

HRA Capital Budget 23/24 - 2033/34										
	2023/24 Proposed budget	Indicative budgets - subject to outcome of Stock Surveys								
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2031/32	2032/33	2033/34
	£	£	£	£	£	£	£	£	£	£
<b>Communal &amp; Estate works</b>										
Flooring	20,000	21,800	22,672	23,125	23,588	24,060	24,541	25,032	25,532	26,043
Lighting	20,000	21,800	22,672	23,125	23,588	24,060	24,541	25,032	25,532	26,043
Parking, Paths & Curtilage	75,000	81,750	85,020	86,720	88,455	90,224	92,028	93,869	95,746	97,661
Sewerage Works	75,000	0	0	0	0	0	0	0	0	0
<b>Communal &amp; Estate Works Total</b>	<b>190,000</b>	<b>125,350</b>	<b>130,364</b>	<b>132,971</b>	<b>135,631</b>	<b>138,343</b>	<b>141,110</b>	<b>143,932</b>	<b>146,811</b>	<b>149,747</b>
<b>Health &amp; Safety Works</b>										
Fire safety	850,000	926,500	963,560	982,831	0	0	0	0	0	0
Fire Doors	100,000	109,000	113,360	115,627	117,940	120,299	122,705	125,159	127,662	130,215
<b>Health &amp; Safety Works Total</b>	<b>950,000</b>	<b>1,035,500</b>	<b>1,076,920</b>	<b>1,098,458</b>	<b>117,940</b>	<b>120,299</b>	<b>122,705</b>	<b>125,159</b>	<b>127,662</b>	<b>130,215</b>
<b>Decent Homes Occupied Properties</b>										
Rewiring	700,000	763,000	793,520	809,390	825,578	842,090	858,932	876,110	893,632	911,505
Commercial Heating	200,000	218,000	226,720	231,254	235,879	240,597	245,409	250,317	255,324	260,430
<b>Decent Homes Occupied Properties Total</b>	<b>900,000</b>	<b>981,000</b>	<b>1,020,240</b>	<b>1,040,645</b>	<b>1,061,458</b>	<b>1,082,687</b>	<b>1,104,341</b>	<b>1,126,427</b>	<b>1,148,956</b>	<b>1,171,935</b>
<b>Decent Homes Void Properties</b>										
Bathroom Work	157,500	171,675	178,542	182,113	185,755	189,470	193,260	197,125	201,067	205,089
Kitchen Work	472,500	515,025	535,626	546,339	557,265	568,411	579,779	591,374	603,202	615,266
<b>Decent Homes Void Properties Total</b>	<b>630,000</b>	<b>686,700</b>	<b>714,168</b>	<b>728,451</b>	<b>743,020</b>	<b>757,881</b>	<b>773,038</b>	<b>788,499</b>	<b>804,269</b>	<b>820,355</b>
<b>Disabled Adaptations Occupied Properties</b>										
Disabled adaptations	300,000	327,000	343,350	350,217	357,221	364,366	371,653	379,086	386,668	394,401
<b>Disabled Adaptations Occupied Properties Total</b>	<b>300,000</b>	<b>327,000</b>	<b>343,350</b>	<b>350,217</b>	<b>357,221</b>	<b>364,366</b>	<b>371,653</b>	<b>379,086</b>	<b>386,668</b>	<b>394,401</b>
<b>Programmed work</b>										
Asbestos Removals	250,000	272,500	283,400	289,068	294,849	300,746	306,761	312,896	319,154	325,538
Bathroom Work	550,000	599,500	623,480	635,950	648,669	661,642	674,875	688,372	702,140	716,183
Carbon Monoxide alarm installs	90,000	0	0	0	0	0	0	0	0	0
<u>Heating Upgrade</u> <sup>1</sup>	400,000	1,042,411	1,084,107	1,105,789	1,127,905	1,150,463	1,173,472	250,317	255,324	260,430
Kitchen Work	550,000	599,500	623,480	635,950	648,669	661,642	674,875	688,372	702,140	716,183
Lift Maintenance	35,000	38,150	39,676	40,470	41,279	42,104	42,947	43,806	44,682	45,575
<u>Stock Surveys</u> <sup>2</sup>	175,000	0	0	0	0	0	0	0	0	0
Housing Property Fees	50,000	54,500	56,680	57,814	58,970	60,149	61,352	62,579	63,831	65,108
Grounds Maintenance HRA Land & Properties	35,000	38,150	39,676	40,470	41,279	42,104	42,947	43,806	44,682	45,575
