

## APPENDIX B - HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2024/25				2025/26			2026/27	2027/2028	2028/2029
		Q4 Working Budget	Actuals (incl. commitments)	Q1 Revised Budget	Variance Q4 v Q1	Q4 Working Budget	Q1 Revised Budget	Variance Q4 v Q1	Q1 Revised Budget	Q1 Revised Budget	Q1 Revised Budget
		£	£	£	£	£	£	£	£	£	£
	<b>SUMMARY</b>										
	Capital Programme Excl New Build (Housing Investment)	26,952,135	4,303,840	26,916,063	(36,072)	25,092,000	25,092,000		22,939,000	24,254,000	25,868,000
	Special Projects & Equipment		36,073	36,073	36,073						
	New Build (Housing Development)	33,038,961	1,551,355	10,431,720	(22,607,241)	31,366,520	53,973,759	22,607,239	13,000,000	12,783,580	8,400,000
	Digital & Transformation	288,936	12,057	288,936	0						
	<b>TOTAL HRA CAPITAL PROGRAMME</b>	<b>60,280,032</b>	<b>5,903,325</b>	<b>37,672,792</b>	<b>(22,607,240)</b>	<b>56,458,520</b>	<b>79,065,759</b>	<b>22,607,239</b>	<b>35,939,000</b>	<b>37,037,580</b>	<b>34,268,000</b>

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		Q4 Working Budget	Actuals (incl. commitments)	Q1 Revised Budget	Variance Q4 v Q1	Q4 Working Budget	Q1 Revised Budget	Variance Q4 v Q1	Q1 Revised Budget	Q1 Revised Budget	Q1 Revised Budget
		£	£	£	£	£	£	£	£	£	£
	<b>Planned Investment including Decent Homes</b>										
Various	<b>Decent Homes - Internal/External Works</b>	<b>3,704,857</b>	<b>1,031,466</b>	<b>3,704,857</b>	<b>0</b>	<b>8,650,000</b>	<b>8,650,000</b>		<b>9,800,000</b>	<b>10,700,000</b>	<b>10,700,000</b>
KH308	Decent Homes Internal/External Works Contractor 1	2,175,114	452,251	2,175,114	(0)						
KH310	Decent Homes Internal/External Works Voids	(557,070)	560,147	(557,070)	0	450,000	450,000		450,000	450,000	450,000
KH157	Decent Homes - Redecs		9,382								
KH143	Decent Homes Internal/One off Heating Works	2,000,000		2,000,000		3,500,000	3,500,000		3,500,000	3,500,000	3,500,000
KH141	Decent Homes Electrical	86,813	9,687	86,813	0	150,000	150,000		150,000	500,000	500,000
KH142	Decent Homes Kitchens					1,900,000	1,900,000		3,000,000	3,000,000	3,000,000
Various	<b>Decent Homes External Works</b>	<b>1,570,000</b>		<b>1,570,000</b>		<b>500,000</b>	<b>500,000</b>		<b>550,000</b>	<b>550,000</b>	<b>550,000</b>
KH285	Window Replacement	1,500,000		1,500,000		2,000,000	2,000,000		2,000,000	2,500,000	2,500,000
KH298	Roofing	70,000		70,000		100,000	100,000		100,000	150,000	150,000
KH299	Insulation Measures					50,000	50,000		50,000	50,000	50,000
Various	Decent Homes - Roofing										
Various	<b>Decent Homes - Flat Blocks</b>	<b>9,324,046</b>	<b>1,635,855</b>	<b>9,324,046</b>	<b>(0)</b>	<b>5,400,000</b>	<b>5,400,000</b>		<b>250,000</b>	<b>250,000</b>	<b>250,000</b>
KH311	MRC Flat Blocks - Wates	4,500,000	1,135,346	4,500,000		500,000	500,000				
KH312	MRC Flat Blocks - Mulalley	5,000,000	404,144	5,000,000		4,700,000	4,700,000				
KH313	MRC Flat Blocks - Misc	(175,954)	90,752	(175,954)	(0)	200,000	200,000		250,000	250,000	250,000
KH300	MRC		5,614								
KH205	Communal Heating					100,000	100,000		100,000	100,000	100,000
KH321	High Rises - Improvement Works	2,471,529	61,153	2,471,529	0	1,750,000	1,750,000		1,750,000		
KH332	New Schemes to be created					947,000	947,000		2,993,000	5,158,000	6,772,000
	<b>Health &amp; Safety</b>										
KH085	Fire Safety	1,779,157	79,848	1,779,157	0						
KH112	Asbestos Management	230,099	62,526	230,099	0	300,000	300,000		300,000	300,000	300,000
KH114	Subsidence	137,627	42,573	137,627	0	120,000	120,000		120,000	120,000	120,000
KH144	Contingent Major Repairs	552,089	183,068	552,089	0	500,000	500,000		500,000	500,000	500,000
KH327	Building safety	1,000,000		1,000,000		1,000,000	1,000,000		1,000,000	1,000,000	1,000,000
	<b>Estate &amp; Communal Area</b>										
KH223	Asset Review - Challenging Assets	601,891	113,897	601,891	(0)	600,000	600,000		600,000	600,000	600,000

