

PROPERTY IMPROVEMENT & MAJOR WORKS							
Programmes of Work	Description of Works	2024/25 Budget	2024/25 Forecast	2025/26 Projection	2026/27 Projection	2027/28 Projection	2028/29 Projection
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	1,405,000	1,594,000	1,506,000	1,561,000
INTERNAL IMPROVEMENTS	Internal improvements to existing homes including replacing kitchens, bathrooms, showers, rewires, consumer units	4,409,000	2,409,000	6,218,000	6,471,000	6,665,000	6,879,000
PATHS, FENCES & WALLS	Renewal of fences, ramps, paths and boundary walls	332,000	332,000	185,000	191,000	196,000	202,000
NEIGHBOURHOOD WORKS	Improvements to external communal areas including sheds, outbuildings, that generate higher amenity value	600,000	927,000	78,000	81,000	83,000	86,000
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	2,429,800	2,668,000	4,645,000	2,663,000	3,678,000
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	382,000	343,000	322,000	261,000	298,000
MAJOR REFURBISHMENTS TO VOID PROPERTIES	Renovating existing homes that become vacant prior to reletting and which require significant works, such as new kitchen, bathroom, plastering	1,470,000	1,380,000	1,420,000	1,236,000	1,273,000	1,311,000
WINDOWS & DOORS	Replacement PVCu windows and composite or timber entrance and communal doors; fire doors installed where required	250,000	250,000	44,000	147,000	33,000	850,000
ASBESTOS	Removal of asbestos from existing homes as required to facilitate internal and external improvement works under other programmes	400,000	400,000	500,000	515,000	530,000	546,000
SHELTERED ACCOMMODATION	Improvements to communal areas in existing sheltered schemes including renewing furniture, fixtures and fittings and other equipment	160,000	160,000	25,000	26,000	27,000	27,000
DOOR ENTRY SCHEMES	Renewal of door entry systems on sheltered and general needs blocks	134,000	134,000	142,000	395,000	390,000	133,000
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	503,000	196,000	202,000	208,000
COMMUNAL WORKS	Renewal of services serving communal areas such as wiring, lighting, fire detection, flooring, CCTV	243,000	243,000	283,000	214,000	441,000	242,000
FIRE PROTECTION	Improvements to communal areas and existing homes identified through fire risk assessments to ensure the Council adheres to regulatory requirements	161,000	773,000	500,000	515,000	530,000	546,000
LIFTS	Replacement of passenger lifts and installation of new chair lifts as required	231,000	161,000	214,000	537,000	284,000	15,000
NON TRADITIONAL HOMES (CORNISH UNIT PROPERTIES)	Renovation of thirty Cornish, non traditional build, type properties and further energy efficiency measures	180,000	180,000	-	-	-	-
GARAGE IMPROVEMENTS	Upkeep of the existing garage blocks	30,000	30,000	30,000	31,000	32,000	33,000
WARDEN CALL UPGRADE	Renewal of the existing analogue warden system with a new digital compatible system	510,000	268,000	340,000	-	-	-
FEE FOR MANAGING PROGRAMME	Management fee for Investment Team to manage the above programmes of work	1,202,000	1,008,400	1,292,000	1,356,000	1,424,000	1,467,000
TOTAL BUDGET FOR EXISTING PROPERTIES		16,349,000	13,845,200	16,190,000	18,472,000	16,540,000	18,902,000

NEW BUILD & ACQUISITIONS							
		2024/25 Budget	2024/25 Forecast	2025/26 Projection	2026/27 Projection	2027/28 Projection	2028/29 Projection
NEW BUILD (APPROVED)							
320 SWINDON ROAD	Land led scheme for 24 net zero homes on Council land	1,650,000	648,300	3,740,000	1,885,000	-	-
MONKSCROFT SCHOOL	Land led scheme for 70 net zero homes on Council land	730,000	660,000	880,000	8,580,000	8,655,000	-
S106 PURCHASES	Developer led schemes for the acquisition of completed homes under a mix of tenures under section 106 agreements	3,350,000	2,837,900	8,359,000	7,085,000	423,000	-
MARKET PURCHASE	Acquisition of individual properties from the local market to support the wider strategies within the HRA business plan	4,125,000	4,125,000	5,000,000	5,000,000	5,000,000	5,000,000
MARKET PURCHASE (LAHF)	Acquisition of 2 further homes from the private market to support refugee families from Ukraine and Afghanistan	-	501,700	-	-	-	-
OTHER SCHEMES	Provision for new land led schemes and s106 schemes not currently in contract - includes provision for affordable homes from the Golden Valley Development	730,000	50,000	250,000	250,000	13,430,000	22,333,000
TOTAL BUDGET FOR NEW BUILD & ACQUISITIONS		10,585,000	8,822,900	18,229,000	22,800,000	27,508,000	27,333,000