

HRA Capital Budget 24/25 - 2034/35											
	Indicative budgets - subject to outcome of Stock Surveys										Comments
	2024/25 Proposed Budget	2025/26	2026/27	2027/28	2028/29	2029/30	2031/32	2032/33	2033/34	2034/35	
	£	£	£	£	£	£	£	£	£	£	
Communal & Estate works											
Parking, Paths & Curtilage	50,000	52,000	53,040	54,101	55,183	56,286	57,412	58,560	59,732	60,926	
Common Areas / Services	60,000	0									
Communal & Estate Works Total	110,000	52,000	53,040	54,101	55,183	56,286	57,412	58,560	59,732	60,926	
Health & Safety Works											
Fire safety	715,000	0	0	0	0	0	0	0	0	0	
Fire Doors	525,520	446,000	0	0	0	0	0	0	0	0	
Fire Panel Replacement	309,081										
Health & Safety Works Total	1,549,601	446,000	0	0	0	0	0	0	0	0	
Decent Homes Occupied Properties											
Electrical Works arising from Testing	400,000	320,320	326,726	333,261	339,926	346,725	353,659	360,732	367,947	375,306	
Commercial Heating	395,000	51,350	52,377	53,425	54,493	55,583	56,695	57,828	58,985	60,165	
Decent Homes Occupied Properties Total	795,000	371,670	379,103	386,685	394,419	402,308	410,354	418,561	426,932	435,471	
Decent Homes Void Properties											
Bathroom Work	204,000	212,160	216,403	220,731	225,146	229,649	234,242	238,927	243,705	248,579	
Kitchen Work	420,000	436,800	445,536	454,447	463,536	472,806	482,262	491,908	501,746	511,781	
Decent Homes Void Properties Total	624,000	648,960	661,939	675,178	688,682	702,455	716,504	730,834	745,451	760,360	
Disabled Adaptations Occupied Properties											
Disabled adaptations	300,000	315,000	321,300	327,726	334,281	340,966	347,785	354,741	361,836	369,073	
Extension - Barnet Lane	73,000	0									
Disabled Adaptations Occupied Properties Total	373,000	315,000	321,300	327,726	334,281	340,966	347,785	354,741	361,836	369,073	
Programmed work											
Asbestos Removals	272,500	283,400	289,068	294,849	300,746	306,761	312,896	319,154	325,538	332,048	
Bathroom Work	51,000	586,976	598,716	610,690	622,904	635,362	648,069	661,030	674,251	687,736	
Air Source Heat Pumps	60,000	0	0	0	0	0	0	0	0	0	
Heating Upgrade	2,334,500	2,434,640	2,483,333	2,532,999	2,572,623	287,061	292,802	298,658	304,631	310,724	M&E manager is expecting the tenders to come in at double the cost previously estimated
Kitchen Work	875,000	2,344,160	2,383,618	2,438,864	2,487,641	674,875	688,373	702,140	716,183	730,506	Backlog on kitchen replacements. Programme to be increased from 25/26 - 28/29 to catch up
Lift Maintenance	376,000	78,208	79,772	81,368	82,995	84,655	86,348	88,075	89,836	91,633	
Switchee (smart thermostat) implementation at Ockford Ridge (Site C and Retrofits)	50,000										
Housing Property Fees	50,000	52,000	53,040	54,101	55,183	56,286	57,412	58,560	59,732	60,926	
Grounds Maintenance HRA Land & Properties	38,150	39,676	40,470	41,279	42,104	42,947	43,806	44,682	45,575	46,487	
Staff Recharges	831,779	865,050	882,351	899,998	917,998	936,358	955,085	974,187	993,671	1,013,544	
Programmed work Total	4,938,929	6,684,110	6,810,367	6,954,148	7,082,195	3,024,305	3,084,791	3,146,487	3,209,417	3,273,605	
Roofing & Associated works											
Energy efficiency	0	396,760	404,495	700,000	714,000	728,280	742,846	757,703	772,857	788,314	For 2024/25 the proposal is to carry forward savings from 23/24 forecast. This will be put to a reserve whilst we await new resource to start to pull together a programme of works
Roofline & Fascias	89,500	93,080	94,942	96,840	98,777	100,753	102,768	104,823	106,920	109,058	
Re-roofing	380,000	395,200	403,104	411,166	419,389	427,777	436,333	445,059	453,961	463,040	
Roofing & Associated works Total	469,500	885,040	902,541	1,208,007	1,232,167	1,256,810	1,281,946	1,307,585	1,333,737	1,360,412	
Structural & Damp works											
Structural Works	100,000	104,000	106,080	108,202	110,366	112,573	114,824	117,121	119,463	121,853	
Structural & Damp works Total	100,000	104,000	106,080	108,202	110,366	112,573	114,824	117,121	119,463	121,853	
Windows & Doors											
Glazing	0	490,500	500,310	510,316	520,523	530,933	541,552	552,383	563,430	574,699	to be retendered in 2024/25. No spend in 2024/25, will continue programme in 2025/26
Windows & Doors Total	0	490,500	500,310	510,316	520,523	530,933	541,552	552,383	563,430	574,699	
Latent defects	21,800	22,672	23,125	23,588	24,060	24,541	25,032	25,532	26,043	26,564	
Springwood Fire works - costs not covered via insurance	200,000										
Inflation Provision	404,182	200,399	195,156	204,959	209,058	213,019	133,284	134,270	136,921	139,659	
Grand Total	9,586,012	10,220,351	9,952,962	10,452,910	10,650,931	6,664,196	6,713,485	6,846,074	6,982,962	7,122,621	

Note:

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