

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 3 FEBRUARY 2026



Title of Report	HOUSING REVENUE ACCOUNT BUDGET AND RENTS 2026/27	
Presented by	Councillor Andrew Woodman Housing, Property and Customer Services Portfolio Holder PH Briefed <input checked="" type="checkbox"/> Yes	
Background Papers	Council 20 February 2025: Housing Revenue 2025/26 Account HRA Budget and Rent Setting	Public Report: Yes
Financial Implications	<p>This report sets out the Housing Revenue Account (HRA) budget including both capital and revenue for the period 2026/27 to 2028/29.</p> <p>It also sets out the proposed increase in rents along with other planned changes to the fees and charges levied by the Council for some services delivered within the scope of the HRA.</p> <p>Signed off by the Section 151 Officer: Yes</p>	
Legal Implications	<p>No direct legal implications arising.</p> <p>Signed off by the Monitoring Officer: Yes</p>	
Staffing and Corporate Implications	<p>No direct Staffing and Corporate implications arising.</p> <p>Signed off by the Head of Paid Service: Yes</p>	
Purpose of Report	For Cabinet to review the Housing Revenue Account budget and Rents for 2026/27 and recommend to Council for approval and to also approve the 2026/27 Fees and Charges.	
Reason for Decision	Under the Constitution Cabinet is responsible for drawing up budget proposals for consideration by Full Council. Cabinet is also responsible for setting fees, charges and concession policies.	
Recommendations	<p>THAT CABINET:</p> <ol style="list-style-type: none"> ENDORSES THE HOUSING REVENUE BUDGET AND RECOMMENDS IT TO COUNCIL FOR APPROVAL AT ITS MEETING ON 19 FEBRUARY 2026; APPROVES THE FEES AND CHARGES AS SET OUT IN APPENDIX 3; AND 	

	<p>3. DELEGATES AUTHORITY TO THE SECTION 151 OFFICER, IN CONSULTATION WITH THE PORTFOLIO HOLDER TO MAKE AMENDMENTS TO THE BUDGET PRIOR TO CONSIDERATION AT COUNCIL ON 19 FEBRUARY 2026 IN RESPONSE TO ANY REQUESTS FROM PORTFOLIO HOLDERS IN RESPECT OF THEIR PORTFOLIOS.</p>
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1.0 BACKGROUND

- 1.0.1 The Housing Revenue Account (HRA) Medium Term Financial Plan (MTFP) sets out the financial strategic direction for the HRA and is updated as it evolves and develops throughout the year, to form the framework for financial planning.
- 1.0.2 The purpose of the HRA MTFP is to set out the key financial management principles, budget assumptions and service issues. It is then used as the framework for the detailed budget setting process to ensure that resources are effectively managed and are able to deliver the aspirations of the Council, as set out in the Council Plan, over the medium term.

1.1 Context

- 1.1.1 The Council is setting the HRA budget at a time when the Council and its residents face a range of issues to contend with. In broad terms, these can be split into two categories: economic and housing. Each of these is explored below:

1.2 Economic

- 1.2.2 The recent report by the Office of Budget Responsibility (OBR) in respect of the Economic and Fiscal Outlook describes somewhat weaker medium-term real GDP growth, with medium-term productivity growth being reduced by 0.3% to 1% in-year.
- 1.2.3 On inflation, the OBR now expects headline Consumer Prices Index (CPI) inflation to be higher in the near term than its March 2025 forecast, remaining elevated at around 3.5% in 2025 and easing to 2.5% in 2026.

1.3 Housing

- 1.3.1 In response to the government Devolution revolution strategy, mayors will get unprecedented powers to drive growth, turbo charge housebuilding and improve transport in a transformative fashion. The government published its English Devolution White paper on 16 December 2024. It put English regions centre stage in the government's plan for change with a mission to grow the economy, delivering the 1.5m homes and infrastructure.
- 1.3.2 Whilst North West Leicestershire is not party to any devolved arrangements and is not part of any Mayoral authority, in recognition of the broader context in which this budget is being set, the Council has strengthened its financial management over the past 12 months. It has continued to apply robust processes in developing its draft budget plans for 2026/27 and the medium term. This reflects an increased organisational focus on financial sustainability. The approach, building on methods

used in previous years, has included:

- Services completing budget proposals to justify the need for any changes to the budget.
- Regular reporting to the Corporate Leadership Team on the Council's overall budget position.
- Engagement with councillors through Portfolio Holder briefings, Strategy Group and an all-councillor budget briefing. Further engagement is planned through scrutiny, consultation with the public and the HRA tenants' forum.

