300,000	£100,000
Door Entry	Communal Services	£160,000	£340,000	£340,000	£200,000	-£140,000
Boiler & Plant Installations	Affordable Warmth	£340,000	£400,000	£352,000	£270,000	-£82,000
Lift replacement	Communal Services	£1,130,000	£1,130,000	£430,000	£550,000	£120,000
Digital T.V	Other	£20,000	£0	£0	£0	£0
Rowan House Biomass Costs	Affordable Warmth	£0	£0	£0	£0	£0
Heat Metering Install - Brunata	Affordable Warmth	£0	£0	£0	£0	£0
New TRV's, IV's and radiators in blocks	Affordable Warmth	£200,000	£200,000	£200,000	£0	-£200,000
		£8,530,000	£8,688,002	£6,880,002	£4,825,000	-£2,055,002

Notes
Provisional budget agreed at IPWG. Based on 1,000 full systems @ £2,900 and 200 Ad-hoc boiler only replacements at £1,300
Alli to confirm long term requirements and cost per property
Beaufort (£65k), Longlands (£65k), Playford Gardens (£65k), Broadfield Road (£25k), Conder House (£25k)
Complete rewiring of Waring Hse, Underdown Hse, Francombe Hse. Renew mains at Gilton Hse
All of this years work will be Tunstall replacements
Provisional budget agreed at IPWG. Based on £270k for adhoc boiler & plant replacement plusl infrastructure improvements. No new communal installs expected in 17/18
No longer replacing lift cars, we will now replace controler and gears, fitting a new cotrol panel within car to meet DDA requirements. Gilton Hse cont from 16/17 (£50k). Ropewalk HSE (£100K). Spencer Hse (£100k). Patterson Hse (100k). Rosevear Hse (£100k). Hanover Hse (£100k).
No budget required
No budget required
No budget required
No budget required. AM confirmed now complete.

PP Major Projects		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)
Works	Category	£	£	£	£	£
General / Contingency (Blocks)	Affordable Warmth	£0	£100,000	£100,000	£200,000	£100,000
Block Roofs	Decent Homes / BHS	£900,000	£1,700,000	£1,500,000	£1,360,000	-£140,000
Cladding - Northfield House	Affordable Warmth	£0	£41,000	£41,000	£0	-£41,000
Cladding - Brandon House	Affordable Warmth	£150,000	£585,000	£585,000	£0	-£585,000
Cladding - Pountney / Vining Walk	Affordable Warmth	£0	£0	£0	£0	£0
Cladding - Twinnel / Ashman / Wills Drive	Affordable Warmth	£36,749	£225,000	£225,000	£0	-£225,000
Cladding - Sedgewick / Barwick	Affordable Warmth	£700,000	£2,000,000	£2,000,000	£100,000	-£1,900,000
Cladding - Yeamans / Broughtons	Affordable Warmth	£500,000	£1,600,000	£1,350,000	£0	-£1,350,000
Cladding - Winterstoke / Whitemead / Southbow	Affordable Warmth	£3,990,000	£3,990,000	£3,990,000	£1,500,000	-£2,490,000
Major Repairs - Spencer & Norton	Affordable Warmth	£1,000,000	£1,000,000	£0	£2,000,000	£2,000,000
Major Repairs - Dove Street	Affordable Warmth	£0	£0	£0	£750,000	£750,000
Major Repairs - Gaywood	Affordable Warmth	£0	£0	£0	£1,000,000	£1,000,000
Major Repairs - Ropewalk	Affordable Warmth	£0	£0	£0	£300,000	£300,000
Major Repairs - Downfield	Affordable Warmth	£0	£0	£0	£500,000	£500,000
Low Rise Cladding - Easiform & Nofines	Affordable Warmth	£12,500,000	£12,500,000	£11,200,000	£600,000	-£10,600,000
		£19,776,749	£23,741,000	£20,991,000	£8,310,000	-£12,681,000

Notes
Based on forecast spend for 16/17, covers one off investigations, requests for surveys on other blocks, emergency repairs
Roofs to be completed at Westbury Court, Station Road, Francombe & Underdown. Also hoping to start work at Mary Carpenter Place, Conduit, Rosemead and Downfield.
Work complete. No cost anticipated for 17/18
Work complete. No cost anticipated for 17/18
Work complete. No cost anticipated for 17/18
Work complete. No cost anticipated for 17/18
To cover remaining works likely to spill into April 2017
Work complete. No cost anticipated for 17/18
To cover slippage from 16/17
This is on assumption that contract awarded and contractor starting on site May / June 17. The contract sum will range from approx. £2.5 m (major refurb) - £3.8 m (EW1 with brick slip finish) depending on scope of works agreed at IPWG
New major repair project
New major repair project
New major repair project
New major repair project
Based on assumption that programme completion slips into 17/18. £200k for retention.

