

APPENDIX B - HOUSING REVENUE ACCOUNT CAPITAL STRATEGY

		2025/26	2025/26	2025/26	2025/26	2026/27	2027/2028	2028/2029	2029/2030	2030/2031	
Cost Centre	Scheme	Actuals costs Q3 £	HRA Budget 26/27 Capital Strategy £	Q3 Capital Strategy £	Variance 26/27 Budget v Q3 £	Q3 Capital Strategy £	Comments				
	SUMMARY										
	Capital Programme Excl New Build (Housing Inv)	9,867,850	22,665,090	19,243,102	(3,421,988)	36,490,544	30,882,238	30,173,478	30,281,460	29,530,314	
	New Build (Housing Development)	7,755,550	17,575,476	13,235,076	(4,340,400)	46,687,592	13,796,808	6,500,000	11,000,000	8,400,000	
	Other Capital Schemes	35,073	316,037	316,037		219,000	1,120,000	1,287,400	922,084	784,000	
	TOTAL HRA CAPITAL PROGRAMME	17,658,473	40,556,603	32,794,215	(7,762,388)	83,397,136	45,799,046	37,960,878	42,203,544	38,714,314	
	HRA USE OF RESOURCES										
BH930	MRR (Self Financing Depreciation)		13,138,170	12,995,774	(142,396)	15,274,148	14,043,962	14,792,893	15,221,343	15,662,969	
BH902	Other Capital Receipts		-	-		500,000	-	-	-	-	
BH906	Section 20 Contribution (leaseholders income)		2,957,878	2,957,878		3,261,738	3,453,764	3,714,158	2,900,800	942,462	
BH901	(RTB) new Build provision		3,153,844	2,838,506	(315,338)	9,766,434	3,904,904	3,250,000	5,500,000	4,200,000	
BH903	RTB - Debt Provision Receipts		1,661,487	1,464,120	(197,367)	885,967	285,100	293,600	302,400	311,500	
	Borrowing Prudential		11,196,331	6,458,850	(4,737,481)	39,423,258	16,604,000	15,910,000	18,279,000	17,597,000	
	Direct Revenue Financing (was RCCO)		-	-		598,784	1,584,316	227	-	384	
BH905	Grant		8,448,893	6,079,087	(2,369,806)	13,686,806	5,923,000	-	-	-	
	TOTAL HRA RESOURCES FOR CAPITAL		40,556,603	32,794,215	(7,762,388)	83,397,135	45,799,046	37,960,878	42,203,543	38,714,314	
				(0)		(1)					
	Major Repair Reserve Bought Forward (BH930)							105,673	542,128	1,407,033	
	Depreciation (increasing MRR)		(14,037,442)	(12,995,774)	1,041,668	(15,274,148)	(13,938,289)	(14,356,438)	(14,356,438)	(14,356,438)	
	MRR Used (decreasing MRR)		13,138,170	12,995,774	(142,396)	15,274,148	14,043,962	14,792,893	15,221,343	15,662,969	
	Major Repair Reserve Carried Forward		(899,272)		899,272		105,673	542,128	1,407,033	2,713,565	
BH901	Total RTB Receipts Bought Forward		(6,974,610)	(6,974,610)		(20,671,984)	(14,759,971)	(14,837,942)	(15,702,484)	(10,202,484)	
	Total RTB Receipts Received		(16,338,513)	(16,535,880)	(197,367)	(3,854,421)	(3,982,876)	(4,114,542)		(2,325,684)	
	Total RTB Receipts Used HRA		3,153,844	2,838,506	(315,338)	9,766,434	3,904,904	3,250,000	5,500,000	4,200,000	
	Total RTB Receipts Carried Forward		(20,159,279)	(20,671,984)	(512,705)	(14,759,971)	(14,837,942)	(15,702,484)	(10,202,484)	(8,328,168)	
	CAPITAL PROGRAMME EXCL. NEW BUILD										
	Planned Investment including Decent Homes										
Various KH299	Decent Homes - Internal/External Works	2,983,736	8,430,690	7,674,650	(756,040)	20,337,295	21,078,338	20,235,978	20,308,360	19,804,614	
	Insulation Measures	21,785	51,720	100,000	48,280	61,100	60,100	64,900	65,100	63,500	
Various KH205	Decent Homes - Flat Blocks	3,802,616	10,176,410	7,519,426	(2,656,984)	7,278,565	2,660,400	2,736,400	2,746,200	2,678,100	
	Communal Heating	(2,220)	59,440		(59,440)	297,540	120,300	129,900	130,400	127,200	
KH321	High Rises - Improvement Works	633,687	3,310,270	676,427	(2,633,843)	4,363,291	2,105,000	2,272,700	2,280,800	2,224,200	
KH332	New Schemes to be created										
	Health & Safety										