1.4 Budget Assumptions

1.4.1 The following budget assumptions have been built into the forecast:

- A pay award of 3% has been assumed annually for future years.
- Each budget line for the HRA has been reviewed to reflect the forecast actual value for future years, considering contract values, expected activity levels and previous years' expenditure with inflation added, as per contracts.
- Staffing requirements have been considered to ensure the delivery of an effective housing service with the best outcomes for tenants. Following the recent report from the Regulator of Social Housing, this includes £150k of additional resources to improve frontline estate services.
- Contracts have been linked to the CPI/Retail Price Index (RPI) as per individual agreements.
- Fees and charges have been increased by CPI inflation in most cases. However, for the Lifeline service the proposed charge has been frozen due to affordability concerns (see section 2.4 for more detailed information on fees and charges).
- Rents are assumed to increase, as per the Rent Standard, at the 12-month CPI inflation from September 2025 (published in October 2025) which was 3.8% plus 1%, giving a total increase of 4.8% for 2026/27.
- The number of properties sold through Right to Buy is assumed to rise sharply from the previous estimate of 23 to 79 in 2025/26. Sales are then expected to fall back to 25 in 2026/27 and to stabilise at 12 per year from 2027/28 onwards. This profile reflects a one-off spike in completions of applications that were initiated before November 2024, ahead of the withdrawal of the increased Right to Buy discounts.
- Future borrowing is assumed to cost 5.3% in interest payments.

2.0 HOUSING REVENUE ACCOUNT BUDGET AND MTFS 2026/27 to 2028/29

2.1 HRA Budget Summary

2.1.1 Appendix 1 shows the HRA budget position for 2025/26 and the budget for 2026/27 to 2028/29.

2.1.2 Table 1 below shows that in 2026/27; the budgeted net operating expenditure has increased by £1.637m compared to 2025/26 and income has increased by £0.837m from increased rental income.

Table 1: Changes to the Housing Revenue Account budget from the previous year

	2025/26 Budget	2026/27 Budget	Movement
	£'000	£'000	£'000
Income	(21,830)	(22,667)	(837)
Operating Expenditure	19,002	20,639	1,637
Operating (surplus)/deficit	(2,828)	(2,028)	800
Appropriations	2,766	2,028	(738)
Net (surplus)/deficit	(62)	-	62

2.1.3 The appropriations in the table are the use of the HRA working balance to fund the capital programme as well as contributing to the loan repayment reserve. These appropriations are lower in 2026/27 as the HRA balance has a lower capacity to fund capital.

2.2 Rents

2.2.1 As a self-financing account, the HRA's main source of income is domestic rental income. For 2026/27, the Council proposes to increase the rent by 4.8%, which is in line with the Rent Standard of CPI +1% for 2026/27. (The rent standard is a policy that registered providers of social housing in England must comply with and is overseen by the Regulator of Social Housing). The increase is expected to result in a total rental income of £21.5 million in 2026/27.

2.2.2 The average annual rent for Social and Affordable Rent properties in 2025/26 is £5,410.82 and £7,448.66 (2025/26: £5,163.00 and £7,107.50 respectively). The average weekly rent in 2025/26 is £108.22 and £148.97 for Social and Affordable Rent respectively (£103.26 and £142.15 for 2025/26) which is an increase of £4.96 and £6.82 on average per week. Those tenants who are more vulnerable are protected via increases in their benefits above this level, meaning that the worst off in the District will not be negatively impacted.

2.3 Budget Proposals

2.3.1 Appendix 2 summarises the most significant proposed changes to the HRA budgets. Looking at 2026/27 specifically, the itemised budget changes of £902k include:

- **Net increase in income totalling (£845k).** This is largely due to rental increases.
- **Cost pressures of £1,534k.** This is due to capital charges and inflationary

pressures.

- **Pay-related increased costs of £212K.** This is due to pay awards and pay grade increments.