Planning & Commissioning		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)
Works	Category	£	£	£	£	£
Soft Investment	Other	£1,000,000	£1,000,000	£600,000	£600,000	£0
Structural Works - Dwellings	Decent Homes / BHS	£500,000	£500,000	£500,000	£500,000	£0
Structural Works - Blocks	Decent Homes / BHS	£0	£450,000	£450,000	£200,000	-£250,000
		£1,500,000	£1,950,000	£1,550,000	£1,300,000	-£250,000

Notes
Budget agreed at IPWG
Boundary wall at Polden moved into 17/18 with Cashmoor House pulled into 16/17.

Development & Special Projects		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)
Works	Category	£	£	£	£	£

Notes

New Build	New Build / Meeting Housing Need	£10,500,000	£12,805,000	£12,805,000	£8,000,000	£-4,805,000	
Land Enabling Works	Other	£200,000	£200,000	£50,000	£100,000	£50,000	
Prefabs	New Build / Meeting Housing Need	£0	£0	£0	£0	£0	No budget required
PRC - Demo / Clearance	New Build / Meeting Housing Need	£0	£50,000	£50,000	£0	£-50,000	No budget required
		£10,700,000	£13,055,000	£12,905,000	£8,100,000	£-4,805,000	

Accessible Homes		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	Notes
Works	Category	£	£	£	£	£	
Adaptations - Major	Disabled Adaptations	£2,692,000	£2,692,000	£2,692,000	£1,854,028	£-837,972	Reduced in line with MBUS principles. Agreed at IPWG.
Adaptations - Minor	Disabled Adaptations	£0	£0	£0	£0	£0	
		£2,692,000	£2,692,000	£2,692,000	£1,854,028	£-837,972	

Repairs & Maintenance		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	Notes
Works	Category	£	£	£	£	£	
Acquires	Response Repairs & Relets	£200,000	£200,000	£200,000	£100,000	£-100,000	Based on best estimate from Nicky
Kitchens - Response / Relet	Decent Homes / BHS	£0	£0	£0	£1,605,600	£1,605,600	Costs moved from Relet budget. Based on 800 units @ £2,007. Costs don't include asbestos or flooring which will be part of the main relet works
Rewiring - Response / Relet	Decent Homes / BHS	£0	£0	£0	£92,500	£92,500	Costs moved from Relet budget. Based on 50 units @ £1,850. Most properties are being directed through Lovell contract but money allocated for those they are unable to take on.
Bathroom - Response / Relet	Decent Homes / BHS	£460,000	£460,000	£460,000	£1,950,000	£1,490,000	Costs moved from Relet budget. Based on 650 units @ £3,000. No planned units to be completed.
		£660,000	£660,000	£660,000	£3,748,100	£3,088,100	

Asset Management & Review		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	Notes
Works	Category	£	£	£	£	£	
Making Best Use Of Stock Pilot	New Build / Meeting Housing Need	£350,000	£350,000	£50,000	£75,000	£25,000	To cover moves / alterations required
Structural Investigations	Decent Homes / BHS	£0	£0	£0	£100,000	£100,000	Budget to cover costs relating to structural investigations
Asbestos Management	Health & Safety	£50,000	£50,000	£50,000	£0	£-50,000	No budget required. Ad-hoc issues are being dealt with through Response
		£400,000	£400,000	£100,000	£175,000	£75,000	

Other		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	Notes
Works	Category	£	£	£	£	£	
Disposal costs - Housing Property Services	Other	£200,000	£200,000	£100,000	£100,000	£0	Confirmed by Nicky
Furniture Packs	Other	£206,000	£206,000	£206,000	£206,000	£0	
		£406,000	£406,000	£306,000	£306,000	£0	

Salaries		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	Notes
Works	Category	£	£	£	£	£	
Planned Programmme - Staffing Allocation	Staffing Costs & Charges	£453,880	£752,350	£752,350	£1,541,494	£789,144	
S P & G - Staffing Allocation	Staffing Costs & Charges	£331,110	£491,380	£491,380	£675,575	£184,195	
Disabled Facilities - Staffing Allocations	Staffing Costs & Charges	£349,350	£349,350	£349,350	£349,400	£50	
		£1,134,340	£1,593,080	£1,593,080	£2,566,469	£973,389	

TOTALS		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)
		£55,560,089	£64,459,962	£58,681,962	£42,075,644	£-16,606,318

Revenue Investment Plan - 2017/18

2017/18

Updated: 15/12/2016

Planned & Cyclical		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	
Works	Category	£	£	£	£	£	Notes
External Works (Paint & Repair Programmes)	Decent Homes / BHS	£4,900,000	£3,485,700	£3,485,700	£4,026,055	£540,355	Budget moved to 10 YR cycle and now for low rise properties of three storey or less. 2299 @ £1575 59 @ £2670 36 @ £4100 £100k for asbestos removal at Button Close due to flaking
Internal Painting / Decorations	Communal Services	£425,000	£425,000	£225,000	£500,000	£275,000	446K repairs & decs. Plus 54K for H&S flooring requirements
Assisted Decorations	Other	£38,450	£38,450	£38,450	£38,450	£0	
Fire Safety Works	Health & Safety	£2,700,000	£2,834,974	£2,834,974	£2,040,000	-£794,974	Provisional budget agreed at IPWG (1.7M). May need uplifting due to procurement delays. Due to procurement delay works at St Peters Hs, Carr, Danby, Waring, Francombe & Underdown (340K) to be carried into 17/18.
		£8,063,450	£6,784,124	£6,584,124	£6,604,505	£20,381	

