This is an Open Report

14

Report to:	**Cabinet** **Joint Cabinet with Overview and Scrutiny Committee**
Date:	**19th February 2009** **23rd February 2009**
Subject:	**Housing Revenue Account (HRA) Capital and Revenue Estimates 2009/10**
Report of:	**Joint report of the Executive Directors of Business Support Services and Environmental Services, and the Chief Executive of Wigan & Leigh Housing.**
Contact officer:	**Mark Rotheram 2257**

Purpose / summary:	To recommend a proposal for HRA Capital and Revenue estimates for 2009/10.
Alternative options considered and reason for selecting the one recommended:	Alternative options considered covered a range of possible levels of expenditure on management and maintenance and of year end balances. The option proposed was preferred as the most appropriate in the light of the subsidy determination, the medium term prospects for the HRA and the need to deliver the agreed vision for the service.
Recommendation / decision:	Cabinet is asked to recommend to Council : The approval of the HRA Revenue estimates for 2009/10. The approval of the HRA Capital estimates for 2009/10.
Key Decision:	This report does not involve a key decision.

Risks / Implications:

Financial:	Set out within the report
Staffing:	None for council
Policy:	HRA Business Plan
Equal Opportunities - Has a Diversity Impact Assessment been conducted?	No specific implications
Wards affected:	All

Property Implications– Does the proposal involve a reduction, addition or change to the Council's asset base or its occupation?
No
If yes have the property implications been agreed with the Corporate Property officer?

Does this proposal have significant implications for the Council and the local population?
A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.
Does this proposal involve a new policy or procedure or significant changes to an existing policy or procedure?
A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

Has the Director of Legal and Property Services confirmed that the recommendations within this report are lawful and comply with the Council's Constitution?	**Yes**
Has the Director of Finance and IT confirmed that any expenditure referred to within this report is consistent with the Council's budget?	**Yes**
Are any of the recommendations within this report contrary to the Policy Framework of the Council?	**No**

* delete which applicable

For Cabinet reports only :

Categorisation of the report:	**X**
Discussion leading to a decision	**X**
Monitoring	
Sharing for corporate understanding	

	X
Discussion	
Decision	
Information	

Tracking/Process:

	Consultation	Ward Members	Partners
	Tenants' representatives various dates in February		WALH Board
Panel	Overview & Scrutiny	Cabinet	Council
	23.02.09	19.02.09	04.03.09

There are no Background Papers to this Report within the meaning of Section 100D of the Local Government Act 1972.

Proper Officer David Smith

Date 5th February 2009

1. Background :

1.1 This report introduces the second phase of the process for agreeing the HRA estimates for 2009/10. The first phase – rent setting – was completed at Council on the 7th January 2009. This second phase gives more detailed consideration to HRA income and expenditure in respect of both revenue and capital. The material in the report has been used as the basis for consulting tenants' representatives and the Wigan and Leigh Housing Board.

2. Context

This section of the report will consider the Council's vision and its impact on housing, the resources likely to be available to provide that service in the short and medium term, and the pressures on the budget.

2.1 The vision

The Council's vision of building the future together is reflected in the refreshed Wigan and Leigh Housing Co Ltd vision of Better Homes, Brighter Future which has 5 goals :

- Better Housing services
- Decent homes
- Better Neighbourhoods
- Access to affordable housing
- Housing services for the vulnerable

These goals have been used to pattern and challenge the proposed distribution of resources amongst HRA services.

2.2 Available resources

2.2.1 The additional ALMO capital resources have now all been drawn down and the available resources are once again limited to those arising from rental income, coupled with limited contributions from external sources for non housing management services – for example, homelessness work and support to vulnerable clients. A significant change for 2009/10 is that instead of receiving income from the national subsidy system Wigan council will be a net contributor into the national pot.

2.2.2 There is a continuing impact of reducing stock numbers on the income available to the HRA. Both rental income and subsidy calculations are directly dependent on stock numbers. However, the current economic climate is having a considerable impact on Right to Buy numbers, reducing sales to a level of around 65 for 2008/09. In comparison the number of sales in 2006/07 was 264.

2.2.3 Rent loss as a result of empty properties has continued to decrease. In 2007/08 this was 1.18% and for the first three quarters of 2008/09 this has reduced to 1.02%. This is because the average time to re-let properties has continued to reduce and, excluding properties subject to major works, the average time has again been reduced and is now down from 33 days in 2007/08 to 27 days at the end of the third quarter of 2008/09.