2.4 Fees and charges

2.4.1 In addition to the rental charges for dwellings, there are several other fees and charges in relation to services provided within the HRA. Some properties have service charges, on top of the rent, to pay for specific services relevant to their properties. The proposed fees and charges for 2026/27 are listed in Appendix 3. Most service charges increased by 3.8% (September CPI) in line with the corporate charging policy although some have increased by underlying contract inflation.

3.0 HRA CAPITAL PROGRAMME 2026/27 TO 2028/29

3.1.1 The proposed HRA capital programme is outlined in Appendix 4. The Council has continued to ensure governance improvements by strengthening the Capital Strategy for managing the capital programme through its life cycle. The capital programme has been split into Active and Development Pool to allow development schemes in the early stages to go through further governance before being allocated an appropriate budget for each stage of development. A summary of the capital programme is shown in Table 2 below.

Table 2: Summary Capital Programme

	2026/27 Budget £'000	2027/28 Indicative £'000	2028/29 Indicative £'000	Total £'000
Stock Investment	13,450	13,450	13,450	40,350
Estate Improvements	500	500	500	1,500
Fleet Replacement	3,000	-	0	3,000
Other Capital	2,150	2,150	2,150	6,450
Total Approved Programme	19,100	16,100	16,100	51,300
Total Development Pool	3,464	9,681	2,199	15,344
Housing Revenue Account Total	22,564	25,781	18,299	66,644

3.1.2 Over the three-year period, the total programme totals £66.64m, an increase of £20.1m over the previous three-year programme. The difference is due to an increase of £4.8m in the Development Pool (new supply) and the Approved Programme has an increase of £15.3m, mainly due to increased Stock Investment, which includes £5.1m more investment towards Zero Carbon.

- **New Supply:** This programme includes internal developments as well as some acquisitions of individual properties planned.
- **Home Improvement Programme:** The backlog of work is on-going, and a budget has been made available for this within the capital programme.

3.1.3 The £15.3m within the Development Pool between 2026/27 and 2028/29 is part of the wider plan to invest £20m over the next 5 years.

3.2 Funding the Capital Programme

3.2.1 The capital programme is funded by a variety of sources, including revenue, grants, capital receipts and borrowing. Table 3 below summarises the funding sources identified for each year of the proposed HRA capital programme.

Table 3: Sources of funding for the Capital Programme

	2026/27 Budget £'000	2027/28 Indicative £'000	2028/29 Indicative £'000	Total £'000
Reserves	3,877	4,193	3,705	11,775
Capital Receipts	1,500	1,500	1,500	4,500
RTB Receipts	3,464	3,231	510	7,205
Revenue contributions	8	201	200	409
External Borrowing	9,716	12,655	8,385	30,756
Grants	4,000	4,000	4,000	12,000
Housing Revenue Account Total	22,566	25,780	18,300	66,646

3.2.2 Table 3, above, forecasts shows that £30.8m external borrowing will be required over three years to fund the capital programme. This is an increase of £12.6m compared to the equivalent three-year period in 2025/26. This is due to decreased usage of reserves to fund projects.

4.0 DEBT

- 4.1 The loan balance for the HRA is forecast to be £53.8m at the end of 2025/26. There are annuity loan repayments of approximately £1.3m to make each year, these repayments are usually funded from working balances but once working balances reach the £1m minimum, they will be funded from other capital resources.
- 4.2 There are also loans to be repaid at maturity. The next of these to repay is a £10m repayment in 2036/37. In accordance with the strategy agreed in 2012, when self-financing for the HRA was introduced, the Council sets aside funding each year in a Debt Repayment Reserve to ensure there is sufficient funding to repay debt when it matures. The budget assumes £2.8m is set aside in 2026/27 from the HRA to make the scheduled repayments at maturity, this increases each year as there is further borrowing to finance the capital programme (shown in Table 4).

5.0 RESERVES

- 5.1 The Council has several reserves for the use of the HRA. Most of the reserves are used for capital financing. Table 4 below shows the projected reserve balances over

the MTFP period.