M&E / Heating		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	
Works	Category	£	£	£	£	£	Notes
Gas Servicing	Health & Safety	£1,330,000	£1,563,120	£1,563,120	£1,563,120	£0	£65 per property service which now includes smoke detector check an inhibitor top up. All work carried out by internal teams
Heat Pump Maintenance	Health & Safety	£25,000	£25,000	£25,000	£25,000	£0	All work carried out by internal teams
Electric Safety Testing	Health & Safety	£274,000	£330,217	£330,217	£275,000	-£55,217	1200 test £120k, 1200 Ciand C2 repairs £60k. 300i isolation switches £20k, 300 repairs after tests £75,k.
Smoke Vents	Health & Safety	£17,580	£20,000	£20,000	£20,000	£0	Contract with APE
Heat Management	Affordable Warmth	£517,310	£517,310	£517,310	£517,310	£0	Contract with Integral. due to be renewed April 2017
Electrical Maintenance	Communal Services	£390,970	£456,903	£456,903	£456,903	£0	All works carried out by internal teams
Lift Maintenance	Communal Services	£520,000	£520,000	£520,000	£520,000	£0	Contract currently with Otis ,due to be renewed April 2017
Central Call	Communal Services	£96,770	£96,770	£96,770	£96,770	£0	Contract with Tunstall
Door Entry	Communal Services	£16,000	£16,000	£16,000	£16,000	£0	Contract with Openreach
Fire Equipment	Health & Safety	£15,000	£15,000	£15,000	£15,000	£0	Default fire equipment replacement
Fire Alarm Testing	Health & Safety	£70,000	£70,000	£70,000	£70,000	£0	Contract with Multi Alarms
TV Aerial	Other	£92,000	£112,000	£112,000	£112,000	£0	Contract with Avonline
Response Repairs - M&E	Response Repairs & Relets	£932,000	£932,000	£932,000	£932,000	£0	Works carried out by internal teams and sub contractors
		£4,296,630	£4,674,320	£4,674,320	£4,619,103	-£55,217	

Repairs & Maintenance		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	
Works	Category	£	£	£	£	£	Notes
Response Repairs	Response Repairs & Relets	£10,900,000	£10,900,000	£10,900,000	£10,706,708	-£193,292	Prices rises for materials and external contractors. Additional sum for reduced cyclical programme. £400k reduction added due to benefits realisation expected through new Response contract
Relets	Response Repairs & Relets	£13,625,642	£13,625,642	£13,625,642	£8,832,289	-£4,793,353	Full replacement works moved to separate capital budgets. Prices rises for materials and external contractors. Additional sum added for reduced cyclical programme. Savings offered totalling £906k plus £400k benefits realisation through new Response contract
Handy-person scheme	Other	£38,800	£38,800	£38,800	£108,000	£69,200	Budget based on current volumes of £9k per month. CSE are promoting use of this as part of their contact with tenants.
		£24,564,442	£24,564,442	£24,564,442	£19,646,997	-£4,917,445	

Other		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	
Works	Category	£	£	£	£	£	Notes
Assisted Gardens	Other	£85,000	£85,000	£85,000	£85,000	£0	
Caretaking	Response Repairs & Relets	£41,000	£41,000	£41,000	£41,000	£0	
Disabled Adaptation Repairs	Response Repairs & Relets	£450,000	£450,000	£450,000	£350,000	-£100,000	Budget agreed at IPWG
Estate Management	Other	£545,000	£545,000	£545,000	£450,000	-£95,000	Budget agreed at IPWG
		£1,121,000	£1,121,000	£1,121,000	£926,000	-£195,000	

Charges		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	variance (17/18 Budget Request v Q1 Budget with savings)	
Works	Category	£	£	£	£	£	Notes
Construction Procurement Charges	Staffing Costs & Charges	£165,000	£165,000	£120,000	£120,000	£0	
Planned Programmes Indirect Charges	Staffing Costs & Charges	£320,570	£320,570	£320,570	£0	£-320,570	
Response & Relets Indirect Charges	Staffing Costs & Charges	£340,640	£340,640	£340,640	£246,825	£-93,815	
Income from Leaseholder Charges	Staffing Costs & Charges	£421,603	£421,603	£421,603	£421,603	£0	
		£404,607	£404,607	£359,607	£-54,778	£-414,385	
TOTALS							
		16/17 Original Budget (Current ABW Budget)	2016 / 2017 (Approved Budget Q1)	2016 / 2017 (Approved Budget Q1 minus agreed savings)	2017 / 2018 (Budget Request)	Variance (17/18 Budget Request v Q1 Budget with savings)	
		£38,450,129	£37,548,493	£37,303,493	£31,741,827	£-5,561,666	