Staff Recharges	763,100	831,779	865,050	882,351	899,998	917,998	936,358	955,085	974,187	993,671
<u>Social Housing Decarbonisation Funding submission</u> <sup>3</sup>	280,000	0	0	0	0	0	0	0	0	0
<u>St James Court</u> <sup>4</sup>	140,500									
Asset Management System replacement/upgrade	60,000									
<b>Programmed work Total</b>	<b>3,378,600</b>	<b>3,476,490</b>	<b>3,615,549</b>	<b>3,687,860</b>	<b>3,761,617</b>	<b>3,836,850</b>	<b>3,913,587</b>	<b>3,045,234</b>	<b>3,106,139</b>	<b>3,168,261</b>
<b>Roofing &amp; Associated works</b>										
Energy efficiency	350,000	381,500	396,760	404,695	412,789	421,045	429,466	438,055	446,816	455,753
Roofline & Fascias	350,000	381,500	396,760	404,695	412,789	421,045	429,466	438,055	446,816	455,753
Re-roofing	530,000	577,700	600,808	612,824	625,081	637,582	650,334	663,341	676,607	690,140
<b>Roofing &amp; Associated works Total</b>	<b>1,230,000</b>	<b>1,340,700</b>	<b>1,394,328</b>	<b>1,422,215</b>	<b>1,437,870</b>	<b>1,472,627</b>	<b>1,808,080</b>	<b>1,844,241</b>	<b>1,881,126</b>	<b>1,918,749</b>
<b>Structural &amp; Damp works</b>										
Flat Internal Remodelling	125,000	136,250	141,700	144,534	147,425	150,373	153,381	156,448	159,577	162,769
Structural Works	100,000	109,000	113,360	115,627	117,940	120,299	122,705	125,159	127,662	130,215
<b>Structural &amp; Damp works Total</b>	<b>225,000</b>	<b>245,250</b>	<b>255,060</b>	<b>260,161</b>	<b>265,364</b>	<b>270,672</b>	<b>276,085</b>	<b>281,607</b>	<b>287,239</b>	<b>292,984</b>
<b>Windows &amp; Doors</b>										
Glazing	450,000	490,500	510,120	520,322	530,729	541,343	552,170	563,214	574,478	585,968
<b>Windows &amp; Doors Total</b>	<b>450,000</b>	<b>490,500</b>	<b>510,120</b>	<b>520,322</b>	<b>530,729</b>	<b>541,343</b>	<b>552,170</b>	<b>563,214</b>	<b>574,478</b>	<b>585,968</b>
<b>Latent defects</b>	<b>20,000</b>	<b>21,800</b>	<b>22,672</b>	<b>23,125</b>	<b>23,588</b>	<b>24,060</b>	<b>24,541</b>	<b>25,032</b>	<b>25,532</b>	<b>26,043</b>
Inflation Provision	744,624	349,212	181,655	185,289	174,689	178,183	181,746	185,381	170,156	173,181
<b>Grand Total</b>	<b>9,018,224</b>	<b>9,079,501</b>	<b>9,264,427</b>	<b>9,449,715</b>	<b>8,909,127</b>	<b>9,087,310</b>	<b>9,269,056</b>	<b>8,507,812</b>	<b>8,659,036</b>	<b>8,831,838</b>

**Note:**

The core capital programme will be funded via the Major Repairs Reserve

<sup>1</sup> The Heating Upgrade budget increases from £400k up to £1m due to the six year programme of replacements for approx. 3730 gas boilers starting in 2024/25

<sup>2</sup> The total cost of the stock surveys is £300k, £125k of this is budgeted in 22/23 and will be either spent in 22/23 or carried forward to 23/24

<sup>3</sup> Waverley has submitted a bid of £516k to the Social Housing Decarbonisation Fund of which Waverley will need to fund £280k. The £516k will be used for works to insulate our homes.

<sup>4</sup> The budget requested for St James Court is to develop a long term option for the disposal of St James Court (Grade II Listed, Church Building), this will include extensive preliminary works to investigate the most appropriate route to market given that the building is an HRA asset, a listed building and has restrictive covenants within the freehold