Table 4: Reserve balances

Reserve	31/03/2026 £000	31/03/2027 £000	31/03/2028 £000
Major Repairs Reserve	4,162	4,496	4,677
Capital Receipts	6,221	5,642	1,984
Debt Repayment Reserve	7,801	8,889	10,310
Total Capital Reserves	18,184	19,027	16,971
HRA Reserve	1,000	1,000	1,000
Earmarked Reserves	115	0	0
Total Revenue Reserves	1,115	1,000	1,000

6.0 KEY RISKS TO THE BUDGET

6.1 Table 5 provides an assessment of the key risk areas to determine the robustness of the estimates and adequacy of reserves included in the HRA budgets:

Table 5: Key Risks to the Budget

Area	Y/N	Comments
Is performance against the current year's budget on track and where variances are evident, ongoing and unavoidable, are they appropriately reflected in the plans?	Y	The 2025/26 financial monitoring is showing a projected breakeven position as of Q2. This is mainly due to staff vacancies and the overachievement of income due to the reductions in voids. However further reviews will be undertaken as the year progresses to update the in-year forecast.
The reasonableness of the underlying budget assumptions	Y	All budget proposals have been justified by service managers, reviewed by the Finance team and subject to budget challenge sessions in the new process. There have also been several budget workshops with Cabinet Members. External review has also been undertaken by the treasury advisers, Arlingclose, on the Treasury Management Strategy.

Area	Y/N	Comments
The alignment of resources with the Council's service and organisational priorities	Y	<p>Resources are aligned to the current priorities of the Council.</p> <p>The Council Delivery Plan (CDP) was approved by Council on 14 November 2023. The CDP is aligned to the resources available and risks faced by the Council.</p> <p>The Council's ambition to be carbon neutral by 2030 is likely to require additional investment, however, the Council will look to maximise grant funding made available to it to support this priority. The Council is aware of the investment required over this period</p>
A review of the major risks associated with the budget	Y	<p>The major risks within the budget have been assessed and are set out in the budget report, including mitigations and strategies about how these are being managed.</p>
The availability of unearmarked reserves to meet unforeseen cost pressures	Y	<p>The Council has a minimum level of reserves for HRA (£1m). This level is to be reviewed as part of the HRA business planning process.</p>
Have realistic income targets been set and 'at risk' external funding been identified?	Y	<p>An assessment of income targets has been undertaken as part of the development of the draft budget. The most significant area of income is from dwelling rents. The budget for this is produced with reference to current stock levels and expected stock loss, reconciling data and changes from the previous year to the current year. Fees and charges have been increased, where it is appropriate to do so, in accordance with the Council's Corporate Charging Policy.</p>
Has a reasonable estimate of demand and cost pressures been made?	Y	<p>The enhanced budget process used in the development of the draft budget has improved the reasonableness of estimates.</p>
Has a reasonable estimate of future income been made?	Y	<p>The budget proposals presented by services were reviewed by finance and subject to budget challenge sessions.</p>

Area	Y/N	Comments
Have one-off cost pressures been identified?	Y	All pressures have been reviewed to assess if they are one-off or ongoing in nature. Services will need to ensure exit plans exist for one-off expenditure.
Are arrangements for monitoring and reporting performance against the budget plans robust?	Y	For 2025/26, portfolio holders were kept informed of the in-year position on a quarterly basis. Directors also held regular meetings with finance teams to ensure a clear understanding of the financial position throughout the year. Unit4 training is required for all budget holders.
Is there a reasonable contingency available to cover the financial risks faced by the Council?	Y	The Council has incorporated estimates for pay award, inflation and demand pressures into its budget.
Is there a reasonable level of reserves, which could be used to mitigate any issues arising and are they reducing as the risks decrease?	Y	The Council has a range of earmarked, and minimum levels of reserves to ensure its financial stability.
The strength of the financial management function and reporting arrangements?	Y	The Council implemented a new financial system in April 2023 to improve its reporting. Enhancements to the system have been made, however, the Finance Teams are still catching up on delays caused by the system implementation. A move to a new supplier for support and maintenance of Unit4 provides an opportunity to enhance the reporting arrangements. Training for all budget holders in the use of Unit4 is planned. A review of the Financial Procedures Rules has been undertaken.
Have the previous year's Accounts been signed off by external audit to verify balances?	N	The Council's position in respect of its completion of the Statement of Accounts has been reported to the Audit and Governance Committee. The Statement of Accounts 2023/24 and 2024/25 were published in August 2025 and January 2026 respectively ensuring compliance with the backstop dates.

Area	Y/N	Comments
Has there been a degree and quality of engagement with colleagues and councillors in the process to develop and construct the budget?	Y	There has been a continuation of the improvements introduced to the budget setting process in previous years. This has included a series of budget challenge sessions between the Directors and Heads of Service, as well as engagement with Corporate Leadership Team, Portfolio Holders and Strategy Group, with all Member briefings scheduled.

