

HOUSING CAPITAL STRATEGY



		2025/26	2025/26	2025/26	2025/26	2026/27	2027/2028	2028/2029
Cost Centre	Scheme	Actuals and committed costs Q1	Q4 Capital Strategy	Q1 Capital Strategy	Variance Q4 v Q1	Q1 Capital Strategy	Q1 Capital Strategy	Q1 Capital Strategy
		£	£	£	£	£	£	£
	SUMMARY							
	Capital Programme Excl New Build (Housing Investment)	1,647,609	22,665,090	22,665,090		19,993,134	21,519,212	21,543,326
	Special Projects & Equipment	5,393						
	New Build (Housing Development)	7,611,277	29,006,289	19,966,097	(9,040,192)	46,097,192	18,770,580	8,400,000
	Digital & Transformation	27,953	316,037	316,037		199,000	740,000	764,000
	TOTAL HRA CAPITAL PROGRAMME	9,292,232	51,987,416	42,947,224	(9,040,192)	66,289,326	41,029,792	30,707,326
	(9,292,232.12)							
	HRA USE OF RESOURCES							
BH930	MRR (Self Financing Depreciation)		13,126,041	13,126,041		13,532,319	13,938,288	14,356,438
BH902	Other Capital Receipts		-	-		-	-	-
BH906	Section 20 Contribution (leaseholders income)		2,957,878	2,957,878		3,261,738	1,173,177	805,409
BH901	(RTB) new Build provision		11,186,734	2,146,542	(9,040,192)	12,894,613	3,982,876	4,114,542
BH903	RTB - Debt Provision Receipts		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)		1,356,523	1,356,523		3,390,366	4,438,658	-
BH905	Grant		7,560,755	7,560,755		1,200,000	4,140,000	1,000,000
	TOTAL HRA RESOURCES FOR CAPITAL		51,987,416	42,947,224	(9,040,192)	66,289,326	41,029,792	30,707,326
			0					
	Major Repair Reserve Bought Forward (BH930)					(12,133)	(12,133)	(12,134)
	Depreciation (increasing MRR)		(13,138,174)	(13,138,174)		(13,532,319)	(13,938,289)	(14,356,438)
	MRR Used (decreasing MRR)		13,126,041	13,126,041		13,532,319	13,938,288	14,356,438
	Major Repair Reserve Carried Forward		(12,133)	(12,133)	(0)	(12,133)	(12,134)	(12,134)
BH901	Total RTB Receipts Bought Forward		(6,428,767)	(6,974,610)	(545,843)	(9,221,923)	(181,731)	(181,730)
	Total RTB Receipts Received		(5,857,975)	(5,857,975)		(3,854,421)	(3,982,876)	(4,114,542)
	Total RTB Receipts Used HRA		11,186,734	3,610,662	(7,576,072)	12,894,613	3,982,876	4,114,542
	Total RTB Receipts Carried Forward		(1,100,008)	(9,221,923)	(8,121,915)	(181,731)	(181,730)	(181,730)

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		£	£	£	£	£	£	£
Various	<u>CAPITAL PROGRAMME EXCL. NEW BUILD</u>							
	<u>Planned Investment including Decent Homes</u>							
	Decent Homes - Internal/External Works	415,729	8,430,690	8,430,690		10,685,510	11,826,610	12,814,090
	KH308 Decent Homes Internal/External Works Contractor 1	457,674						
	KH310 Decent Homes Internal/External Works Voids	(41,945)	465,500	465,500		519,810	524,330	568,110
	KH143 Decent Homes Internal/One off Heating Works		3,620,540	3,620,540		4,042,980	4,078,140	4,418,650
	KH141 Decent Homes Electrical		155,170	155,170		173,270	582,590	631,240
	KH142 Decent Homes Kitchens and Bathrooms		1,965,440	1,965,440		3,465,410	3,495,550	3,787,420
	Various Decent Homes External Works							
	KH285 Window and Door Replacement		2,068,880	2,068,880		2,310,270	2,912,960	3,156,180
	KH298 Roofing		103,440	103,440		115,510	174,780	189,370
	KH299 Insulation Measures		51,720	51,720		58,260	58,260	63,120
	Various Decent Homes - Roofing							
	Decent Homes - Flat Blocks	538,213	6,806,700	6,806,700		288,780	291,300	315,620
	KH311 MRC Flat Blocks - Wates	(233,599)	779,573	779,573				
	KH312 MRC Flat Blocks - Mulalley	135,707	5,920,237	5,920,237				
	KH300 MRC Miscellaneous BUILDINGS	5,614						
	KH313 MRC Flat Blocks - Misc	630,492	106,890	106,890		288,780	291,300	315,620
	KH205 Communal Heating		59,440	59,440		115,510	116,520	126,250
	KH321 High Rises - Improvement Works	167,828	3,310,270	3,310,270				
	KH332 New Schemes to be created					2,021,490	2,039,070	2,209,330
	<u>Health & Safety</u>							
	KH085 Fire Safety	(55,432)						
	KH112 Asbestos Management	49,630	250,000	250,000		346,540	349,550	378,740
	KH114 Subsidence	31,960	124,130	124,130		138,620	139,820	151,500
	KH144 Contingent Major Repairs	69,041	577,550	577,550		577,570	582,590	631,240
	KH122 StockCondSurvey							
	KH157 Dhredec							
	KH327 Building safety		870,000	870,000		1,155,140	1,165,180	599,670
	<u>Estate & Communal Area</u>							
	KH223 Asset Review - Challenging Assets	57,500	464,400	464,400		479,261	494,597	510,424

