

HRA - Spend against budget - Estimated in year

Project	Capital Description	Current Revised Budget	Future Proposed Variations	Revised Budget including Variations for Approval	Actuals to 31.12.24	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/ Underspend	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME										
S91100	ROOF REPLACEMENTS	1,050,000	50,000	1,100,000	703,786	343,077	53,137	1,100,000		10.07.24 slowing down spend in August, 77 roofing works completed so far this FY, 55 pitched 22 flat roofs. Expect to spend full budget 10.10.24 completed 146 to the end of September. 13.01.25 £50k minimum needed for Millgate roof, heritage assessment complete works need to be done by year end.
S711	ROOF REPLACEMENTS	1,050,000	50,000	1,100,000	703,786	343,077	53,137	1,100,000	0	
S91205	Bathrooms	0			0	0	0	0	0	
S91219	Kitchens	0			0	0	0	0	0	
S91218	Kit & Bathrooms	2,115,750	0	2,115,750	1,496,977	452,396	166,377	2,115,750		10.07.24 64 total works completed so far, out of a total of 250/300 for the FY. Predicting full budget spend. Contract runs out Nov/Dec 24. 10.10.24 117 completed to mid september. Still on target to spend the full budget. 13.01.25 Expected to spend full budget, PO raised to cover upto end of Feb.
S712	KITCHEN & BATHROOM CONVERSIONS	2,115,750	0	2,115,750	1,496,977	452,396	166,377	2,115,750	0	
S91300	EXTERNAL FABRIC	378,000	0	378,000	236,231	70,897	70,871	378,000		10.07.24 79 properties with works completed this FY 10.10.24 due to carry out 204 properties, all at 60% or more completion. 13.01.25 Full spend anticipated by end of financial year.
S713	EXTERNAL FABRIC	378,000	0	378,000	236,231	70,897	70,871	378,000	-0	
S91401	Doors	0			0	0	0	0	0	
S91413	Windows	0			0	0	0	0	0	
S91412	Doors & Windows Works	214,200	0	214,200	105,646	31,812	76,742	214,200		09.07.24 23 total works completed so far, invoice for £37k awaiting. Works speeding up, budget expected to be fully spent. 10.01.25 Work issued, expected to spend £200k in total upto year end.
S714	DOORS & WINDOWS	214,200	0	214,200	105,646	31,812	76,742	214,200	-0	
S91500	OTHER STRUCTURAL	300,589	252,693	553,282	146,215	241,386	165,681	553,282		09.07.24 putting in planned schedule for the remainder of the year, 3 works fully completed so far, 20 part completed. Expecting to need additional budget to pick up backlog of works. 13.01.25 New strategy respond & monitor works which has created an additional spend. Expected to need and additional £100k upto end of year. Works are now being progressed.
S91535	DPC Works	60,000	50,000	110,000	9,688	77,490	22,822	110,000		25.07.24 works starting imminently 10.10.24 Some unforeseen works found, so cost likely to be higher than expected, still within existing budget. 13.01.25 3 live jobs currently, additional spend anticipated as unexpected costs incurred. Expected to fully spend budget to end of year.
S715	OTHER STRUCTURAL	360,589	302,693	663,282	155,903	318,876	188,503	663,282	0	
S93100	ELECTRICAL	0	0	0	0	0		0	0	
S93115	Rewires	843,728	0	843,728	469,547	220,582	153,598	843,728		11.07.24 27 property rewires completed so far this FY. Contract finishes in December 24, predicting slight underspend, to review in Q2. 17.01.24 120 property rewires completed this FY. Contract completes end of Feb 25, will be an underspend but possibly needs to be moved to other projects.
S731	ELECTRICAL	843,728	0	843,728	469,547	220,582	153,598	843,728	-0	
S93300	Passenger Lifts	52,500	0	52,500	18,977	33,523	0	52,500		17.01.25 Expected to fully spend budget by the end of the financial year, possibly may need an additional £5k if any repair works come in.
S733	PASSENGER LIFTS	52,500	0	52,500	18,977	33,523	0	52,500	0	
S93500	HEATING	1,411,174	-97,000	1,314,174	652,456	110,661	472,156	1,235,274	-78,900	09.07.24 hold on payments due to bad performance - expected spend actually around £310k as at end June. 69 jobs complete so far, expecting full spend this FY. 17.01.25 Account with Phoenix needs to be reconciled before any further payments made, expected to fully spend budget before end of FY.
