

| 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, facias, 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 | 1,082,000 | 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 | 236,000 | 280,000 | 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 | 2,156,900 | 4,442,000 | 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 | 1,350,000 | 1,450,000 | 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 | 300,000 | 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 | 79,000 | 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 | 360,000 | 843,000 | 196,000 | 202,000 | 208,000 |
| COMMUNAL WORKS | Renewal of services serving communal areas such as wiring, lighting, fire detection, flooring, CCTV | 243,000 | 219,000 | 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 | 80,000 | 294,000 | 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 | 100,000 | - | - | - | - |
| GARAGE IMPROVEMENTS | Upkeep of the existing garage blocks | 30,000 | 60,000 | 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 | 325,000 | 340,000 | - | - | - |
| FEE FOR MANAGING PROGRAMME | Management fee for Investment Team to manage the above programmes of work | 1,202,000 | 1,018,600 | 1,292,000 | 1,356,000 | 1,424,000 | 1,467,000 |
| TOTAL BUDGET FOR EXISTING PROPERTIES | | 16,349,000 | 11,611,500 | 18,509,000 | 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 |