

HOUSING REVENUE ACCOUNT (HRA) CAPITAL PROGRAMME QUARTER 2

Project Name	2025/26 Revised Budget	Actual Expenditure	Forecast Outturn	Variance	Comments
ACTIVE PROGRAMME					
Stock Investment					
Home Improvement Programme	4,500,000	182,072	4,500,000	-	Internal Repairs Team projected spend of £2.2m with Wates (external building contractor) delivering £2.3m by March 2026.
Asbestos	400,000	-	200,000	- 200,000	Asbestos removals have been completed under the Home Improvement Programme as extensive removals have been identified to a value of approx. £120k. A further £40k will be spent on communal sites. Various other removals will be required on other projects taking the overall expenditure to £200k for the year.
Roofs	500,000	-	400,000	- 100,000	Park View Roof replacement estimated at £400k. Remainder to be spent on smaller blocks is feasible or rolled over to the next financial year.
Commercial Boilers	250,000	-	200,000	- 50,000	£200k to be spent on ad hoc boiler programme by end of the year. £50k surplus as one commercial site for upgrade now included within Zero Carbon grant funding on Social Housing Decarbonisation Fund 2.2, Warmer Homes Wave 3 (WH:SHF Wave 3).
Stock Condition Surveys	65,000	76,998	76,998	11,998	

Project Name	2025/26 Revised Budget	Actual Expenditure	Forecast Outturn	Variance	Comments
Zero Carbon	4,000,000	252,352	4,200,000	200,000	£800k to be spent on remainder of Social Housing Decarbonisation Fund 2.2, Warmer homes Wave 3 has a minimum committed spend of £4.2m for 25/26 with an expected £3.4m to be spent by the end of March 2026.
Total Stock Investment	9,715,000	511,422	9,576,998	- 138,002	
New Supply					
New Supply	2,338,000	64,721	5,226,018	2,888,018	<p>Main Street Oakthorpe - £1,400,000.00 - DA to be signed by close of play Friday 17 October.</p> <p>Standard hill - £1,884,986.00 - DA to be signed, awaiting response from developer.</p> <p>Queen Street - £1,139,666.39 - Due to go out to tender October/November with contractor appointment January.</p> <p>Woulds Court - £10,680.00 - Feasibility undertaken.</p> <p>27 St Saviours - £27,610.62 - Works to commence 13 October 2026.</p> <p>4 The Paddocks - £61,934.33 - 90% completed on site, costs incorrectly allocated against Aids and Adaptations - to be journaled.</p> <p>6 Clarke Road - £179,000.00 - Property purchased August 2025.</p> <p>63 Normanton Road - £123,190.00 - Property purchase August 2025.</p> <p>Forest Road - £360,550.00 - Handover expected March 2026.</p>
Total New Supply	2,338,000	64,721	5,226,018	2,888,018	

Project Name	2025/26 Revised Budget	Actual Expenditure	Forecast Outturn	Variance	Comments
Estate Improvements					
Off-Street Parking	300,000	104,800	300,000	-	
Estate Projects	100,000	-	70,000	- 30,000	External door replacement programme to schemes and blocks. Rollover required to next year and increase in budget to accommodate all sites.
Garage Demolition	50,000	-	90,000	40,000	Budget and costs incurred to be moved out of capital assets and into in-year expenditure
Footpaths and Unadopted Roads	50,000	77,180	50,000	-	Miscoding to budget taking the spend over and should allocated to Off Street Parking
Total Estate Improvements	500,000	181,980	510,000	10,000	
Fleet Replacement					
Vehicles	100,000	-	-	- 100,000	Procurement delays
Total Fleet Replacement	100,000	-	-	- 100,000	
Other Capital Schemes					
Sheltered Scheme Improvements	700,000		400,000	- 300,000	Procurement still in progress for a contractor to be in place. Works expected to start in some capacity before the end of the year with an expenditure forecast of £400k before the end of March 2026.
Passive Fire Safety	800,000	368,935	800,000	-	
Scheme Lighting	350,000	-	150,000	- 200,000	Procurement about to be finalised on setting a contractor to deliver. Approximate value of electrical works delivered expected to be £150k by the end of March 2026.
Major Aids and Adaptations	400,000	190,589	450,000	50,000	
Tunstall System	-	39,681	40,000	40,000	

Project Name	2025/26 Revised Budget	Actual Expenditure	Forecast Outturn	Variance	Comments
Total Other Capital Schemes	2,250,000	599,205	1,840,000	- 410,000	
TOTAL ACTIVE PROGRAMME	14,903,000	1,357,328	17,153,016	2,250,016	-