

**Appendix 3 - HRA Capital Programme**

<b>PROPERTY IMPROVEMENT &amp; MAJOR WORKS</b>						
<b>Programmes of Work</b>	<b>Description of Works</b>	<b>2024/25 Original Budget</b>	<b>Rollover</b>	<b>2024/25 Revised Budget</b>	<b>2024/25 Actual</b>	<b>2024/25 Forecast</b>
EXTERNAL IMPROVEMENTS	External improvements to the external fabric of existing homes including roofs, chimneys, rainwater goods, fascias, repointing of walls	1,603,000	-	1,603,000	561,000	1,603,000
INTERNAL IMPROVEMENTS	Internal improvements to existing homes including replacing kitchens, bathrooms, showers, rewires, consumer units	4,409,000	-	4,409,000	203,200	3,309,000
PATHS, FENCES & WALLS	Renewal of fences, ramps, paths and boundary walls	332,000	-	332,000	37,400	332,000
NEIGHBOURHOOD WORKS	Improvements to external communal areas including sheds, outbuildings, that generate higher amenity value	600,000	327,000	927,000	150,900	927,000
ENERGY EFFICIENCY & OTHER SUSTAINABILITY MEASURES	Improving the energy efficiency of the existing housing stock to meet the targets for 2030 - measures include the installation of top up loft insulation, cavity wall insulation, external wall insulation, and new heating systems such as ground source and air source heat pumps	3,330,000	-	3,330,000	401,000	3,330,000
RENEWAL OF HEATING SYSTEMS	Replacement energy efficient boilers and full central heating systems, plus high efficiency programmable electrical heating as required in existing homes	329,000	53,000	382,000	110,800	382,000
MAJOR REFURBISHMENTS TO VOID PROPERTIES	Renovating existing homes that become vacant prior to reletting and which require significant works, such as DMC, major building works and plastering	1,470,000	-	1,470,000	360,100	1,470,000
WINDOWS & DOORS	Replacement PVCu windows and composite or timber entrance and communal doors; fire doors installed where required	250,000	-	250,000	3,600	250,000
ASBESTOS	Removal of asbestos from existing homes as required to facilitate internal and external improvement works under other programmes	400,000	-	400,000	80,400	400,000
SHELTERED ACCOMMODATION	Improvements to communal areas in existing sheltered schemes including renewing furniture, fixtures and fittings and other equipment	160,000	-	160,000	-	160,000
DOOR ENTRY SCHEMES	Renewal of door entry systems on sheltered and general needs blocks	134,000	-	134,000	21,900	134,000
STRUCTURAL WORKS & SURVEYS	Structural works to reinstate the structural integrity of buildings typically those subjected to cracking through ground movement or existing structural defects and provision for stock condition surveys	775,000	-	775,000	3,100	775,000
COMMUNAL WORKS	Renewal of services serving communal areas such as wiring, lighting, fire detection, flooring, CCTV	243,000	-	243,000	1,000	243,000
FIRE PROTECTION	Improvements to communal areas and existing homes identified through fire risk assessments to ensure the Council adheres to regulatory requirements	161,000	62,000	223,000	29,700	773,000

LIFTS	Replacement of passenger lifts, through floor lifts and installation of new chair lifts as required	231,000	-	231,000	-	231,000
NON TRADITIONAL HOMES (CORNISH UNIT PROPERTIES)	Renovation of thirty Cornish, non traditional build, type properties and further energy efficiency measures	180,000	-	180,000	50,000	180,000
GARAGE IMPROVEMENTS	Major works to existing garage blocks	30,000	-	30,000	-	30,000
WARDEN CALL UPGRADE	Renewal of the existing analogue warden system with a new digital compatible system	510,000	128,000	638,000	37,200	638,000
ADAPTATIONS FOR THE DISABLED	HRA property related capital disabled adaptations	600,000	-	600,000	154,000	600,000
REPURCHASE OF JDC DWELLINGS	Provision to cover requirement to repurchase JDC dwellings if sold by the shared owner	60,000	-	60,000	-	60,000
INVESTMENT TEAM MANAGEMENT CHARGE	Management fee for staffing to manage the above programmes of work	1,202,000	-	1,202,000	326,400	1,202,000
<b>TOTAL BUDGET FOR EXISTING PROPERTIES</b>		<b>17,009,000</b>	<b>570,000</b>	<b>17,579,000</b>	<b>2,531,700</b>	<b>17,029,000</b>

<b>NEW BUILD &amp; ACQUISITIONS</b>						
		<b>2024/25 Original Budget</b>	<b>Rollover</b>	<b>2024/25 Revised Budget</b>	<b>2024/25 Actual</b>	<b>2024/25 Forecast</b>
<b>NEW BUILD (APPROVED)</b>						
320 SWINDON ROAD	Land led scheme for 24 low carbon homes on Council land	1,650,000	-	1,650,000	10,150	2,364,600
MONKSCROFT SCHOOL	Land led scheme for 70 low carbon homes on Council land	730,000	-	730,000	168,000	450,000
S106 PURCHASES	Developer led schemes for the acquisition of completed homes under a mix of tenures under section 106 agreements	3,350,000	-	3,350,000	5,000	4,287,200
<b>MARKET PURCHASE</b>	Acquisition of individual properties from the local market to support the wider strategies within the HRA business plan	4,125,000	-	4,125,000	42,000	2,970,000
<b>MARKET PURCHASE (LAHF)</b>	Acquisition of 2 homes from the private market to support refugee families from Ukraine and Afghanistan	-	-	-	459,000	501,700
<b>OTHER SCHEMES</b>	Provision for new land led schemes and s106 schemes not currently in contract	730,000	-	730,000	1,200	1,011,500
<b>TOTAL BUDGET FOR NEW BUILD &amp; ACQUISITIONS</b>		<b>10,585,000</b>	<b>-</b>	<b>10,585,000</b>	<b>685,350</b>	<b>11,585,000</b>

<b>TOTAL CAPITAL PROGRAMME</b>		<b>27,594,000</b>	<b>570,000</b>	<b>28,164,000</b>	<b>3,217,050</b>	<b>28,614,000</b>
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FUNDED BY	Leaseholder contributions	300,000
	Major repairs reserve	6,064,000
	Capital receipts	3,504,000
	Grants	2,319,000
	New borrowing	16,427,000
		<b>28,614,000</b>