As indicated in paragraph 2.3.1 below, turn-over rate still places a significant demand on the repairs budget but it is to be welcomed that this has levelled out and at 8.88% is at the same level as last year. Expenditure on voids to the end of January was £5.1 million which represents 38% of the total repairs spend for the period.

2.2.4 **Arrears**

Current arrears at the present time are £1.415 million being £6,300 less than the comparative week last year. Clearly the impact of the recession is putting significant pressure upon tenants' ability to pay and therefore very close monitoring of performance is taking place on a weekly basis to minimise any potential increase in arrears. In addition, there is now a greater emphasis upon giving advice and support to tenants on maximising their income and managing their debts. This approach has also been welcomed by tenants who are members of the Income Management Group and by County Court judges hearing possession cases. The outcome of this has seen a reduction of over 40% in repossessions for rent arrears for the first three quarters of 2008/09 compared to the same period in the previous financial year. However, the tenants on the Income Management Group also felt that a strong message needed to be given to tenants in arrears that support was conditional upon their full cooperation.

Following approval of Cabinet Wigan and Leigh Housing are currently consulting tenants on possible changes to their tenancy agreement. This includes replacing the "week in arrears" policy with payment for the week due. The Cabinet will receive a report on the consultation and options within three months. If the "week in arrears" policy is changed full support will be given to existing tenants to allow them to pay the extra week's rent that will be due by a variety of different methods including small instalments over an agreed period of time. The 40% of tenants on full Housing Benefit will have this extra week fully covered from their Housing benefit entitlement. Those on partial benefit will only have the residual rent to pay.

Former tenant arrears have reduced over the last year by £150,000 to £2.51 million. The reduction comes from a fundamental review of the management of former tenant arrears. New systems are in place to recover new debt much more quickly. Referrals to the debt recovery agency are now made immediately after internal processes are completed. This review of procedures has resulted in an increased level of debt being recovered in 2008/09 compared to previous years. All old debt is being fully reviewed to assess the potential for recovery before write off is considered.

In the light of these changes the contribution to the write off provision for 2008/09 and 2009/10 has been re-calculated. Given the amount of older debt, some of which is statute barred, there is a need to increase the contribution from £250,000 to £400,000 for each of the two years 2008/09 and 2009/10. However, the total provision for voids and bad debts has reduced from £1.3M in 2007/08 to £1.1 million for next year. Looking forward provision is being made for the impact of the recession by increasing the bad debt provision to £1.2 million in the medium term financial plan for 2010/11 onwards.

2.2.5 The details of the final subsidy determination have been reported to Members within the rent setting report approved by Council on the 7th January 2009. As forecasted in this equivalent report last year it is now projected that Wigan

Council will be in negative subsidy in 2009/10 in that we will be a net payer into the national subsidy pot. The final subsidy payment will be dependent on the prevailing interest rate utilised in the cost of capital calculations, current projections estimate our payment to be £0.306 million in 2009/10, which due to a fall in interest rates represents an increased payment of £0.175m from the projection previously presented to Cabinet. The national review of housing finance is still ongoing, and until this is finalised by DCLG and the Treasury it would appear that subsidy reductions will continue and Wigan Council could go further into Negative Subsidy in 2010/11.

2.3 Budgetary Pressures and Inflation Assumptions

2.3.1 As reported previously in the quarterly revenue monitoring reports, we are experiencing pressure on the revenue repairs budget due to high tenant turnover. There is a subsequent need to spend on preparing properties for re-letting. This currently is averaging over £2,600 per void which is due mainly to the internal condition of properties were tenants have refused the previous replacement programmes such as kitchens, rewiring, heating and bathrooms. Advantage is taken of the property being empty to carryout these essential works.

2.3.2 A report was prepared in October 2005 by a working party of senior officers from the Council and Wigan and Leigh Housing and it identified a range of items where the General Fund was not fully reimbursing the HRA. It was agreed in the 2005/06 estimates process that the Council would attempt to rectify this imbalance progressively by the sum of £50,000 each year. Such an increase in HRA resources has been actioned for 2005/06, 2006/07, 2007/08 and 2008/09.This has been used to ensure the cost of the homelessness and housing advice service is fully met by the General Fund as previously agreed. The report of the working party also highlighted the fact that the cost of maintaining environmental services on estates is currently all borne by the HRA. However on average estates are approximately two thirds tenanted and one third Right to Buy and as such it was agreed that the General Fund should rectify this imbalance. As such the 2009/10 estimates contain annual growth of £50,000 to continue to redress the imbalance between the HRA and the General Fund. The continuation of this is important in preparation for the new social housing regulator, the Tenant Service Authority.