7.0 CONSULTATION

7.1 Consultation with Members

7.1.1 The Corporate Scrutiny Committee considered the HRA fund budget at the meeting on the 22 January 2026. *THIS SECTION WILL BE UPDATED AFTER THE SCRUTINY MEETING*

7.2 Public Consultation

- 7.2.1 As part of the budget consultation, the Council launched an online survey from 14 January 2026 to the 1 February 2026 to seek the views of residents and businesses on the main changes within the budget. The survey was promoted via social media and set out the key changes to the budget and asked responders to state the extent to which they supported the proposed changes. Residents could also provide additional comments if they wanted to.
- 7.2.2 The proposed budget was presented at the Tenant and Leaseholder Consultation Forum on 22 January 2026.
- 7.3 A supplementary paper will be issued prior to Cabinet on the 3 February 2026 with the outcome of the consultation.

Policies and other considerations, as appropriate	
Council Priorities:	The budget provides funding for the Council to deliver against the priorities for the HRA.
Policy Considerations:	None
Safeguarding:	None
Equalities/Diversity:	The equality impact assessment will be completed for the final budget to be presented to Cabinet.
Customer Impact:	Customers are likely to be impacted by the changes to rents and fees and charges.
Economic and Social Impact:	The HRA capital programme allocates £40.4m to Stock Investment over three years to improve homes, and £15.3m on new homes to give homes to more people.
Environment and Climate Change:	The budget includes a capital programme of Zero Carbon works for dwellings worth £17.1m.
Consultation/Community Engagement:	Corporate Scrutiny Committee 22 January 2026 Public consultation - 14 January to 1 February Tenants and Leaseholders Consultation Forum – 22 January 2026.
Risks:	The budgets will be monitored throughout the year to ensure the Council remains within its funding envelope and planned budget savings are delivered. Key risks to the budget are discussed in further detail in section 5 of the report.
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North West Leicestershire District Council

Appendix 1 - HRA SUMMARY BUDGET 2026/27 to 2028/29

2025/26 Revised Budget	HOUSING REVENUE ACCOUNT SUMMARY	2026/27 Requested Budget	2027/28 Indicative	2028/29 Indicative
£	Expenditure	£	£	£
8,492,780	Repairs & Maintenance	9,020,459	9,234,695	9,419,389
4,385,000	Supervision & Management	4,892,097	5,007,189	5,106,231
100,000	Provision for Doubtful Debts	100,000	100,000	100,000
4,161,536	Depreciation	4,496,088	4,677,396	4,815,327
1,862,408	Capital Financing & Debt Management	2,130,011	2,693,838	3,225,619
19,001,724	Total Expenditure	20,638,655	21,713,118	22,666,566
	Income			
(21,483,043)	Rent & Service Charges	(22,257,483)	(23,137,806)	(24,004,461)
(40,200)	Non-Dwelling Rents	(42,812)	(42,812)	(42,812)
(13,235)	Other Income	(13,738)	(13,738)	(13,738)
(293,722)	Investment Income	(352,800)	(368,800)	(330,400)
(21,830,200)	Total Income	(22,666,833)	(23,563,156)	(24,391,411)
(2,828,476)	Net Operating Expenditure/(Surplus)	(2,028,178)	(1,850,038)	(1,724,845)
	Appropriations			
1,290,145	Debt repayment	1,319,347	569,205	583,927
0	Transfer to/(from) reserves	701,332	1,079,905	940,918
1,476,325	Revenue Contribution to Capital	7,500	200,928	200,000
2,766,470	Total Appropriations	2,028,179	1,850,038	1,724,845
(62,006)	NET (SURPLUS)/DEFICIT	0	(0)	0
(937,995)	Balance brought Forward	(1,000,000)	(1,000,000)	(1,000,001)
(62,006)	(Surplus)/Deficit In Year	0	(0)	0
(1,000,000)	Balance Carried Forward	(1,000,000)	(1,000,001)	(1,000,000)

North West Leicestershire District Council
Housing Revenue Account- Proposed Amendments to Budgets 2026/27 to 2028/29

