

Appendix 2 - Property Investment Programme

Componet			26/27			27/28			28/29			29/30			30/31		
	Total Qty	Total Cost	Qty	Unit Cost	HRA Capital	Qty	Unit Cost	HRA Capital	Qty	Unit Cost	HRA Capital	Qty	Unit Cost	HRA Capital	Qty	Unit Cost	HRA Capital
Doors @70% x 1,400 x per Door x Front & Rear	3140	£ 3,923,000	600	£ 1,250	£ 754,000	620	£ 1,250	£769,000	630	£ 1,250	£784,000	640	£ 1,250	£800,000	650	£ 1,250	£816,000
Windows triple glazing	1650	£ 12,424,000	320	£ 7,500	£ 2,387,000	320	£ 7,500	£2,435,000	330	£ 7,500	£2,484,000	340	£ 7,500	£2,534,000	340	£ 7,500	£2,584,000
Pitched / Flat roof	370	£ 5,403,000	70	£ 14,500	£ 1,038,000	70	£ 14,500	£1,059,000	70	£ 14,500	£1,080,000	80	£ 14,500	£1,102,000	80	£ 14,500	£1,124,000
Kitchens	500	£ 3,781,000	100	£ 7,500	£ 727,000	100	£ 7,500	£741,000	100	£ 7,500	£756,000	100	£ 7,500	£771,000	100	£ 7,500	£786,000
Bathrooms/ Shower rooms	580	£ 2,604,000	110	£ 4,500	£ 500,000	110	£ 4,500	£510,000	120	£ 4,500	£521,000	120	£ 4,500	£531,000	120	£ 4,500	£542,000
Lovell K&B	400	£ 3,241,000	80	£ 8,140	£ 623,000	80	£ 8,140	£635,000	80	£ 8,140	£648,000	80	£ 8,140	£661,000	80	£ 8,140	£674,000
External shed doors	0	£ -	0	£ 700	£ -	0	£ 700	£0	0	£ 700	£0	0	£ 700	£0	0	£ 700	£0
Boilers	1920	£ 5,741,000	370	£ 3,000	£ 1,103,000	380	£ 3,000	£1,125,000	380	£ 3,000	£1,148,000	390	£ 3,000	£1,171,000	400	£ 3,000	£1,194,000
Communal Areas refurbishment	0	£ 1,620,000			£ 311,000			£318,000			£324,000			£330,000			£337,000
Communal Kitchen	0	£ -	0	£ 15,000	£ -	0	£ 15,000		0	£ 15,000		0	£ 15,000		0	£ 15,000	
0	£ -																
Total	8560	£ 38,737,000	2789	£ 7,443,000	£ 7,443,000	2,612	£ 38,950	£ 7,592,000	2,166	£ 38,950	£ 7,745,000	2,188	£ 38,950	£ 7,900,000	1,478	£ 38,950	£ 8,057,000

Fire Safety	937,000	956,000	975,000	995,000	1,015,000
Electrical	158,000	161,000	164,000	167,000	171,000
Heating ASHP/Solar	361,000	368,000	376,000	383,000	391,000
Heating Off Grid	689,000	703,000	717,000	731,000	746,000
Garage Refurbishments	173,000	177,000	180,000	184,000	188,000
Reactive Planned (external/fencing/D&M etc.)	889,000	906,000	925,000	941,000	960,000
STP's	343,000	349,000	356,000	364,000	371,000
Adaptations	81,000.00	83,000	84,000	86,000	88,000
Communal door entry	16,000.00	16,000	16,000	17,000	17,000
Staff costs (capital)	436,000	445,000	454,000	463,000	472,000
Total	4,083,000	4,164,000	4,247,000	4,331,000	4,419,000

TOTAL PIP AS PER BP 11,526,000 11,756,000 11,992,000 12,231,000 12,476,000

Proposed funding sources	26/27	27/28	28/29	29/30	30/31
Capital Receipts	100,000	100,000	100,000	100,000	100,000
Major Repairs Reserve	7,900,000	5,500,000	5,600,000	5,700,000	5,800,000
Revenue Allocations from HRA	3,600,000	6,200,000	6,300,000	3,300,000	2,200,000
HRA borrowing	0	0	0	3,200,000	4,400,000