3. Value for Money

In the context of the tight financial constraints on the HRA outlined in the preceding section the key feature of the approach to preparing these estimates have been the pursuit of Value for Money in both Supervision and Management and Works expenditure. Wigan and Leigh Housing continue to give this high priority enabling them once again not to seek an increase in the Management Fee. Successive Tenant Satisfaction Surveys have shown high levels of tenant satisfaction placing us in the top quartile of the Comprehensive Performance assessment. The most recent survey shows that overall tenant satisfaction has again increased, regrettably tenants satisfaction on value for money has reduced, and this must be seen in the context of the impact of the national rent restructuring policy. It will take continual effort to maintain that positive opinion in the context of diminishing resources and higher rents.

3.1 Supervision and Management

3.1.1 In assessing the need for changes to Wigan and Leigh Housing's Management Fee the Council's standard budgetary assumptions have been made in respect of pay increase (2%); salary increments, and inflation for goods and services; and the additional contribution of 0.8% on salaries required for superannuation.

3.1.2 No additional provision has been assumed in respect of the impact of implementation of the outcome of the job evaluation process within Wigan and Leigh Housing, and no provision made for equal pay claims within that organisation.

3.1.3 The right-sizing of staff resources has taken into consideration a number of factors. These include the near completion of the Decent Homes programme; the reduction from 17 to 5 Area Offices; and the realignment of staff to facilitate the realisation of the revised Wigan and Leigh Housing Company vision themes and the deletion of senior management posts. Further, strong staff budget management and vastly improved sickness absence management have minimised the year on year increase in staff costs.

3.1.4 The proposed level of Supervision and Management (net of contributions from service charges and other external funding sources) is £15.3 million, an increase of £1.1 million (7.75%) on the base estimate for 2008/09. The main contributory reason for this is the reduced recharge of staff time to the capital programme given the near fulfilment of the achievement of the Decency Standards required. Given this switch in the resourcing of works from capital to revenue these staff now work on the increased revenue programme and repair side (see 3.3.3 below) aiming to maintain Decency. Given the reduction in the capital programmed works the revenue contribution to capital reduces accordingly. The sharp reduction in Right to Buy sales has also impacted and vigorous efforts have been made by both the Council and WALH to reduce costs in this area. In addition the inflationary uplift on electricity and gas has contributed to £0.2 million of the increase on the base estimate.

3.1.5 The proposed level of WALH Management Fee envisages no growth from the 2008/09 estimate of £15.332 million. The staff budget management and vastly improved sickness absence management have minimised the year on year increase in staff costs and this coupled with effective economy in the purchase of goods and services, should allow adequate resources to provide for the pay increase and increments for existing staff without the need to increase the fee. This will be the third consecutive financial year that the fee has remained at the same level with the consequent inflationary savings being passed on to the HRA. It must be noted that Wigan and Leigh Housing have been able to achieve this whilst absorbing additional superannuation costs of £0.109m and salary increment commitments of £0.074m.

3.2 Continued Drive for Value for Money

3.2.1 Wigan and Leigh Housing Company pursuing Better Housing Services, is striving to provide its customers with consistently high levels of customer care and service, whilst still delivering value for money and is working with the council in trying to shape national policy to secure a more stable financial regime.

3.2.2 The **Decent Homes target will be achieved; the desire for more affordable house building will be addressed; and major work on sheltered housing, homelessness and "housing options" will be undertaken. Work around "Better Neighbourhoods" will attempt to address deprivation, quality of life and community engagement and cohesion.**

3.2.3 Several strands of work are being undertaken that will support and strength the frontline delivery of services, addressing issues highlighted above and at the same time ensuring that the company is operating as efficiently as possible**.** This includes house building, a continued drive on rent arrears, major changes to homelessness and advice services, changes to sheltered housing services and preparing for the new regulatory framework for social housing.