S735	HEATING	1,411,174	-97,000	1,314,174	652,456	110,661	472,156	1,235,274	-78,900	

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S93600	ENERGY EFFICIENCY	5,495	0	5,495	0	0	5,495	5,495	0	
S93622	PV Invertors	210,000	0	210,000	42,613	28,087	139,300	210,000	0	25.07.24 using for adhoc energy efficiency works outside of Decarbonisation. Expecting an underspend. Will review in Q2.
S93624	EE Boilers	0	0	0	0	0	0	0	0	
S93625	Thermal Comfort	167,129	-100,000	67,129	25,859	12,904	28,366	67,129	0	25.07.24 using for adhoc energy efficiency works outside of Decarbonisation. Expecting an underspend. Will review in Q2. 14.10.24 works will be identified following EPCS. 28.01.25 £25k actuals, income needs to be moved to decarb, underspend of £100k
S93626	Decarbonisation	1,370,260	0	1,370,260	1,261,981	75,062	77,217	1,414,260	44,000	10.07.24 41 works completed in first year and 24 completed so far this FY. 40 jobs left to complete in scheme. On track to finish scheme early in Oct/Nov 24. 10.10.24 98 jobs completed, out of 102, waiting on some invoices to be up to date with spend, invoiced for 53 jobs. 15.01.25 Another 4 jobs planned in, plus requests for an additional 4 jobs. Possible additional budget required for additional 4 jobs £44k.
S93627	Decarb Devolution	216,824	0	216,824	245,934	5,790	0	251,724	34,900	10.07.24 Scheme will be finished in September 24. 28 total works completed with 5 still ongoing. Scheme ongoing, expecting £20k overspend - in talks with devolution team to recover this money. 10.10.24 waiting on final invoice then will put in the final claim from Nottingham City Council. 15.01.25 final claim to NCC submitted in December and final payment received. Project now complete.
S93628	EPC	157,500	0	157,500	32,780	30,942	93,778	157,500	0	18.07.24 stock condition survey works around £100k, and EPCs for around £90,000 are a possibility. 15.01.25 Expected to be finished by year end upto the current commitment, expected to be an underspend. Need to review with Simon.
S736	ENERGY EFFICIENCY	2,127,208	-100,000	2,027,208	1,609,167	152,785	344,156	2,106,108	78,900	
S95100	GARAGE FORECOURTS	0	0	0	0	0	0	0	0	
S95109	Garages	0	0	0	0	0	0	0	0	
S95115	Resurfacing Works	61,024	0	61,024	32,896	0	28,128	61,024	0	10.07.24 plans to spend some of this budget (around £10k) at Queens Court, purchase order being raised this week. 10.10.24 works at queens court complete. Two further sites in the pipeline, at the moment. 13.01.25 Antipated full spend by year end.
S751	GARAGE FORECOURTS	61,024	0	61,024	32,896	0	28,128	61,024	0	
S95200	ENVIRONMENTAL WORKS	178,073	-46,415	131,658	94,571	37,088	0	131,658	0	25.07.24 expecting full budget spend. May be split between other environmental codes
S95203	Car Parking Schemes	0	0	0	0	0	0	0	0	
S95208	Sewerage Treatment Works	0	0	0	0	0	0	0	0	
S95250	Communal Lighting	24,000	0	24,000	0	0	24,000	24,000	0	12.07.24 no works identified yet but confident this budget will be spent 17.01.25 PO raised for full amount of budget for HD electrical. Not expecting any further spend.
S95252	Flood Defence Systems	22,000	0	22,000	6,109	2,906	12,985	22,000	-0	12.07.24 no works identified yet but confident this budget will be spent, especially with the flooding we had last year. 28.01.25 To be used for 8b Thorpe Close
S95254	Estate Remodelling	119,000	0	119,000	555	61,621	56,824	119,000	-0	25.07.24 £70k of the budget will be spent at Gladstone and Vale View with other works yet to be identified. 13.01.25 Authorised £34k spend to come off into actuals, Vale view now in progress. Expect to be fully spent, possibly move to S91100.
S95292	Communal Areas	10,500	0	10,500	0	0	10,500	10,500	0	12.07.24 no works identified yet but confident this budget will be spent 28.01.25 Possible spend for some works before year end, to be confirmed
S95304	Tithe Barn & Queens Court	0	0	0	145	0	-144	0	0	
S95305	Boughton Community Hub	8,000	0	8,000	7,184	28	788	8,000	0	12.07.24 finalising last jobs, hub is open to the public 13.01.25 Now complete
S95306	Ferndale Conversion	150,000	0	150,000	129,372	20,362	266	150,000	0	15.10.24 started on site in July 24, will be complete within 6 months. 14.01.25 Expected to be fully spent.

