

HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2024/25				2025/26	2025/26	Variance Q4 v Q1	2026/27	2027/2028	2028/2029
		Actuals	Final Capital Strategy	Q3 Capital Strategy	Variance Q3 v Final Capital Strategy	Final Capital Strategy	Q3 Capital Strategy		Q3 Capital Strategy	Q3 Capital Strategy	Q3 Capital Strategy
		£	£	£	£	£	£		£	£	£
	SUMMARY										
	Capital Programme Excl New Build (Housing Investment)	16,323,861	24,431,083	24,431,083		23,424,077	23,424,077		19,993,134	21,519,212	21,543,326
	Special Projects & Equipment	30,680	36,073	36,073							
	New Build (Housing Development)	3,770,213	6,906,344	6,044,513	(861,832)	27,781,117	28,642,949	861,832	37,057,000	18,770,580	8,400,000
	Digital & Transformation	62,904	288,936	196,637	(92,299)	194,000	286,299	92,299	199,000	740,000	764,000
	TOTAL HRA CAPITAL PROGRAMME	20,187,658	31,662,436	30,708,306	(954,131)	51,399,194	52,353,325	954,131	57,249,134	41,029,792	30,707,326
	(20,187,657.93)										
	HRA USE OF RESOURCES										
BH930	MRR (Self Financing Depreciation)		18,670,830	18,468,068	- 202,763	13,138,173	13,340,935	202,762	13,532,319	13,938,288	14,356,438
BH902	Other Capital Receipts		-	-	-	1,375,000	1,375,000		-	-	-
BH906	Section 20 Contribution (leaseholders income)		1,226,056	1,226,056	-	2,962,878	2,962,878		3,261,738	1,173,177	805,409
BH901	(RTB) new Build provision		5,759,869	5,238,369	- 521,500	9,677,658	10,199,159	521,501	3,854,421	3,982,876	4,114,542
BH903	RTB - Debt Provision Receipts		428,523	428,523	-	1,464,120	1,464,120		1,050,506	1,076,769	1,103,688
	Borrowing Prudential		-	-	-	14,335,365	14,335,365		30,959,784	12,280,024	9,327,249
	Borrowing Short term										
	S106										
BH906	Developer Contributions (Kenilworth)										
	Direct Revenue Financing (was RCCO)		4,167,218	3,937,350	- 229,868	-	229,868	229,868	3,390,366	4,438,658	-
BH905	Grant		1,409,940	1,409,940	-	8,446,000	8,446,000		1,200,000	4,140,000	1,000,000
	TOTAL HRA RESOURCES FOR CAPITAL		31,662,436	30,708,306	(954,131)	51,399,194	52,353,325	954,131	57,249,134	41,029,792	30,707,326
	Major Repair Reserve Bought Forward (BH930)		(5,915,321)	(5,915,321)		1	(202,762)	(202,763)	(1)	(1)	(2)
	Depreciation (increasing MRR)		(12,755,509)	(12,755,509)		(13,138,174)	(13,138,174)		(13,532,319)	(13,938,289)	(14,356,438)
	MRR Used (decreasing MRR)		18,670,830	18,468,068	(202,763)	13,138,173	13,340,935	202,762	13,532,319	13,938,288	14,356,438
	Major Repair Reserve Carried Forward		1	(202,762)	(202,763)	(0)	(1)	(1)	(1)	(2)	(2)
BH901	Total RTB Receipts Bought Forward		(7,878,356)	(7,878,356)		(3,819,684)	(4,341,184)	(521,500)	(0)	0	1
	Total RTB Receipts Received		(1,701,197)	(1,701,197)		(5,857,975)	(5,857,975)		(3,854,421)	(3,982,876)	(4,114,542)
	Total RTB Receipts Used HRA		5,759,869	5,238,369	(521,500)	9,677,658	10,199,159	521,501	3,854,421	3,982,876	4,114,542
	Total RTB Receipts Carried Forward		(3,819,684)	(4,341,184)	(521,500)	(1)	(0)	1	0	1	1