3.2.4 At the time rents were set in early January it was not clear what position would be taken by the Supporting People Commissioning Body on inflation increases for the contribution to the various Supporting People Services provided by Wigan and Leigh Housing. It has now been indicated that for services like Housing Link and the homeless hostel an increase of 2.5% has been agreed. However, for the fifth year in succession, no increase is to be awarded in respect of the Sheltered Housing service, which is subject to a fundamental review.

3.3 Maintenance and Improvement Works

3.3.1 Over the last 5 years the cumulative effect on the Council's Gershon efficiency returns of the below inflation agreements with our contractor partners is over £13m. The future priorities of work reported below will start in 2009 and within the contracts there is a commitment by the each of new contractor partners to make efficiency savings each year.

Furthermore, the continued open book efficiency savings are expected from the three responsive repairs contractors (LBS, Mears & BHE). Although not confirmed this year it is expected to show savings in the region of £200,000 to £300,000

In addition, the energy efficiency improvements that are currently being carried out to properties which include better insulation, new gas condensing boilers and fuel changes from electric to gas and are proposed to accelerate in 2009/10 have already identified significant energy saving grants through Carbon Emissions Reduction Target (CERT). To date this is approximately £0.3m and in 2009/10 we estimate this may increase to between £0.5m - £1m worth of grants.

3.3.2 These fruitful negotiations have meant that we have been able to stretch our limited resources further and ensure a greater volume of work is undertaken on tenants' homes.

3.3.3 Further value for money in our management of the repairs works is being achieved by organising more work on a programmed rather than a reactive basis. The expenditure on Revenue Programmed works for 2009/10 is £8.5m as illustrated in the Medium Term Financial Plan demonstrates that we continue to devote more resources to working in this way. While the vast majority of capital work has always been carried out on a planned basis, over the past couple of years we have been increasing the proportion of revenue work that is carried out in this more efficient way. This is achieved by working closely with our contractor partners and identifying Invest to Save type opportunities funded by revenue resources which had previously been used as a contribution to capital. This means that staffing costs that appeared under Capitalised Salaries are now significantly reduced and now appear as part of the Net Supervision and management expenditure which as detailed in paragraph 3.1.4 has made a significant contribution to increasing this figure from the 2008/09 level. It must be noted that current staff numbers managing the repairs and maintenance work are now lower than in 2002.

3.4 The Revenue Estimate

3.4.1 Appendix 1 sets out the proposed draft estimate based on the assumptions set out in this report. It makes provision for a prudent level of balances in the light of the issues raised earlier in the report.

Net expenditure on Supervision and Management has increased by £1.1m (7.75%) between 2008/09 and 2009/10 despite zero growth in the WALH Management Fee as per paragraphs 3.1.5 and 3.1.6.

Contributions continue to be made from the housing revenue account to support capital expenditure. As stated in paragraph 3.1.4 this contribution in 2009/10 has reduced from £8.9 million to £4.3 million. The main reason for this is that due to a change in accounting practice £4.5 million of repairs previously capitalised are now to be treated as revenue expenditure.

The projected rent loss on dwellings for 2008/09 is £132,000 less than the original estimate. Given that it will be harder to achieve further significant reductions in the void relet rate, a 4.17% increase in the void rent loss is included in the 2009/10 estimate that takes account of but is less than the rent increase.

Rent increases of 4.95% for dwellings, garages and service charges have been incorporated to give additional resources in 2009/10.

The final 2009/10 HRA Subsidy Determination has been issued and incorporated into the estimates. As detailed in paragraph 2.2.5 there has been a significant shift in subsidy from a credit of £0.720m in the 2008/09 base estimate to a debit of £0.306m in 2009/10.

The working balance for the HRA as at 31st March 2009 is forecast to be £6.2m. As detailed in paragraph 4.1 prudence dictates that an appropriate level of surplus is maintained given that there are potentially severe challenges on the income side in the future.

4. Medium Term Financial Plan

4.1 The Medium Term Financial Plan has been revised and rolled forward to reflect the context and pressures set out earlier in the report. It is included as Appendix 2 to this report. A strong health warning must be attached to this forecast after 2009/10 since the Government review of Social Housing funding may significantly alter the income side of the equation.

4.2 Capital resources

4.2.1 The Medium Term Plan demonstrates how revenue and capital issues are inextricably linked within the overall HRA system. Within a level of total income that is effectively already determined the key expenditure decisions relate to the balance between works and services.

