

PROPERTY IMPROVEMENT & MAJOR WORKS							
Programmes of Work	Description of Works	2025/26 Budget	2025/26 Forecast	2026/27 Projection	2027/28 Projection	2028/29 Projection	2029/30 Projection
EXTERNAL IMPROVEMENTS	External improvements to the external fabric of existing homes including roofs, chimneys, rainwater goods, facias, repointing of walls	1,405,000	1,405,000	1,594,000	1,506,000	1,561,000	1,607,830
INTERNAL IMPROVEMENTS	Internal improvements to existing homes including replacing kitchens, bathrooms, showers, rewires, consumer units	6,218,000	5,043,743	6,471,000	6,665,000	6,879,000	7,085,370
PATHS, FENCES	Renewal of fences, ramps, paths and boundary walls	280,000	310,000	191,000	196,000	202,000	220,000
NEIGHBOURHOOD WORKS	Improvements to external communal areas including sheds, outbuildings, that generate higher amenity value	78,000	78,000	81,000	83,000	86,000	90,000
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	4,442,000	4,435,000	4,645,000	2,663,000	3,678,000	3,500,000
RENEWAL OF HEATING SYSTEMS	Replacement energy efficient boilers and full central heating systems, plus high efficiency programmable electrical heating as required in existing homes	343,000	146,700	322,000	261,000	298,000	397,000
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	1,450,000	1,450,000	1,236,000	1,273,000	1,311,000	1,350,000
WINDOWS & DOORS	Replacement PVCu windows and composite or timber entrance and communal doors; fire doors installed where required	44,000	271,162	233,000	240,000	247,000	255,000
ASBESTOS	Removal of asbestos from existing homes as required to facilitate internal and external improvement works under other programmes	500,000	309,777	515,000	530,000	546,000	563,000
SHELTERED ACCOMODATION	Improvements to communal areas in existing sheltered schemes including renewing furniture, fixtures and fittings and other equipment	25,000	25,000	26,000	27,000	27,000	39,000
DOOR ENTRY SCHEMES	Renewal of door entry systems on sheltered and general needs blocks	142,000	82,984	280,000	289,000	297,000	306,000
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	843,000	365,000	196,000	202,000	208,000	215,000
COMMUNAL WORKS	Renewal of services serving communal areas such as wiring, lighting, fire detection, flooring, CCTV	283,000	200,608	271,000	280,000	291,000	300,000
FIRE PROTECTION	Improvements to communal areas and existing homes identified through fire risk assessments to ensure the Council adheres to regulatory requirements	500,000	500,000	2,300,000	1,030,000	546,000	-
LIFTS	Replacement of passenger lifts and installation of new chair lifts as required	294,000	210,000	300,000	320,000	100,000	50,000
NON TRADITIONAL HOMES (CORNISH UNIT PROPERTIES)	Renovation of thirty Cornish, non traditional build, type properties and further energy efficiency measures	-	-	-	-	-	-
GARAGE IMPROVEMENTS	Upkeep of the existing garage blocks	30,000	30,000	75,000	78,000	81,000	85,000
WARDEN CALL UPGRADE	Renewal of the existing analogue warden system with a new digital compatible system	340,000	184,144	20,000	30,000	-	-
FEE FOR MANAGING CAPITAL PROGRAMME	Management fee for Investment Team to manage the above programmes of work	1,292,000	1,059,231	1,356,000	1,424,000	1,467,000	-
Disabled Adaptations	Adaptations for the Disabled (CBC)	600,000	1,000,000	600,000	600,000	600,000	-
Small Works	Small Works	-	-	100,000	100,000	100,000	100,000
TOTAL BUDGET FOR EXISTING PROPERTIES		19,109,000	17,106,348	20,812,000	17,797,000	18,525,000	16,163,200
External Funding				- 1,072,786	- 1,326,068	- 1,289,369	
TOTAL BUDGET FOR EXISTING PROPERTIES NET OF EXTERNAL FUNDING		19,109,000	17,106,348	19,739,214	16,470,932	17,235,631	16,163,200
				630,214			
NEW BUILD & ACQUISITIONS							
NEW BUILD (APPROVED)		2025/26 Budget	2025/26 Forecast	2026/27 Projection	2027/28 Projection	2028/29 Projection	2029/30 Projection
320 SWINDON ROAD	Land led scheme for 24 low carbon homes on Council land	3,740,000	1,271,923	4,501,083	296,573	-	-
MONKSCROFT SCHOOL	Land led scheme for 70 low carbon# homes on Council land	880,000	938,770	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	8,359,000	11,490,291	4,085,000	423,000	-	-
MARKET PURCHASE	Acquisition of individual properties from the local market to support the wider strategies within the HRA business plan	5,000,000	2,130,000	5,000,000	5,000,000	5,000,000	-
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	250,000	-	250,000	13,430,000	22,333,000	-
Purchase of Shared Ownership Dwellings	Purchase of Shared Ownership Dwellings	60,000	185,000	100,000	60,000	60,000	-
TOTAL BUDGET FOR NEW BUILD & ACQUISITIONS		18,289,000	16,015,984	22,516,083	27,864,573	27,393,000	-