

HRA CAPITAL PROGRAMME

2022-23 - 2027-28

	2023-24		2024-25		2025-26		2026-27		2027-28		Notes
	Spend (£)	No of properties	Spend (£)	No of properties	Spend (£)	No of properties	Spend (£)	No of properties	Spend (£)		
Replacement Kitchens	688,500	93	728,200	98	2,577,700	118	710,600	94	39,100	5	
Replacement Bathrooms	101,200	23	284,900	63	152,300	332	601,400	119	5,300	1	
Install Central Heating	6,700	2	10,000	3	7,000	2	243,000	68	18,200	5	
Replace Exterior Windows & Doors	254,400	98	165,900	100	226,900	78	199,600	100	0	0	
Rewire Council Properties	145,600	N/a	91,600	N/a	93,400	N/a	95,300	N/a	97,300	N/a	May reduce now no use of agency staff, will depend on time spent so
Capitalisation of Housing Officers	163,000	N/a	166,600	N/a	170,000	N/a	173,300	N/a	176,800	N/a	variable
Boiler Replacements	223,600	86	259,600	65	355,200	118	309,900	113	296,600	86	
Aids & Adaptations	280,000	N/a	286,200	N/a	291,900	N/a	297,700	N/a	303,700	N/a	Requirement ends in year 5, no further commitment in remainder of business plan
Voids Capitalisation	112,000	N/a	114,500	N/a	114,800	N/a	119,100	N/a	121,500	N/a	Higher in 2022-23 from carry forward includes £1.3m spend on 8 houses Gt Dalby in 2022-23, then what is needed to be spent only
Affordable Housing - new build	0	N/a	97,000	N/a	134,000	N/a	226,000	N/a	0	N/a	HRA share of £58k project
CCTV	17,400	N/a	0	N/a	0	N/a	0	N/a	0	N/a	Ongoing requirement, budget will be carried forward each year
Gretton Court bathroom modernisation	400,000	41									
Total	2,392,400		2,204,500		4,123,200		2,975,900		1,058,500		

Any underspends in 2022-23 can be carried forward if certain to be spent, otherwise should feed back into the business plan and made available.

Figures informed by Asset Management Plan.

Any additional spending outside the stock condition works has to be accommodated from any headroom in the business plan or borrowing, so should be accompanied by a business case to ensure viability.

Inflation has been added in line with the business plan, including 12% for 2023-24, 2.2% for 2024-25 and 2% thereafter, this may be low for 2024-25.

Option to move £845k into years 2-6 gas central heating install from 7-30 being considered by Scrutiny in October, so may change