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S95307	PV Panels Broadleaves and Gladstone	217,000	0	217,000	141	2,950	213,909	217,000		25.07.24 out for procurement at the moment, evaluating mid August. Estimating to start on site in Q3. 16.01.25 Estimated start Feb 25, Awaiting Legal to sign contracts off. Still anticipated to finish before the end of Financial Year. Likely that there will be a small underspend at the end of the year.
S95308	Repairs to CDs from Floods 2324	360,617	0	360,617	358,566	734	1,318	360,618		09.07.24 works started in July on 10 properties and will be complete by end of September 24 ready for letting. Phase 1 was complete last FY in phase 2 now, out of 5 10.10.24 works complete, waiting for final account from contractor. 13.01.25 All works completed, tenants all moved back in, one additional fence needed so expected to fully spend budget.
S95309	Allenby Road Conversion	0	140,000	140,000	0	0	140,000	140,000		23.01.25 Expecting works to start in the next couple of weeks, possible reprofiling into 25/26 once we know what costs are going to come in before the end of FY.
S95400	Void Works	344,864	150,000	494,864	222,144	42,698	230,023	494,864		Speak to Craig. Should be larger spend on Voids due to all of the works being classified as Voids and not rev. 13.01.25 Expected to fully spend remaining budget plus potentially another £50k required to complete works before year end. £32,500 also needs moving into voids from S91218.
S752	ENVIRONMENTAL WORKS	1,434,054	243,585	1,677,639	818,786	168,386	690,469	1,677,640	1	
S97100	ASBESTOS	63,000	0	63,000	14,218	37,944	10,838	63,000	-0	17.07.24 vacant surveyor works will pick back up once someone is in post 14.10.24 new surveyor starting at the end of October 17.01.25 Expected to fully spend budget for year end. All jobs have PO raised for currently. £10k remaining will be for any additional works that come in.
S771	ASBESTOS	63,000	0	63,000	14,218	37,944	10,838	63,000	-0	
S97200	FIRE SAFETY	288,455	-214,200	74,255	69,000	58,208	-52,953	74,255		17.07.24 vacant surveyor works will pick back up once someone is in post 14.10.24 new surveyor starting at the end of October 17.01.25 Expected to full spend budget before year end. Fire door remedial works to be completed.
S97218	Enhanced Fire Risk Assessments	0	115,000	115,000	0	0	115,000	115,000	0	
S97221	Fire Doors Various Locations	0	99,200	99,200	0	0	99,200	99,200	0	
S772	FIRE SAFETY	288,455	0	288,455	69,000	58,208	161,247	288,455	0	
S97300	DDA IMPROVEMENTS	0			0	0	0	0	0	
S773	DDA IMPROVEMENTS	0	0	0	0	0	0	0	0	
S97400	DISABLED ADAPTATIONS	125,000	-125,000	0	0	0		0	0	
S97416	Major Adaptations	700,000	115,000	815,000	685,007	104,943	25,050	815,000	-1	12.07.24 108 completed works. Number of OT1 referrals are record highs. Expecting to spend full budget. 14.10.24 received 226 referrals to date, completed 215. Referrals are being received all the time, therefore budget review required to continue to end of March. 13.01.25 PO raised upto £800k for Matthews & Tannerts, some smaller jobs also committed. Typical spend £80k per month. Possible additional £180k needed upto year end.
S97417	Minor Adaptations	60,000	10,000	70,000	36,248	25,859	16,892	70,000		12.07.24 142 completed works. Receiving around 40/50 OT1 referrals each month now. Expected to spend full budget. 14.10.24 285 referrals received so far this financial year and completed 275 to date. 13.01.25 December jobs agreed total £8,600 approx. Expected to spend remaining budget plus an additional £8-9k required upto the end of the year.

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S97418	Adaptation Stair Lift/Ho	74,226	6,382	80,608	54,651	25,957	0	80,608	0	12.07.24 8 completed works for stairlifts/hoists. Expecting to spend full budget. 14.10.24 25 of the 226 major referrals relate to stairlifts and hoists, with 20 complete. 13.10.24 5 new jobs in to be completed for January totalling £14k, included in commitments.
S774	DISABLED ADAPTATIONS	959,226	6,382	965,608	775,905	156,760	41,942	965,608	-1	
S97500	LEGIONELLA	46,842	8,200	55,042	22,617	32,424		55,042	-0	31.01.25 More assessments expected.