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		£	£	£	£	£	£	£	£	£	£
	<b>Other HRA Schemes</b>										
KH318	Stock condition Surveys	96,589	36,658	96,589	(0)	125,000	125,000		125,000	125,000	125,000
KH174	Energy Efficiency Pilot Projects	200,000	15,434	200,000		200,000	200,000		200,000	200,000	200,000
KH319	Decarbonisation	4,175,169	905,592	4,175,169	0	3,800,000	3,800,000		3,800,000	3,800,000	3,800,000
KH094	Disabled Adaptations	1,094,202	135,772	1,094,202	(0)	1,100,000	1,100,000		1,100,000	1,100,000	1,100,000
KH330	CCTV	122,975		122,975	0						
KH016	New Business Plan expenditure	(108,094)		(144,167)	(36,073)	500,000	500,000		301,000	301,000	301,000
	<b>TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD</b>	<b>26,952,135</b>	<b>4,303,840</b>	<b>26,916,063</b>	<b>(36,072)</b>	<b>25,092,000</b>	<b>25,092,000</b>		<b>22,939,000</b>	<b>24,254,000</b>	<b>25,868,000</b>
	<b>SPECIAL PROJECTS &amp; EQUIPMENT</b>										
	<b>HRA Equipment</b>										
KH015	Capital Equipment (including Supported Housing Equip)		36,073	36,073	36,073						
	<b>Sub Total Special Projects &amp; Equipment</b>		<b>36,073</b>	<b>36,073</b>	<b>36,073</b>						
	<b>CAPITAL PROGRAMME NEW BUILD</b>										
	<b>New Build Programme - eligible for 1-4-1</b>	<b>5,828,841</b>	<b>1,229,240</b>	<b>4,614,964</b>	<b>(1,213,877)</b>	<b>21,666,520</b>	<b>24,773,759</b>	<b>3,107,239</b>	<b>13,000,000</b>	<b>12,783,580</b>	<b>8,400,000</b>
	<b>New Build Programme - ineligible</b>	<b>27,210,120</b>	<b>322,115</b>	<b>5,816,756</b>	<b>(21,393,364)</b>	<b>9,700,000</b>	<b>29,200,000</b>	<b>19,500,000</b>			
KH233	Open Market Acquisitions (Social Rent)		927,633	767,463	767,463					891,790	
	Open Market Acquisitions (Afford. Rent)									891,790	
	Open Market Acquisitions (Ineligible 141)										
KH241	Ditchmore Lane 6 units (Ineligible 141)	1,991			(1,991)						
KH244	Twin Foxes		390								
KH245	March Hare in Burwell Road (15 Units)	2,214,479	(13,728)	1,107,240	(1,107,239)	500,000	1,607,239	1,107,239			
KH247	Kenilworth Close (105 units) (Ineligible 141)	846,485	(77,656)	846,485							
	Kenilworth Close 1 for 1 Expenditure (61.8%)	469,190		469,190							
KH280	Symonds Green		(51,891)								
KH279	Shephall Way	430	8,834	430							
KH282	North Road (Ineligible 141)		10,248	5,645	5,645						
KH303	Dunn Close (27 units, 21 main block SA)	1,715,967	440,866	1,715,967							
KH333	Brent Court Social Rent	21,961,579		1,666,749	(20,294,830)	9,700,000	29,200,000	19,500,000			

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		£	£	£	£	£	£	£	£	£	£
	<b>Schemes Under Development</b>	<b>5,828,841</b>	306,658	3,852,552	(1,976,289)	21,166,520	<b>23,166,520</b>	2,000,000	<b>13,000,000</b>	<b>11,000,000</b>	<b>8,400,000</b>
KH307	The Oval (70 Units)	5,000,000	211,596	3,000,000	(2,000,000)	12,000,000	14,000,000	2,000,000	6,000,000		
KH301	Redcar Drive aka Cartref (Social Rent)	237,729	15,720	237,729		3,721,820	3,721,820				
	Redcar Drive aka Cartref (Affordable Rent)	375,000		375,000		3,721,820	3,721,820				
KH314	Ellis Avenue (Social Rent)	100,000	136	100,000		861,440	861,440				
	Ellis Avenue (Affordable Rent)	116,112		116,112		861,440	861,440				
KH334	Neighbourhood Centre Social Rent								3,500,000	5,500,000	
KH335	Neighbourhood Centre Afford.Rent								3,500,000	5,500,000	
KH304	Shephall Social		74,155	18,660	18,660						
KH072	L.S.S.O. Buy Back		5,051	5,051	5,051						
	<b>TOTAL CAPITAL PROGRAMME NEW BUILD</b>	<b>33,038,961</b>	<b>1,551,355</b>	<b>10,431,720</b>	<b>(22,607,241)</b>	<b>31,366,520</b>	<b>53,973,759</b>	<b>22,607,239</b>	<b>13,000,000</b>	<b>12,783,580</b>	<b>8,400,000</b>
	<b>INFORMATION TECHNOLOGY</b>										
	<b>IT General (IT)</b>										
KH268	Infrastructure Investment	97,299		97,299	0						
KH297	Tablets (144)		3,913								
KH315	Core Ict Equipment		849								
KH336	2024/25	20,000		20,000							
	<b>Total General IT</b>	<b>117,299</b>	<b>4,762</b>	<b>117,299</b>	<b>0</b>						
	<b>Connected To Our Customers (CTOC)</b>										
KH288	New CRM Technology (Digital Platform)	52,967	7,195	52,967	0						
	<b>Total CTOC</b>	<b>52,967</b>	<b>7,195</b>	<b>52,967</b>	<b>0</b>						
	<b>Housing All Under One Roof programme (HAUOR)</b>										
KH283	Housing Improvements - Northgate online	118,670	100	118,670							
	<b>Total HAUOR</b>	<b>118,670</b>	<b>100</b>	<b>118,670</b>							
	<b>TOTAL ICT INCLUDING DIGITAL AGENDA</b>	<b>288,936</b>	<b>12,057</b>	<b>288,936</b>	<b>0</b>						