

HOUSING CAPITAL STRATEGY



Cost Centre	Scheme	2024/25			2025/26	2025/26	2025/26	2026/27	2027/2028	2028/2029
		Q3 Capital Strategy	Q4 outturn	Slippage	Q3 Capital Strategy	Q4 Capital Strategy	Variance Q4 v Q3	Q4 Capital Strategy	Q4 Capital Strategy	Q4 Capital Strategy
		£	£		£	£	£	£	£	£
BH930 BH902 BH906 BH901 BH903 BH906 BH905 BH901	SUMMARY									
	Capital Programme Excl New Build (Housing Investment)	24,431,083	25,195,463	728,306	23,424,077	22,665,090	(758,987)	19,993,134	21,519,212	21,543,326
	Special Projects & Equipment	36,073	30,680	30,680						
	New Build (Housing Development)	6,044,513	5,681,172	(363,340)	28,642,949	29,006,289	363,340	37,057,000	18,770,580	8,400,000
	Digital & Transformation	196,637	166,899	(29,738)	286,299	316,037	29,738	199,000	740,000	764,000
	TOTAL HRA CAPITAL PROGRAMME	30,708,306	31,074,215	365,908	52,353,325	51,987,416	(365,909)	57,249,134	41,029,792	30,707,326
	(31,074,214.56)									
	HRA USE OF RESOURCES									
	MRR (Self Financing Depreciation)	18,468,068	19,312,070	844,003	13,340,935	13,096,238	(244,697)	13,532,319	13,938,288	14,356,438
	Other Capital Receipts	-	-	-	1,375,000	-	(1,375,000)	-	-	-
	Section 20 Contribution (leaseholders income)	1,226,056	281,157	944,899	2,962,878	2,957,878	(5,000)	3,261,738	1,173,177	805,409
	(RTB) new Build provision	5,238,369	5,625,794	387,425	10,199,159	11,186,734	987,575	3,854,421	3,982,876	4,114,542
	RTB - Debt Provision Receipts	428,523	1,128,962	700,439	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			-						
	Developer Contributions (Kenilworth)			-						
	Direct Revenue Financing (was RCCO)	3,937,350	2,836,259	1,101,091	229,868	1,386,326	1,156,458	3,390,366	4,438,658	-
	Grant	1,409,940	1,889,973	480,033	8,446,000	7,560,755	(885,245)	1,200,000	4,140,000	1,000,000
	TOTAL HRA RESOURCES FOR CAPITAL	30,708,306	31,074,215	365,909	52,353,325	51,987,416	(365,909)	57,249,134	41,029,792	30,707,326
						0	(0)			
	Major Repair Reserve Bought Forward (BH930)	(5,915,321)	(5,955,632)		(81,721)		81,721	(41,936)	(41,936)	(41,937)
	Depreciation (increasing MRR)	(12,755,509)	(13,356,438)		(13,138,174)	(13,138,174)		(13,532,319)	(13,938,289)	(14,356,438)
	MRR Used (decreasing MRR)	18,468,068	19,312,070		13,340,935	13,096,238	(244,697)	13,532,319	13,938,288	14,356,438
	Major Repair Reserve Carried Forward	(202,762)			121,040	(41,936)	(162,976)	(41,936)	(41,937)	(41,937)
	Total RTB Receipts Bought Forward	(7,878,356)	(7,878,356)		(4,366,449)	(6,428,767)	(2,062,317)	(1,100,008)	(1,100,008)	(1,100,007)
	Total RTB Receipts Received	(1,701,197)	(4,176,205)		(5,857,975)	(5,857,975)		(3,854,421)	(3,982,876)	(4,114,542)
	Total RTB Receipts Used HRA	5,238,369	5,625,794		10,199,159	11,186,734	987,575	3,854,421	3,982,876	4,114,542
	Total RTB Receipts Carried Forward	(4,341,184)	(6,428,767)		(25,266)	(1,100,008)	(1,074,742)	(1,100,008)	(1,100,007)	(1,100,007)

