

APPENDIX E - HOUSING REVENUE ACCOUNT CAPITAL STRATEGY

	2025/26	2025/26	2025/26	2026/27	2027/2028	2028/2029	2029/2030	2030/2031
Scheme	Q2 Capital Strategy	HRA Budget 26/27 Capital Strategy	Variance 26/27 Budget v Q2	HRA Budget 26/27 Capital Strategy	HRA Budget 26/27 Capital Strategy	HRA Budget 26/27 Capital Strategy	HRA Budget 26/27 Capital Strategy	HRA Budget 26/27 Capital Strategy
	£	£	£	£	£	£	£	£
SUMMARY								
Capital Programme Excl New Build (Housing Inv)	22,665,090	22,665,090		33,068,555	30,882,238	30,173,478	30,281,460	29,530,314
New Build (Housing Development)	16,405,476	17,575,476	1,170,000	42,347,192	13,796,808	6,500,000	11,000,000	8,400,000
Other Capital Schemes	316,037	316,037		219,000	1,120,000	1,287,400	922,084	784,000
TOTAL HRA CAPITAL PROGRAMME	39,386,603	40,556,603	1,170,000	75,634,747	45,799,046	37,960,878	42,203,544	38,714,314
HRA USE OF RESOURCES								
MRR (Self Financing Depreciation)	13,138,170	13,138,170		13,630,230	14,043,962	14,792,893	15,221,343	15,662,969
Other Capital Receipts	-	-		500,000	-	-	-	-
Section 20 Contribution (leaseholders income)	2,957,878	2,957,878		3,841,037	3,453,764	3,714,158	2,900,800	942,462
(RTB) new Build provision	3,153,844	3,153,844		9,451,096	3,904,904	3,250,000	5,500,000	4,200,000
RTB - Debt Provision Receipts	1,661,487	1,661,487		688,600	285,100	293,600	302,400	311,500
Borrowing Prudential	11,196,331	11,196,331		35,608,000	16,604,000	15,910,000	18,279,000	17,597,000
Direct Revenue Financing (was RCCO)	-	-		598,784	1,584,316	227	-	384
Grant	7,278,893	8,448,893	1,170,000	11,317,000	5,923,000	-	-	-
TOTAL HRA RESOURCES FOR CAPITAL	39,386,603	40,556,603	1,170,000	75,634,747	45,799,046	37,960,878	42,203,543	38,714,314
CAPITAL PROGRAMME EXCL. NEW BUILD								
Planned Investment including Decent Homes								
Decent Homes - Internal/External Works	8,430,690	8,430,690		19,703,855	21,078,338	20,235,978	20,308,360	19,804,614
Decent Homes Internal/External Works Voids	465,500	465,500		635,000	619,400	617,200	619,400	604,000
Decent Homes Internal/One off Heating Works	3,620,540	3,620,540		6,508,855	6,193,938	4,545,278	4,561,460	4,448,014
Decent Homes Electrical	155,170	155,170		264,600	258,100	576,100	578,200	563,900
Decent Homes Kitchens and Bathrooms	1,965,440	1,965,440		4,656,600	4,542,200	4,526,200	4,542,400	4,429,800
Window and Door Replacement	2,068,880	2,068,880		6,350,000	6,607,000	6,583,600	6,607,200	6,443,400
Roofing	103,440	103,440		455,100	443,900	257,200	258,100	251,700
Decent Homes - Extractor Fans				264,600	1,858,200	2,571,700	2,580,900	2,516,900
Decent Homes 2				84,700	82,600	82,300	82,600	80,600
Decent Home External Works				423,300	412,900	411,500	413,000	402,800
Insulation Measures	51,720	51,720		61,100	60,100	64,900	65,100	63,500