Proposal Title	Proposal Description & Service Impact	2026/27 £	2027/28 £	2028/29 £
Pay Changes	Salary pressures (including pay award + budget proposals)	42,973	43,994	45,038
Pay Awards	Change in staffing costs due to pay awards	169,297	188,281	193,929
Total Pay Related Costs		212,270	232,275	238,967
Heating contract	Inflation on heating maintenance contract	47,450	48,897	50,364
Recharges to the General Fund	Inflation on services provided to the General Fund	(150,997)	(154,583)	(157,675)
Recharges from the General Fund	Inflation on services provided from the General Fund	266,730	273,065	278,526
General inflation	Through Capital Charges and inflationary pressures	804,217	659,690	623,233
Total Inflation Increases		967,400	827,069	794,449
Housing Inspectorate Report	Addressing matters raised in Housing Inspectorate Report	150,000	0	0
Total Budget Pressures		150,000	0	0
Investment Income	Investment income on HRA balances	47,540	0	0
Loan interest	Interest Payable on existing Treasury loans	(29,201)	(25,953)	(14,185)
Loan interest	Changes in loan interest due to capital financing requirements	398,771	676,864	456,936
Total Other Corporate Amendments		417,109	650,911	442,751
Dwellings Rents	Dwellings Rent (decrease)/increase	(811,238)	(856,128)	(841,802)
Service Charges	Recharge to General Fund for services delivered by HRA	(27,946)	(28,610)	(29,182)
Central heating charges	Central heating charges	(4,787)	(2,992)	(2,519)

North West Leicestershire District Council
Housing Revenue Account- Proposed Amendments to Budgets 2026/27 to 2028/29

Proposal Title	Proposal Description & Service Impact	2026/27	2027/28	2028/29
		£	£	£
Income	Two de minimus proposals	(1,177)	(1,162)	(1,132)
Total Changes In Income		(845,147)	(888,891)	(874,635)
	<u>Total Budget Amendments</u>	<u>901,631</u>	<u>821,363</u>	<u>601,532</u>

North West Leicestershire District Council
Proposed Fees & Charges 2026/27 - Housing Revenue Account

Fee/Charge	2025/26 Fees	2026/27 Proposed Fees	% Change in Fees	Basis for Change
Central Heating	0 Bed: £9.46pw 1 Bed: £11.42pw 2 Bed: £13.09pw 3 Bed: £15.08pw	0 Bed: £9.91pw 1 Bed: £11.97pw 2 Bed: £13.72pw 3 Bed: £15.80pw	4.80%	Sept CPI + 1%
Garage and Site Rent	Garage: £8.78pw Garage Site: £5.62pw. New Garage £13.77pw.	Garage: £9.11pw Garage Site: £5.82pw. New garage £14.29 pw.	3.80%	Sept CPI
Service charges:				
Cleaning & Window Cleaning	£0.70 to £12.53 pw	£0.73 to £12.99 pw	3.71%	As per cost
Grounds Maintenance	£0.24 to £8.11 pw	£0.25 to £8.40 pw	3.50%	As per cost
Repairs to common parts	£0.08 to £1.74 pw	£0.03 to £2.55 pw	-18.13%	As per cost
Repairs/replacement of items in Laundry	£1.23 to £7.90 pw	£2.67 to £3.42 pw	-5.25%	As per cost
Admin Fee	15% of chargeable services	15% of chargeable services	1.58%	As per cost
Lifeline - Older Persons Service Management Fee	£3.68 pw	£3.85 pw	4.50%	Sep RPI
Lifeline - Maintenance of Control Centre				
Link Equipment (for hardwired systems)	£0.26 to £4.09 pw	£0.24 to £3.71 pw	-9.17%	As per cost
Door Entry Systems	£0.03 to £0.20 pw	£0.47 to £0.55 pw	304.49%	As per cost
Electricity	£0.15 pw to £11.52 pw	£0.16 to £12.07 pw	4.80%	Sept CPI + 1%
Scooter Store (now included in overall electricity cost)	£0.47 to £1.17 pw	-	-	-
Repairs and replacement in kitchen and common rooms	£0.01 to £0.13 pw	£0.06 to £0.38 pw	206.00%	As per cost
Health & Safety: Legionella testing	£1.08 to £2.00 pw	£1.11 to £2.05 pw	2.63%	As per cost
Health & Safety: Fire alarm and emergency lighting checks	£0.11 to £0.28 pw	£0.12 to £0.30 pw	3.87%	As per cost