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		Q3 Capital Strategy	Q4 outturn	Slippage	Q3 Capital Strategy	Q4 Capital Strategy	Variance Q4 v Q3	Q4 Capital Strategy	Q4 Capital Strategy	Q4 Capital Strategy
		£	£		£	£	£	£	£	£
Various	CAPITAL PROGRAMME EXCL. NEW BUILD									
	Planned Investment including Decent Homes									
	Decent Homes - Internal/External Works	3,795,020	2,997,010	(777,848)	8,430,690	8,430,690		10,685,510	11,826,610	12,814,090
	Decent Homes External Works									
	KH299 Insulation Measures				51,720	51,720		58,260	58,260	63,120
	Decent Homes - Roofing									
	Decent Homes - Flat Blocks	10,890,790	12,417,750	1,470,720	7,406,687	6,806,700	(599,987)	288,780	291,300	315,620
	KH205 Communal Heating				103,440	59,440	(44,000)	115,510	116,520	126,250
	KH321 High Rises - Improvement Works	1,271,530	267,511	(1,004,018)	3,810,270	3,310,270	(500,000)			
	KH332 New Schemes to be created							2,021,490	2,039,070	2,209,330
	Health & Safety									
	KH085 Fire Safety	300,000	949,304	949,304						
	KH112 Asbestos Management	230,100	335,629	105,530	250,000	250,000		346,540	349,550	378,740
	KH114 Subsidence	137,630	115,082	(22,545)	124,130	124,130		138,620	139,820	151,500
	KH144 Contingent Major Repairs	552,090	711,469	159,380	577,550	577,550		577,570	582,590	631,240
	KH122 StockCondSurvey									
	KH157 Dhredec		849	849						
	KH327 Building safety			(300,000)	870,000	870,000		1,155,140	1,165,180	599,670
	Estate & Communal Area									
	KH223 Asset Review - Challenging Assets	601,891	490,574	(111,317)	464,400	464,400		479,261	494,597	510,424
	KH224 Asset Review Non Red Shelter		32,588	32,588						
Various	Other HRA Schemes									
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	24,431,083	25,195,463	728,306	23,424,077	22,665,090	(758,987)	19,993,134	21,519,212	21,543,326
	SPECIAL PROJECTS & EQUIPMENT									
	HRA Equipment									
KH015	Capital Equipment (including Supported Housing Equip)	36,073	30,680	30,680						
	Sub Total Special Projects & Equipment	36,073	30,680	30,680						

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		£	£		£	£	£	£	£	£
KH233 KH244 KH245 KH247 KH303 KH279 KH280 KH282 KH333	CAPITAL PROGRAMME NEW BUILD									
	New Build Programme - eligible for 1-4-1	4,382,769	3,880,890	(501,879)	21,777,041	21,809,730	32,689	14,612,000	12,783,580	8,400,000
	New Build Programme - ineligible	1,661,744	1,800,282	138,539	6,865,908	7,196,559	330,651	22,445,000	5,987,000	
	Open Market Acquisitions (Social Rent)	1,500,000	1,868,418	368,418					891,790	
	Twin Foxes									
	March Hare in Burwell Road (15 Units)	100,000	261,519	161,520	2,644,479	2,482,959	(161,520)		(1,800,000)	
	Kenilworth Close (105 units) (Ineligible 141)	643,723	941,416	297,693		171,497	171,497			
	Kenilworth Close 1 for 1 Expenditure (61.8%)	469,190		(469,190)						
	Dunn Close (27 units, 21 main block SA)	1,300,000	1,259,790	(40,210)	415,967	456,177	40,210			
	29 Shephell Way	8,834		(8,834)						
	Symonds Green	16,731	83,991	67,260						
	North Road	12,043	11,923	(120)		120	120			
	Brent Court Social Rent	1,001,092	814,107	(186,985)	6,865,908	7,052,893	186,985	22,445,000	5,987,000	
KH268 KH315 KH336 KH288 KH283	Schemes Under Development	992,900	440,009	(552,892)	18,716,595	18,842,643	126,048	14,612,000	12,800,000	8,400,000
	TOTAL CAPITAL PROGRAMME NEW BUILD	6,044,513	5,681,172	(363,340)	28,642,949	29,006,289	363,340	37,057,000	18,770,580	8,400,000
	INFORMATION TECHNOLOGY									
	IT General (IT)									
	Infrastructure Investment	25,000	136,247	88,932	266,299	177,367	(88,932)	199,000	740,000	764,000
	Core ICT Equipment Equipmt & Tools		849							
	2024/25				20,000	20,000				
	Total General IT	25,000	137,096	88,932	286,299	197,367	(88,932)	199,000	740,000	764,000
	Connected To Our Customers (CTOC)									
	New CRM Technology (Digital Platform)	52,967	29,803							
	Total CTOC	52,967	29,803							
	Housing All Under One Roof programme (HAUOR)									
	Housing Improvements - Northgate online	118,670		(118,670)		118,670	118,670			
	Total HAUOR	118,670		(118,670)		118,670	118,670			
	TOTAL ICT INCLUDING DIGITAL AGENDA	196,637	166,899	(29,738)	286,299	316,037	29,738	199,000	740,000	764,000