4.2.2 There are, however, some decisions on capital resources available to the HRA where it is requested that the continuation of previous practice be confirmed:
• The use of capital receipts from disposal of cleared sites to fund any demolition costs – currently a minimal level of activity;
• The use of £250k of capital allowance to fund regeneration work such as conversions to bring properties back into use or assist with those aspects of the contaminated land remediation project at Ince which are ineligible for DEFRA funding.

5. Capital and Revenue Programmes

5.1.1 As stated at 3.1.3 the remaining 5% of properties that currently do not meet the decency standards are either in progress (High Rise Blocks) or included in the 2009/10 Capital Programme.

Ongoing commitments include :

- Complete the external works to 5 High Rise Blocks.
- Complete Ince Remediation and start the Decent Homes Scheme.
- Complete the kitchen programme to those tenants who declined the work due to ill health.
- Environmental Improvements were possible and cost effective.
- Start the 5 year cyclical repairs and maintenance programme.
- Essential Health and safety works including gas safety checks, 10 year electrical system testing, asbestos and Legionella surveys.
- Energy Performance Certificates to voids and Right to Buy applications.
- Works to Sheltered Housing.

- Furthermore the Wigan and Leigh Housing Stock Investment Task Group (SITG) met in November to make recommendations for use of the remaining resources once the on going commitments at 5.1 had been identified. The SITG set out a priority list of programmes for the next three financial years 2009 - 2012 subject to resources being made available which they will review annually.

- Their main priority was to accelerate the various programmes which started in 2008/09 to reduce tenants fuel bills by installing energy saving measures. This work includes

    1. the continuation of fuel changes from electric night storage heaters to gas full Central Heating systems.

    2. Gas boiler Programme - over 7,000 Boilers are currently over 15 years old and will be replaced with energy efficient condensing boilers with improved room controls.

    3. Improve insulation to properties with flat roofs and inadequate insulation.

4. Continue to maintain the Decent Homes standard by replacing various elements of properties such as roofing and rewiring.

5. Improve security to properties in particular to open access flats, flats above shops and bungalows.

6. Provide increased funding for environmental work decided by the six Community forums

6. Conclusions and Recommendations :

Revenue Estimates

Cabinet is requested to recommend that Council :-

6.1 Approve the HRA Revenue estimates for 2009/10

6.2 Approve the ALMO Management fee for 2009/10 as £15,332,418

Capital Estimates

Cabinet is requested to recommend that Council :-

6.3 Approve the HRA Capital Estimates as set out in the report.

6.4 Confirm the use of £250,000 of capital allowance for regeneration of HRA stock and the funding of demolition from capital receipts.

6.5 Confirm the use for HRA Capital purposes of the amount retained locally from Right To Buy receipts in respect of reimbursement of capital expenditure on sold properties.

6.6 Grant budget release for the 2009/10 HRA Capital Programme.

6.7 Appoint Wigan and Leigh Housing to manage the programme.

6.8 Delegate to Wigan and Leigh Housing the power to manage timing of the elements of the programme to match the available resources.

6.9 Delegate to Wigan and Leigh Housing the choice of minor programmes in the light of the resources available when the 2008/09 outturn is known.