176,601,135

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		Actuals costs Q3	HRA Budget 26/27 Capital Strategy	Q3 Capital Strategy	Variance 26/27 Budget v Q3	Q3 Capital Strategy						
		£	£	£	£	£	£	£	£	£		
KH085	Fire Safety	625,503		650,010	650,010							
KH112	Asbestos Management	255,204	250,000	310,000	60,000	367,100	358,100	389,600	391,000	381,300		
KH114	Subsidence	116,151	124,130	199,130	75,000	195,800	191,000	190,300	191,000	186,300		
KH144	Contingent Major Repairs	362,350	577,550	500,000	(77,550)	688,850	601,400	649,400	651,700	635,500		
KH327	Building safety		870,000		(870,000)	2,667,000	1,202,900	1,198,600	1,202,900	1,173,100		
	Estate & Communal Area											
KH223	Asset Review - Challenging Assets	117,141	464,400	329,629	(134,771)	680,334	619,400	617,200	619,400	604,000		
KH224	ASSET REVIEW NON RED SHELTER	1,662		1,662	1,662							
Various	Other HRA Schemes	972,021										
	TOTAL CAPITAL PROGRAMME EXCL. NEW BUILD	9,867,850	22,665,090	19,243,102	(3,421,988)	36,490,544	30,882,238	30,173,478	30,281,460	29,530,314		
						36,490,543						
		CAPITAL PROGRAMME NEW BUILD										
		New Build Programme - eligible for 1-4-1	5,472,695	10,378,917	10,063,579	(315,338)	19,189,699	7,809,808	6,500,000	11,000,000	8,400,000	
	New Build Programme - ineligible	2,282,855	7,196,559	3,171,497	(4,025,062)	27,497,893	5,987,000					
KH233	Open Market Acquisitions (Social Rent) grant funded	987,789										
KH244	Twin Foxes											
KH245	March Hare in Burwell Road (Ineligible 141)	1,115,229	1,732,959	1,732,959		1,000,000						
KH247	Kenilworth Close (105 units) (Ineligible 141)	(42,655)	171,497	171,497								
	Kenilworth Close 1 for 1 Expenditure (61.8%)											
KH303	Dunn Close (27 units, 21 main block SA)	242,383	456,177	456,177								
KH280	Symonds Green	(29,610)										
KH282	North Road		120	120								
KH333	Brent Court Social Rent (Ineligible 141)	2,325,511	7,052,893	3,000,000	(4,052,893)	26,497,893	5,987,000					

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	Schemes Under Development	3,156,903	8,161,830	7,874,323	(287,507)	19,217,530	7,809,808	8,400,000	8,400,000	8,400,000	
	TOTAL CAPITAL PROGRAMME NEW BUILD	7,755,550	17,575,476	13,235,076	(4,340,400)	46,687,592	13,796,808	6,500,000	11,000,000	8,400,000	
	<u>OTHER CAPITAL SCHEMES</u>										
	<u>IT General (IT)</u>										
KH268	Infrastructure Investment	11,133	147,564	147,564		199,000	740,000	764,000	764,000	764,000	
KH283	Housing Improvements - Northgate online		118,670	118,670							
KH336	Core ICT Equipment Equipmt & Tools		20,000	20,000		20,000	20,000	20,000	20,000	20,000	
	Total General IT	11,133	286,234	286,234		219,000	760,000	784,000	784,000	784,000	
	<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 Maintenance Vehicles</u>										
KH283	Housing Improvements - Northgate online						360,000	503,400	138,084		
	Total Vehicles						360,000	503,400	138,084		
	TOTAL OTHER CAPITAL SCHEMES	35,073	316,037	316,037		219,000	1,120,000	1,287,400	922,084	784,000	