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		£	£	£	£	£	£	£
KH224	Asset Review Non Red Shelter							
Various	Other HRA Schemes	373,140						
KH318	Stock condition Surveys	63,633	159,310	159,310		144,390	145,650	157,810
KH174	Energy Efficiency Pilot Projects							
KH319	Decarbonisation	15,003	825,000	825,000		2,640,000	3,300,000	2,500,000
KH094	Disabled Adaptations	294,504	787,600	787,600		585,763	604,508	623,852
KH330	CCTV					440,060	463,817	524,800
KH016	New Business Plan expenditure					374,500		
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	1,647,609	22,665,090	22,665,090		19,993,134	21,519,212	21,543,326
	SPECIAL PROJECTS & EQUIPMENT							
	HRA Equipment							
KH015	Capital Equipment (including Supported Housing Equip)	5,393						
	Sub Total Special Projects & Equipment	5,393						

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		£	£	£	£	£	£	£
	<u>CAPITAL PROGRAMME NEW BUILD</u>							
	New Build Programme - eligible for 1-4-1	652,359	21,809,730	12,769,538	(9,040,192)	23,652,192	12,783,580	8,400,000
	New Build Programme - ineligible	6,958,918	7,196,559	7,196,559		22,445,000	5,987,000	
KH233	Open Market Acquisitions (Social Rent)	175,980					891,790	
	Open Market Acquisitions (Afford. Rent)						891,790	
	Open Market Acquisitions (Ineligible 141)							
KH241	Ditchmore Lane 6 units (Ineligible 141)							
KH244	Twin Foxes	390						
KH245	March Hare in Burwell Road (15 Units)	244,425	2,482,959	1,732,959	(750,000)	750,000	(1,800,000)	
KH247	Kenilworth Close (105 units) (Ineligible 141)	(93,975)	171,497	171,497				
	Kenilworth Close 1 for 1 Expenditure (61.8%)							
KH303	Dunn Close (27 units, 21 main block SA)	9,718	456,177	456,177				
KH279	29 Shephell Way	8,834						
KH280	Symonds Green	(62,840)						
KH282	North Road	300	120	120				
KH333	Brent Court Social Rent	7,052,893	7,052,893	7,052,893		22,445,000	5,987,000	
	Schemes Under Development	275,552	18,842,643	10,552,451	(8,290,192)	22,902,192	12,800,000	8,400,000
KH307	The Oval (70 Units)	215,666	15,290,192	8,000,000	(7,290,192)	14,902,192		
KH304	Shephall Social	40,030	32,615	32,615				
KH301	Redcar Drive aka Cartref (Social Rent)	21,319						
	Redcar Drive aka Cartref (Affordable Rent)		1,732,329	1,732,329				
KH314	Ellis Avenue (Social Rent)	(1,463)	953,899	453,899	(500,000)	500,000		
	Ellis Avenue (Affordable Rent)		861,439	361,439	(500,000)	500,000		
KH334	Neighbourhood Centre Social Rent					3,500,000	5,500,000	
KH335	Neighbourhood Centre Afford. Rent					3,500,000	5,500,000	
	Burwell Bond Affordable Housing						1,800,000	
KH072	L.S.S.O. Buy Back		(27,831)	(27,831)				
	TOTAL CAPITAL PROGRAMME NEW BUILD	7,611,277	29,006,289	19,966,097	(9,040,192)	46,097,192	18,770,580	8,400,000
	<u>INFORMATION TECHNOLOGY</u>							
	<u>IT General (IT)</u>							
KH268	Infrastructure Investment		147,564	147,564		199,000	740,000	764,000
KH315	Core ICT Equipment Equipmt & Tools							

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		£	£	£	£	£	£	£
KH297	Core ICT Equipment Equipmt & Tools	3,913						
KH336	Core ICT Equipment Equipmt & Tools		20,000	20,000				
	Total General IT	3,913	167,564	167,564		199,000	740,000	764,000
	<u>Connected To Our Customers (CTOC)</u>							
KH288	New CRM Technology (Digital Platform)	23,940	29,803	29,803				
	Total CTOC	23,940	29,803	29,803				
	<u>Housing All Under One Roof programme (HAUOR)</u>							
KH283	Housing Improvements - Northgate online	100	118,670	118,670				
	Total HAUOR	100	118,670	118,670				
	TOTAL ICT INCLUDING DIGITAL AGENDA	27,953	316,037	316,037		199,000	740,000	764,000