

HOUSING CAPITAL STRATEGY

		2025/26	2025/26	2025/26	2025/26	2026/27	2027/2028	2028/2029
Cost Centre	Scheme	Actuals costs Q2	Q1 Capital Strategy	Q2 Capital Strategy	Variance Q2 v Q1	Q2 Capital Strategy	Q2 Capital Strategy	Q2 Capital Strategy
		£	£	£	£	£	£	£
	SUMMARY							
	Capital Programme Excl New Build (Housing Investment)	4,921,357	22,665,090	22,665,090		19,993,134	21,519,212	21,543,326
	New Build (Housing Development)	3,043,598	19,966,097	16,405,476	(3,560,621)	49,657,813	18,770,580	8,400,000
	Digital & Transformation	32,634	316,037	316,037		199,000	740,000	764,000
	TOTAL HRA CAPITAL PROGRAMME	7,997,588	42,947,224	39,386,603	(3,560,621)	69,849,947	41,029,792	30,707,326
	HRA USE OF RESOURCES							
	BH930 MRR (Self Financing Depreciation)		13,126,041	13,138,170	12,129	13,532,319	13,938,289	14,356,438
	BH902 Other Capital Receipts		-	-		500,000	-	-
	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		2,146,542	3,153,844	1,007,302	16,455,234	3,982,876	4,114,542
	BH903 RTB - Debt Provision Receipts		1,464,120	1,661,487	197,367	1,050,506	1,076,769	1,103,688
	Borrowing Prudential		14,335,365	11,196,331	(3,139,034)	30,459,784	12,280,024	9,327,249
	Direct Revenue Financing (was RCCO)		1,356,523	-	(1,356,523)	3,390,366	4,438,658	-
	BH905 Grant		7,560,755	7,278,893	(281,862)	1,200,000	4,140,000	1,000,000
	TOTAL HRA RESOURCES FOR CAPITAL		42,947,224	39,386,603	(3,560,621)	69,849,947	41,029,793	30,707,326
	Major Repair Reserve Bought Forward (BH930)					(899,272)	(899,272)	(899,272)
	Depreciation (increasing MRR)		(13,138,174)	(14,037,442)	(899,268)	(13,532,319)	(13,938,289)	(14,356,438)
	MRR Used (decreasing MRR)		13,126,041	13,138,170	12,129	13,532,319	13,938,289	14,356,438
	Major Repair Reserve Carried Forward		(12,133)	(899,272)	(887,139)	(899,272)	(899,272)	(899,272)
	BH901 Total RTB Receipts Bought Forward		(6,974,610)	(6,974,610)		(20,159,279)	(7,558,466)	(7,558,465)
	Total RTB Receipts Received		(5,857,975)	(16,338,513)	(10,480,538)	(3,854,421)	(3,982,876)	(4,114,542)
	Total RTB Receipts Used HRA		3,610,662	3,153,844	(456,818)	16,455,234	3,982,876	4,114,542
	Total RTB Receipts Carried Forward		(9,221,923)	(20,159,279)	(10,937,356)	(7,558,466)	(7,558,465)	(7,558,465)

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		£	£	£	£	£	£	£
	<u>CAPITAL PROGRAMME EXCL. NEW BUILD</u>							
	<u>Planned Investment including Decent Homes</u>							
Various	Decent Homes - Internal/External Works	1,170,265	8,430,690	8,430,690		10,685,510	11,826,610	12,814,090
KH299	Insulation Measures		51,720	51,720		58,260	58,260	63,120
Various	Decent Homes - Flat Blocks	2,099,056	6,806,700	6,806,700		288,780	291,300	315,620
KH205	Communal Heating	(2,220)	59,440	59,440		115,510	116,520	126,250
KH321	High Rises - Improvement Works	233,776	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	226,251						
KH112	Asbestos Management	133,264	250,000	250,000		346,540	349,550	378,740
KH114	Subsidence	71,026	124,130	124,130		138,620	139,820	151,500
KH144	Contingent Major Repairs	210,852	577,550	577,550		577,570	582,590	631,240
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	70,123	464,400	464,400		479,261	494,597	510,424
KH224	ASSET REVIEW NON RED SHELTER	1,243						
Various	<u>Other HRA Schemes</u>	707,721						
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	4,921,357	22,665,090	22,665,090		19,993,134	21,519,212	21,543,326

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	<u>CAPITAL PROGRAMME NEW BUILD</u>							
	New Build Programme - eligible for 1-4-1	1,770,828	12,769,538	9,208,917	(3,560,621)	27,212,813	12,783,580	8,400,000
	New Build Programme - ineligible	1,272,769	7,196,559	7,196,559		22,445,000	5,987,000	
KH233	Open Market Acquisitions (Social Rent) grant funded	587,850					891,790	
KH244	Twin Foxes							
KH245	March Hare in Burwell Road (15 Units)	454,096	1,732,959	1,732,959		750,000	(1,800,000)	
KH247	Kenilworth Close (105 units) (Ineligible 141)	(93,860)	171,497	171,497				
	Kenilworth Close 1 for 1 Expenditure (61.8%)							
KH303	Dunn Close (27 units, 21 main block SA)	112,548	456,177	456,177				
KH280	Symonds Green	(29,610)						
KH282	North Road		120	120				
KH333	Brent Court Social Rent	1,366,630	7,052,893	7,052,893		22,445,000	5,987,000	
	Schemes Under Development	645,943	10,552,451	6,991,830	(3,560,621)	26,462,813	12,800,000	8,400,000
	TOTAL CAPITAL PROGRAMME NEW BUILD	3,043,598	19,966,097	16,405,476	(3,560,621)	49,657,813	18,770,580	8,400,000
	<u>INFORMATION TECHNOLOGY</u>							
	<u>IT General (IT)</u>							
KH268	Infrastructure Investment	8,694	147,564	147,564		199,000	740,000	764,000
KH336	Core ICT Equipment Equipmt & Tools		20,000	20,000				
	Total General IT	8,694	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		118,670	118,670				
	Total HAUOR		118,670	118,670				
	TOTAL ICT INCLUDING DIGITAL AGENDA	32,634	316,037	316,037		199,000	740,000	764,000