

### Appendix 3 - HRA Capital Programme

<b>Programmes of Work</b>
EXTERNAL IMPROVEMENTS
INTERNAL IMPROVEMENTS
PATHS, FENCES & WALLS
NEIGHBOURHOOD WORKS
ENERGY EFFICIENCY & OTHER SUSTAINABILITY MEASURES
RENEWAL OF HEATING SYSTEMS
MAJOR REFURBISHMENTS TO VOID PROPERTIES
WINDOWS & DOORS
ASBESTOS
SHELTERED ACCOMMODATION
DOOR ENTRY SCHEMES
STRUCTURAL WORKS & SURVEYS
COMMUNAL WORKS
FIRE PROTECTION
LIFTS
NON TRADITIONAL HOMES (CORNISH UNIT PROPERTIES)
GARAGE IMPROVEMENTS
WARDEN CALL UPGRADE
ADAPTATIONS FOR THE DISABLED
REPURCHASE OF JDC DWELLINGS

INVESTMENT TEAM MANAGEMENT CHARGE
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<b>TOTAL BUDGET FOR EXISTING PROPERTIES</b>
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<b>NEW BUILD (APPROVED)</b>

320 SWINDON ROAD
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MONKSCROFT SCHOOL
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S106 PURCHASES
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<b>MARKET PURCHASE</b>
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<b>MARKET PURCHASE (LAHF)</b>
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<b>OTHER SCHEMES</b>
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<b>TOTAL BUDGET FOR NEW BUILD &amp; ACQUISITIONS</b>
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<b>TOTAL CAPITAL PROGRAMME</b>
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FUNDED BY

## PROPERTY IMPROVEMENT & MAJOR WORKS

Description of Works	2024/25 Original Budget	Rollover
External improvements to the external fabric of existing homes including roofs, chimneys, rainwater goods, fascias, repointing of walls	1,603,000	-
Internal improvements to existing homes including replacing kitchens, bathrooms, showers, rewires, consumer units	4,409,000	-
Renewal of fences, ramps, paths and boundary walls	332,000	-
Improvements to external communal areas including sheds, outbuildings, that generate higher amenity value	600,000	327,000
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	-
Replacement energy efficient boilers and full central heating systems, plus high efficiency programmable electrical heating as required in existing homes	329,000	53,000
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	-
Replacement PVCu windows and composite or timber entrance and communal doors; fire doors installed where required	250,000	-
Removal of asbestos from existing homes as required to facilitate internal and external improvement works under other programmes	400,000	-
Improvements to communal areas in existing sheltered schemes including renewing furniture, fixtures and fittings and other equipment	160,000	-
Renewal of door entry systems on sheltered and general needs blocks	134,000	-
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	-
Renewal of services serving communal areas such as wiring, lighting, fire detection, flooring, CCTV	243,000	-
Improvements to communal areas and existing homes identified through fire risk assessments to ensure the Council adheres to regulatory requirements	161,000	62,000
Replacement of passenger lifts, through floor lifts and installation of new chair lifts as required	231,000	-
Renovation of thirty Cornish, non traditional build, type properties and further energy efficiency measures	180,000	-
Major works to existing garage blocks	30,000	-
Renewal of the existing analogue warden system with a new digital compatible system	510,000	128,000
HRA property related capital disabled adaptations	600,000	-
Provision to cover requirement to repurchase JDC dwellings if sold by the shared owner	60,000	-

Management fee for staffing to manage the above programmes of work	1,202,000	-
	<b>17,009,000</b>	<b>570,000</b>

### NEW BUILD & ACQUISITIONS

	<b>2024/25 Original Budget</b>	<b>Rollover</b>
Land led scheme for 24 low carbon homes on Council land	1,650,000	-
Land led scheme for 70 low carbon homes on Council land	730,000	-
Developer led schemes for the acquisition of completed homes under a mix of tenures under section 106 agreements	3,350,000	-
Acquisition of individual properties from the local market to support the wider strategies within the HRA business plan	4,125,000	-
Acquisition of 2 homes from the private market to support refugee families from Ukraine and Afghanistan	-	-
Provision for new land led schemes and s106 schemes not currently in contract	730,000	-
	<b>10,585,000</b>	<b>-</b>

	<b>27,594,000</b>	<b>570,000</b>
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Leaseholder contributions  
Major repairs reserve  
Capital receipts  
Grants  
New borrowing

<b>2024/25 Revised Budget</b>	<b>2024/25 Actual</b>	<b>2024/25 Forecast</b>
1,603,000	561,000	1,603,000
4,409,000	203,200	3,309,000
332,000	37,400	332,000
927,000	150,900	927,000
3,330,000	401,000	2,400,000
382,000	110,800	382,000
1,470,000	360,100	1,470,000
250,000	3,600	250,000
400,000	80,400	400,000
160,000	-	160,000
134,000	21,900	134,000
775,000	3,100	775,000
243,000	1,000	243,000
223,000	29,700	773,000
231,000	-	231,000
180,000	50,000	180,000
30,000	-	30,000
638,000	37,200	638,000
600,000	154,000	600,000
60,000	-	60,000

1,202,000	326,400	1,202,000
<b>17,579,000</b>	<b>2,531,700</b>	<b>16,099,000</b>

<b>2024/25 Revised Budget</b>	<b>2024/25 Actual</b>	<b>2024/25 Forecast</b>
1,650,000	10,150	2,364,600
730,000	168,000	450,000
3,350,000	5,000	4,287,200
4,125,000	42,000	2,970,000
-	459,000	501,700
730,000	1,200	1,011,500
<b>10,585,000</b>	<b>685,350</b>	<b>11,585,000</b>

<b>28,164,000</b>	<b>3,217,050</b>	<b>27,684,000</b>
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300,000
6,064,000
3,504,000
2,319,000
15,497,000
<b>27,684,000</b>