

**HOUSING INVESTMENT PROGRAMME  
2022/23 - 2026/27**

**APPENDIX 3**

DETAILS OF PROJECT	Expenditure £'000						Financing £'000		
	22/23	23/24	24/25	25/26	26/27	Total	Borrowing	Contribution Grant	Revenue
	£'000	£'000	£'000	£'000	£'000			Other	
<b>Provision of New Homes</b>									
Affordable Housing - Thamesway Housing Ltd									
Provision of New Homes	32,337	22,000	32,000	17,000	6,000	109,337	109,337		
Medium Term Financial Strategy Additional Provision						0			
<b>Total Thamesway Housing Ltd</b>	<b>32,337</b>	<b>22,000</b>	<b>32,000</b>	<b>17,000</b>	<b>6,000</b>	<b>109,337</b>	<b>109,337</b>	<b>0</b>	<b>0</b>
<b>Sheerwater Implementation Costs</b>									
Capital Expenditure Funded By WBC Borrowing:									
Sheerwater Regeneration - Loan to TDL (During Construction)	48,383	63,000	55,000	77,000		243,383	243,383		
Project Management\Revenue Expenditure Originally Financed From The Sheerwater Regen Reserve:									
Sheerwater Regen Staff Costs	232	232				464			464
Removal Costs	18	18				36			36
Equalities Survey	18	18				36			36
Miscellaneous Costs Including Subsidy to the Doctor's Surgery & 3rd Party Legal Fees	117	117				235			235
Other Regeneration Expenditure\Additional Housing Purchases:									
Home Loss and Disturbance Payments	348	348				696			696
<b>Total Sheerwater Implementation Costs</b>	<b>49,116</b>	<b>63,733</b>	<b>55,000</b>	<b>77,000</b>	<b>0</b>	<b>244,849</b>	<b>243,383</b>	<b>0</b>	<b>1,467</b>
General Fund Housing Developments									
Hostel Feasibility (funded from revenue)						0			
New Hostel Provision (funded from capital receipts/borrowing)		500	500			1,000		1,000	
Temporary Accommodation Acquisition and Conversion	817					817	506	311	
<b>Total General Fund Housing Developments</b>	<b>817</b>	<b>500</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>1,817</b>	<b>506</b>	<b>1,311</b>	<b>0</b>
<b>Total Non HRA Homes</b>	<b>82,270</b>	<b>86,233</b>	<b>87,500</b>	<b>94,000</b>	<b>6,000</b>	<b>356,004</b>	<b>353,226</b>	<b>1,311</b>	<b>1,467</b>

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HRA Housing Developments:									
Monument Way	5					5	4	2	
Bonsey Lane		1,396	1,396			2,791		2,791	
Corner Of Rydens Way\ Sundridge Road	615					615	431	185	
Stock Conversions						0			
HRA Property Purchases:									
HRA Market Purchases	1,000	1,000	1,000	1,000	1,000	5,000	2,633	2,367	
Local Authority Housing Fund (LAHF) Acquisitions		5,969				5,969		5,969	
<b>Total HRA Homes</b>	<b>1,620</b>	<b>8,365</b>	<b>2,396</b>	<b>1,000</b>	<b>1,000</b>	<b>14,380</b>	<b>3,067</b>	<b>11,313</b>	<b>0</b>
<b>Total Provision of Homes</b>	<b>83,890</b>	<b>94,598</b>	<b>89,896</b>	<b>95,000</b>	<b>7,000</b>	<b>370,384</b>	<b>356,294</b>	<b>12,623</b>	<b>1,467</b>
<b>Renovation &amp; Improvements</b>									
<b>Woking Borough Council Homes</b>									
<u>Council Homes AMP</u> (Illustrative breakdown)									
Communal Works	953	953	953	953	953	4,767		4,767	
Lifecycle Dwelling Investment	948	1,204	1,204	1,204	1,204	5,763		5,763	
Disabled Adaptations/Extensions	197	197	197	197	197	983		983	
Works Arising From Cyclical Inspections	1,068	1,068	1,068	1,068	1,068	5,338		5,338	
Capitalised Responsive Enhancements	44	44	44	44	44	221		221	
Energy Reduction Programme	295	295	295	295	295	1,474		1,474	
Development Projects	29	29	29	29	29	146		146	
Fees & Consultancy	167	167	167	167	167	833		833	
<u>Clientside Renovation &amp; Improvements Projects</u>									
Communal Heating and Hot Water Systems	48					48			48
<b>Sub Total - Woking Borough Council Homes</b>	<b>3,748</b>	<b>3,956</b>	<b>3,956</b>	<b>3,956</b>	<b>3,956</b>	<b>19,572</b>	<b>0</b>	<b>19,524</b>	<b>48</b>

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<b>Private Sector Homes</b>									
Mandatory Grants									
Mandatory Disabled Facilities	988	988	988	988	988	4,940		4,940	
Fast Track Disabled Adaptation Grant	300	300	300	300	300	1,500		1,500	
Palliative Care/end of Life Assistance	50	50	50	50	50	250		250	
Discretionary Grants									
Discretionary Disabled Facilities Grant	80					80	80		
Disabled Facilities Top-Up Grant	50					50	50		
Moving Home Grant	20					20		20	
Safe At Home Assistance	50					50		50	
Warm At Home Assistance	100					100		100	
General Discretionary Grants		110	110	110	110	440	440		
Empty Homes Assistance						0			
<b>Sub Total - Private Sector Homes</b>	<b>1,638</b>	<b>1,448</b>	<b>1,448</b>	<b>1,448</b>	<b>1,448</b>	<b>7,430</b>	<b>570</b>	<b>6,860</b>	<b>0</b>
<b>Total Renovation &amp; Improvement</b>	<b>5,386</b>	<b>5,404</b>	<b>5,404</b>	<b>5,404</b>	<b>5,404</b>	<b>27,002</b>	<b>570</b>	<b>26,384</b>	<b>48</b>
<b>TOTAL HOUSING INVESTMENT PROGRAMME</b>	<b>89,276</b>	<b>100,002</b>	<b>95,300</b>	<b>100,404</b>	<b>12,404</b>	<b>397,386</b>	<b>356,864</b>	<b>39,007</b>	<b>1,515</b>