Appendix 1 SUMMARY HOUSING REVENUE ACCOUNT

	Estimate 2008/09 £	Projected Out-turn 2008/09 £	Estimate 2009/10 £
EXPENDITURE			
Net S&M and Repairs Administration expenditure	14,161,189	14,245,259	15,279,073
Rents, Rates, Taxes & Miscellaneous Costs	44,379	44,579	45,266
Housing Programmed Repairs (net of capitalisation)	4,700,000	9,500,000	8,500,000
Housing Responsive Repairs (net of capitalisation)	12,140,262	12,165,000	12,637,898
Building DLO surplus	-140,262	-165,000	-137,898
Capital Charges - Depreciation: dwellings	13,654,429	13,654,429	13,847,011
Capital Charges - Depreciation: other property/land etc	128,562	128,562	132,127
Capital Charges - Debt Management Costs	45,079	44,033	45,079
Capital Charges: Loan Charge Interest	15,536,269	15,492,750	14,948,763
Capital Charges: Housing Set Aside	0	0	0
Revenue Contributions to Capital Exp.	8,900,000	700,000	4,300,000
Contribution to Bad Debts Provision	250,000	400,000	400,000
Rent Loss on Empty Dwellings	804,181	671,596	699,590
Housing Subsidy Payable to Central Government	0	0	305,816
Total Expenditure	**70,224,088**	**66,881,208**	**71,002,725**
INCOME			
Rents: Dwellings	65,380,551	65,556,248	68,560,368
Rents: Other	635,795	619,796	634,132
Housing Subsidy	719,659	672,859	0
Interest Receivable: Cash Balances	186,597	201,073	15,224
Interest Receivable: Mortgages	3,279	3,454	2,777
Capital Charges: Depreciation (non dwellings)	128,562	128,562	132,127
Total Income	**67,054,443**	**67,181,992**	**69,344,628**
Deficit / Surplus (-)	**3,169,645**	**-300,784**	**1,658,097**
Balance Brought Forward 1st April	**-7,618,943**	**-7,553,713**	**-7,854,497**
Balance Carried Forward 31st March	**-4,449,298**	**-7,854,497**	**-6,196,400**
MAJOR REPAIRS RESERVE (MRR)			
Balance Brought Forward 1st April	0	0	-1,154,429
MRA - Allowance received/receivable	-13,654,429	-13,654,429	-13,847,011
Contributions to Capital Expenditure	13,654,429	12,500,000	15,001,440
Balance Carried Forward 31st March	0	-1,154,429	0
TOTAL BALANCES-IN-HAND at 31st March (HRA and MRR)	**-4,449,298**	**-9,008,926**	**-6,196,400**

Appendix 2 – Medium Term Financial Plan HRA Forecast 2007 to 2012

	2007/08	2008/09	2009/10	2010/11	2011/12
Stock at beginning of year	23,093	22,888	22,808	22,728	22,648
Revenue	£ m	£ m	£ m	£ m	£ m
Income					
Rents: Dwellings	64.3	65.5	68.6	71.0	72.9
Rents: Garages, shops & land	0.7	0.6	0.6	0.6	0.6
Voids and bad debts	-1.3	-1.1	-1.1	-1.2	-1.2
Subsidy	4.9	0.7	-0.3	-1.0	-1.0
Total Income	68.6	65.7	67.8	69.4	71.3
Expenditure					
Net Supervision and management	12.8	14.3	15.3	15.6	15.9
Responsive repairs	11.9	12.0	12.5	12.5	12.5
Revenue programmes	4.1	9.5	8.5	8.5	9.2
Debt charges	15.6	15.6	15.0	15.6	15.6
Debt repayment				4.4	4.4
Major Repairs	13.7	13.6	13.8	13.8	13.7
Total Expenditure	58.1	65.0	65.1	70.4	71.3
Net surplus	10.5	0.7	2.7	-1.0	0.0
Balance at beginning of year	4.3	7.6	7.8	6.2	5.2
Interest on general balances	0.3	0.2	0.0	0.0	0.0
Revenue contribution to capital	7.5	0.7	4.3	0.0	0.0
Balance at end of year	7.6	7.8	6.2	5.2	5.2
Major Repairs Reserve					
Brought Forward	2.6	0.0	1.1	0.0	0.0
In	13.7	13.6	13.8	13.8	13.7
Used	16.3	12.5	14.9	13.8	13.7
Carry Forward	0.0	1.1	0.0	0.0	0.0
Capital					
Capital Expenditure					
5 Yr ALMO Improvement Programme	19.6	6.7	2.5	2.5	2.5
Ince		0.6	0.5		
Capitalised repairs	4.3				
Capitalised salaries : works	1.0	1.0	0.5	0.5	0.5
Minor programmes/ unallocated	0.6	4.8	11.8	9.1	11.2
High Rise Flats		1.0	4.5	2.2	
Demolition	0.1	0.1	0.1	0.1	0.1
Total Capital Expenditure	25.6	14.2	19.9	14.4	14.3
funded by					
Major Repairs Reserve	16.3	12.5	14.9	13.8	13.7
Revenue contribution to capital	7.5	0.7	4.3	0.0	0.0
Reimbursed improvements	1.0	0.6	0.3	0.2	0.2
Capital receipts to fund works	0.5	0.1	0.1	0.1	0.1
Capital allowance	0.3	0.3	0.3	0.3	0.3
Total Capital Resources	25.6	14.2	19.9	14.4	14.3