

CAPITAL PROGRAMME SUMMARY HRA 2023-24

	Approved Budget 23-24 (£'000)	Actual April to Nov 23 (£'000)	Year End Forecast (£'000)	Projected Carry Forward	Variance (-) = Underspend (£'000)	Comment
HRA						
Lifeline - Analogue To Digital	18	0	18	0	0	A review is currently underway to determine the requirements.
Aids & Adaptations	350	135	350	0	0	Demand led budget, expect fully spend
Replacement Kitchens And Bathrooms	25	27	25	0	0	This is to complete the 22/23 programme
Replacement Kitchens	538	374	538	0	0	Number of kitchens required have been identified and work is progressing as planned, some tenants have refused the replacements so these will be picked up in future years as necessary through voids.
Replacement Bathrooms	101	58	101	0	0	Number of bathrooms required have been identified and work is progressing as planned
Install Central Heating	52	21	52	0	0	This is to complete the 22/23 programme
Replace Exterior Windows & Doors	404	269	404	0	0	Additional requirement identified to replace previously unidentified aluminium windows and doors, programme has been increased to accommodate this
Rewire Council Properties	137	5	137	0	0	Works have been identified, plan to spend fully
Capitalisation Of Housing Inspector	180	0	180	0	0	Dependant upon actual employee time. Final calculation undertaken at year end
Fire Safety Works	360	80	360	0	0	Passive fire protection work in flats, expect to spend fully, carry forward may be required following access issues
Affordable Housing- New Build	1718	-47	606	1112	0	Revised purchase price for Marquis Gardens properties £1,347,320. includes fees, 5% contingency and 5k admin fee. The hold is due to the unilateral undertaking for all the properties on the development and other legal requirements, such as the adoption of the road. It is now anticipated that none of these properties are certain to be purchased in this financial year, with possibility of completion either later this financial year or into next year so a carry forward will be required. In order to ensure that the required RTB receipts are spent in time a further 3 properties have been identified from other developers and approvals are being processed. If all 8 Marquis gardens properties and the additional 3 properties are purchased in year the overspend will be £235k and can be taken from bringing the next years budget forward, so reducing the amount available in 2024-25, however this is considered unlikely so the underspend will be carried forward to purchase in 2024-25.
Local Authority Housing Fund (LAHF) Purchases	750	0	510	0	(240)	On 23 August 2023 Cabinet approved the capital investment to match fund the LAHF grant for the purchase of up to 3 properties, 2 for Afghan households and 1 for temporary accommodation. The purchases have been identified with the costs lower than originally estimated.
Gretton Court	408	152	408	0	0	This project is subject to tenants agreeing to the works, any underspend in year will be carried forward. Contractors on site to do bathroom upgrades.
Boiler Replacements	224	95	224	0	0	Expect to fully spend by the end of financial year
Void Properties	112	102	112	0	0	Demand led. Longer term voids, expect to be fully spent in year
Scooter Pods	33	28	29	0	(4)	Project is now complete, with funds available to cover the fire damaged 45 Beckmill (below)
Fire Damage - Drummond Walk	35	26	26	0	(9)	Works are now complete.
Fire Damage - 17 Bentley Street	34	34	34	0	0	Works are now complete, excepting £5k excess, will be funded by insurance
Fire Damage- Burgins Lane	80	9	80	0	0	Potential for works to continue into April. Full costs estimated at circa £80k, excepting £5k excess, will be funded by insurance.

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Fire Damage -19 Burnaby Place	4	4	4	0	0	Works are now complete
Fire Damage - 45 Beckmill	0	4	4	0	4	Works are now complete
Fire alarm systems upgrade	200	125	200	0	0	Works are underway, estimate to spend in line with budget
HOUSING REVENUE ACCOUNT TOTAL	5,763	1,501	4,402	1,112	-249	