NORTHWEST LEICESTERSHIRE DISTRICT COUNCIL HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2026/27-2028/29

PROJECT	2026/27	2027/28	2028/29	Total	Major Repairs Reserve	Capital Receipts	RTB Receipts	RCCO	Grants	Prudential Borrowing	Total
	For Approval	Indicative	Indicative								
	£	£	£	£							

Stock Investment

Home Improvement Programme	5,500,000	5,500,000	5,500,000	16,500,000
Asbestos	400,000	400,000	400,000	1,200,000
Roofs	500,000	500,000	500,000	1,500,000
Commercial Boilers	250,000	250,000	250,000	750,000
Stock Condition Surveys	-	-	-	-
Zero Carbon	5,700,000	5,700,000	5,700,000	17,100,000
Communal Entrance Doors	600,000	600,000	600,000	1,800,000
Acquisitions	500,000	500,000	500,000	1,500,000
Total Stock Investments	13,450,000	13,450,000	13,450,000	40,350,000

11,774,590	-	-	208,428	-	4,516,982	16,500,000
-	-	-	-	-	1,200,000	1,200,000
-	-	-	-	-	1,500,000	1,500,000
-	-	-	-	-	750,000	750,000
-	-	-	-	-	-	-
-	4,500,000	-	200,000	12,000,000	400,000	17,100,000
-	-	-	-	-	1,800,000	1,800,000
-	-	-	-	-	1,500,000	1,500,000
11,774,590	4,500,000	-	408,428	12,000,000	11,666,982	40,350,000

Estate Improvements

Off-Street Parking	300,000	300,000	300,000	900,000
Estate Projects	100,000	100,000	100,000	300,000
Garage Demolition	50,000	50,000	50,000	150,000
Footpaths and Unadopted Roads	50,000	50,000	50,000	150,000
Total Estate Improvement	500,000	500,000	500,000	1,500,000

-	-	-	-	-	900,000	900,000
-	-	-	-	-	300,000	300,000
-	-	-	-	-	150,000	150,000
-	-	-	-	-	150,000	150,000
-	-	-	-	-	1,500,000	1,500,000

Fleet Replacement

Vehicles	3,000,000	-	-	3,000,000
Total Fleet Replacement	3,000,000	-	-	3,000,000

-	-	-	-	-	3,000,000	3,000,000
-	-	-	-	-	3,000,000	3,000,000

Other Capital

Sheltered Scheme Improvements	1,000,000	1,000,000	1,000,000	3,000,000
Passive Fire Safety	400,000	400,000	400,000	1,200,000

-	-	-	-	-	3,000,000	3,000,000
-	-	-	-	-	1,200,000	1,200,000

PROJECT	2026/27	2027/28	2028/29	Total	Major Repairs Reserve	Capital Receipts	RTB Receipts	RCCO	Grants	Prudential Borrowing	Total
	For Approval	Indicative	Indicative								
	£	£	£								
Scheme Lighting	200,000	200,000	200,000	600,000	-	-	-	-	-	600,000	600,000
Electrical Upgrades	100,000	100,000	100,000	300,000	-	-	-	-	-	300,000	300,000
Tunstall System	-	-	-	-	-	-	-	-	-	-	-
Major Aids and Adaptations	450,000	450,000	450,000	1,350,000	-	-	-	-	-	1,350,000	1,350,000
Housing Management IT System	-	-	-	-	-	-	-	-	-	-	-
Total Other Capital	2,150,000	2,150,000	2,150,000	6,450,000	-	-	-	-	-	6,450,000	6,450,000
Total Active Projects	19,100,000	16,100,000	16,100,000	51,300,000	11,774,590	4,500,000	-	408,428	12,000,000	22,133,557	51,300,000

DEVELOPMENT POOL

New Supply	3,464,319	9,680,704	2,199,130	15,344,153	-	-	7,205,339	-	-	8,138,814	15,344,153
Total Development Pool	3,464,319	9,680,704	2,199,130	15,344,153	-	-	7,205,339	-	-	8,138,814	15,344,153
TOTAL HRA CAPITAL PROGRAMME	22,564,319	25,780,704	18,299,130	66,644,153	11,774,590	4,500,000	7,205,339	408,428	12,000,000	30,755,796	66,644,153