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		£	£	£	£	£	£		£	£	£
	CAPITAL PROGRAMME EXCL. NEW BUILD										
	Planned Investment including Decent Homes										
Various	Decent Homes - Internal/External Works	2,234,340	3,795,020	3,795,020	8,650,000	8,650,000		9,800,000	10,700,000	10,700,000	
Various	Decent Homes External Works				500,000	500,000		550,000	550,000	550,000	
KH299	Insulation Measures				50,000	50,000		50,000	50,000	50,000	
Various	Decent Homes - Roofing										
Various	Decent Homes - Flat Blocks	7,694,171	10,890,790	10,890,790	5,400,000	5,400,000		250,000	250,000	250,000	
KH205	Communal Heating				100,000	100,000		100,000	100,000	100,000	
KH321	High Rises - Improvement Works	94,553	1,271,530	1,271,530	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	
	Health & Safety										
KH085	Fire Safety	275,048	300,000	300,000							
KH112	Asbestos Management	212,732	230,100	230,100	300,000	300,000		300,000	300,000	300,000	
KH114	Subsidence	86,159	137,630	137,630	120,000	120,000		120,000	120,000	120,000	
KH144	Contingent Major Repairs	369,113	552,090	552,090	500,000	500,000		500,000	500,000	500,000	
KH122	StockCondSurvey	333									
KH157	Dhredecs	849									
KH327	Building safety				1,000,000	1,000,000		1,000,000	1,000,000	1,000,000	
	Estate & Communal Area										
KH223	Asset Review - Challenging Assets	284,318	601,891	601,891	600,000	600,000		600,000	600,000	600,000	
KH224	Asset Review Non Red Shelter	32,242									
Various	Other HRA Schemes	5,040,003	6,652,032	6,652,032							
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	16,323,861	24,431,083	24,431,083	23,424,077	23,424,077		19,993,134	21,519,212	21,543,326	
	SPECIAL PROJECTS & EQUIPMENT										
	HRA Equipment										
KH015	Capital Equipment (including Supported Housing Equip)	30,680	36,073	36,073							
	Sub Total Special Projects & Equipment	30,680	36,073	36,073							

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		£	£	£	£	£	£		£	£	£
	CAPITAL PROGRAMME NEW BUILD										
	New Build Programme - eligible for 1-4-1	2,600,625	5,759,859	4,382,769	(1,377,091)	20,214,117	21,777,041	1,562,924	14,612,000	12,783,580	8,400,000
	New Build Programme - ineligible	1,169,587	1,146,485	1,661,744	515,259	7,567,000	6,865,908	(701,092)	22,445,000	5,987,000	
KH233	Open Market Acquisitions (Social Rent)	1,325,452	767,463	1,500,000	732,537					891,790	
KH244	Twin Foxes										
KH245	March Hare in Burwell Road (15 Units)	(10,624)	1,107,240	100,000	(1,007,240)	1,637,239	2,644,479	1,007,240		(1,800,000)	
KH247	Kenilworth Close (105 units) (Ineligible 141)	670,422	846,485	643,723	(202,762)						
	Kenilworth Close 1 for 1 Expenditure (61.8%)		469,190	469,190							
KH303	Dunn Close (27 units, 21 main block SA)	981,662	1,715,967	1,300,000	(415,967)		415,967	415,967			
KH279	29 Shephell Way			8,834	8,834						
KH280	Symonds Green	16,066		16,731	16,731						
KH282	North Road	11,743		12,043	12,043						
KH333	Brent Court Social Rent	482,237	300,000	1,001,092	701,092	7,567,000	6,865,908	(701,092)	22,445,000	5,987,000	
	Schemes Under Development	293,255	1,700,000	992,900	(707,100)	18,576,878	18,716,595	139,717	14,612,000	12,800,000	8,400,000
	TOTAL CAPITAL PROGRAMME NEW BUILD	3,770,213	6,906,344	6,044,513	(861,832)	27,781,117	28,642,949	861,832	37,057,000	18,770,580	8,400,000
	INFORMATION TECHNOLOGY										
	IT General (IT)										
KH268	Infrastructure Investment	37,327	97,299	25,000	(72,299)	194,000	266,299	72,299	199,000	740,000	764,000
KH315	Core ICT Equipment Equipmt & Tools	849									
KH336	2024/25		20,000		(20,000)		20,000	20,000			
	Total General IT	38,176	117,299	25,000	(92,299)	194,000	286,299	92,299	199,000	740,000	764,000
	Connected To Our Customers (CTOC)										
KH288	New CRM Technology (Digital Platform)	24,728	52,967	52,967							
	Total CTOC	24,728	52,967	52,967							
	Housing All Under One Roof programme (HAUOR)										
KH283	Housing Improvements - Northgate online		118,670	118,670							
	Total HAUOR		118,670	118,670							
	TOTAL ICT INCLUDING DIGITAL AGENDA	62,904	288,936	196,637	(92,299)	194,000	286,299	92,299	199,000	740,000	764,000