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Decent Homes - Flat Blocks	10,176,410	10,176,410		4,612,900	2,660,400	2,736,400	2,746,200	2,678,100
MRC Flat Blocks - Wates	779,573	779,573						
MRC Flat Blocks - Mulalley	5,920,237	5,920,237		1,058,300				
MRC Flat Blocks - Misc	106,890	106,890		670,700	435,100	333,800	335,000	326,700
Communal Heating	59,440	59,440		238,100	120,300	129,900	130,400	127,200
High Rises - Improvement Works	3,310,270	3,310,270		2,645,800	2,105,000	2,272,700	2,280,800	2,224,200
<u>Health & Safety</u>								
Asbestos Management	250,000	250,000		367,100	358,100	389,600	391,000	381,300
Subsidence	124,130	124,130		195,800	191,000	190,300	191,000	186,300
Contingent Major Repairs	577,550	577,550		611,300	601,400	649,400	651,700	635,500
Building safety	870,000	870,000		2,667,000	1,202,900	1,198,600	1,202,900	1,173,100
<u>Estate & Communal Area</u>								
Asset Review - Challenging Assets	464,400	464,400		635,000	619,400	617,200	619,400	604,000
<u>Other HRA Schemes</u>								
Stock condition Surveys	159,310	159,310		169,300	165,200	164,600	165,200	161,100
Decarbonisation	825,000	825,000		2,804,600	2,735,700	2,726,100	2,735,900	2,668,000
Disabled Adaptations	787,600	787,600		1,270,000	1,238,800	1,234,400	1,238,800	1,208,100
Capital Equipment				31,700	31,000	30,900	31,000	30,200
TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	22,665,090	22,665,090		33,068,555	30,882,238	30,173,478	30,281,460	29,530,314
<u>CAPITAL PROGRAMME NEW BUILD</u>								
New Build Programme - eligible for 1-4-1	9,208,917	10,378,917	1,170,000	18,902,192	7,809,808	6,500,000	11,000,000	8,400,000
New Build Programme - ineligible	7,196,559	7,196,559		23,445,000	5,987,000			
March Hare in Burwell Road (Ineligible 141)	1,732,959	1,732,959		1,000,000				
Kenilworth Close (105 units) (Ineligible 141)	171,497	171,497						
Dunn Close (27 units, 21 main block SA)	456,177	456,177						
North Road	120	120						
Brent Court Social Rent (Ineligible 141)	7,052,893	7,052,893		22,445,000	5,987,000			

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Schemes Under Development	6,991,830	8,161,830	1,170,000	18,902,192	7,809,808	8,400,000	8,400,000	8,400,000
The Oval (70 Units)	6,096,708	5,766,708	(330,000)	14,902,192	7,809,808			
Shephall Social	32,615	1,532,615	1,500,000	3,000,000				
Redcar Drive aka Cartref (Affordable Rent)	75,000	75,000						
Ellis Avenue (Social Rent)	453,899	453,899						
Ellis Avenue (Affordable Rent)	361,439	361,439		1,000,000				
Neighbourhood Centre Social Rent						3,250,000	5,500,000	4,200,000
Neighbourhood Centre Afford.Rent						3,250,000	5,500,000	4,200,000
L.S.S.O. Buy Back	(27,831)	(27,831)						
TOTAL CAPITAL PROGRAMME NEW BUILD	16,405,476	17,575,476	1,170,000	42,347,192	13,796,808	6,500,000	11,000,000	8,400,000
<u>OTHER CAPITAL SCHEMES</u>								
<u>IT General (IT)</u>								
Infrastructure Investment	147,564	147,564		199,000	740,000	764,000	764,000	764,000
Housing Improvements - Northgate online	118,670	118,670						
Core ICT Equipment Equipmt & Tools	20,000	20,000		20,000	20,000	20,000	20,000	20,000
Total General IT	286,234	286,234		219,000	760,000	784,000	784,000	784,000
<u>Connected To Our Customers (CTOC)</u>								
New CRM Technology (Digital Platform)	29,803	29,803						
Total CTOC	29,803	29,803						
<u>Housing Maintenance Vehicles</u>								
Housing Improvements - Northgate online					360,000	503,400	138,084	
Total Vehicles					360,000	503,400	138,084	
TOTAL OTHER CAPITAL SCHEMES	316,037	316,037		219,000	1,120,000	1,287,400	922,084	784,000