S775	LEGIONELLA	46,842	8,200	55,042	22,617	32,424	0	55,042	-0	
S98100	BUILDING SAFETY	290,020	-290,020	0	0	0		0	0	17.07.24 currently a vacant surveyor works will pick back up once someone is in post 14.10.24 reduce expected spend to cover spend on lightning conductors and structural works 28.01.25 £100k moved to voids
S98101	Fire Alarm Systems	0	0	0	0	0		0	0	
S98102	Sprinkler System	0	0	0	0	0		0	0	
S98103	Structural Surveys - Elevated Walkways	0	0	0	0	645	-645	0	0	
S98104	Scooter Shed	0	0	0	0	0		0	0	
S98105	Compartmentalisation in Roof Space	34,337	16,152	50,489	41,380	9,109	0	50,489	-0	
S781	BUILDING SAFETY	324,357	-273,868	50,489	41,380	9,754	-645	50,489	-0	
S99100	PROPERTY INVESTMENT CONTINGENCY	60,000	0	60,000	0	0	99,207	99,207	39,207	14.10.24 contingency to cover the overspend on structural works
S99102	Housing Capital Fees	576,690	0	576,690	0	0	537,483	537,483	-39,207	investment team recharges, underspend 1 x Apprentice surveyor for year & 1 senior investment surveyor.
S791	UNALLOCATED FUNDING	636,690	0	636,690	0	0	636,690	636,690	0	
	SUB TOTAL PROPERTY INVESTMENT	12,366,797	139,992	12,506,789	7,223,495	2,198,085	3,094,209	12,506,790	1	
	AFFORDABLE HOUSING	0	0	0	0	0	0	0	0	
SA1031	Site Acquisition (Inc RTB)	179,312	-48,425	130,887	125,612	0	0	125,612	-5,275	18.07.24 Church Circle to be acquired in the coming months aiming for completion at end of August - cost £160k. Gusto site Station Rd, Collingham is due in Cabinet for spend of £700k. Reprofile the rest of the budget. 9.10.24 Church Circle due to complete now in October. Station Road is progressing but will be a phase 6 site, so costs will be incurred in SA1092. Reprofile £800k to 25/26. 14.01.25 Church circle complete, Station Road same as previous comment.
SA1033	Estate Regeneration	199,546	0	199,546	113,051	44,512	41,983	199,546	0	14.10.24 Report due to November Cabinet to update Members on the scheme and seek approval to move forward. Planning permission to be determined in December. 17.01.25 Report went to December cabinet and was approved, including the reprofiling of budget, complexities with planning have led to committee date expected early 2025.
SA1037	Purchase of 20F Lombard Street	0	105,500	105,500	0	0	110,775	110,775	5,275	15.01.25 Purchase of lease now complete, budget fully spent additional cost relating to SDLT
SA1047	New Build Contingency	52,483	0	52,483	0	0	52,483	52,483	0	
SA1048	Boughton Extra Care	39,566	0	39,566	0	10,951	28,615	39,566	0	18.07.24 carrying out defects, quotes due in for works to be done before December 24. Excess budget is retention from North Midland Constructin who went under - roll £250k into Phase 6? 14.01.25 End of defects work still to be carried out, awaiting quote for this. Reprofile to 25/26 £28,615
SA1063	Phase 3 - Cluster 3	0	0	0	-30,284	525	29,759	0	0	18.07.24 complete - just retention left to pay 14.01.25 Still waiting for administrators for contact re retention. Does this need moving to contingency?
SA1064	Phase 3 - Cluster 4	0	0	0	-7,553	8,828	-1,275	-0	-0	18.07.24 complete 14.01.25 all complete, Woodhead retention left to pay
SA1071	Phase 4 Cluster 1	0	0	0	-56,537	0	56,537	-0	-0	18.07.24 complete - Woodhead retention left to pay
SA1072	Phase 4 Cluster 2	0	0	0	-19,440	0	19,440	0	0	18.07.24 complete - Woodhead retention left to pay
SA1073	Phase 4 Cluster 3	0	0	0	-22,888	19,209	3,678	-0	-0	18.07.24 complete, some orders have been closed
SA1074	Phase 4 Cluster 4	0	0	0	0	-0	0	-0	-0	18.07.24 complete, some orders have been closed 14.01.25 complete retention released

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SA1075	Phase 4 Cluster 5	0	0	0	-17,231	17,351	-120	0	0	18.07.24 complete. 14.01.25 retention left to pay.
SA1080	Phase 5	20,909	0	20,909	63,096	29,169	-71,356	20,909	-4	18.07.24 complete, some orders have been closed, other spend can be moved to phase 6. 14.01.25 Lauren to review and update what needs to be moved.
SA1081	Phase 5 Cluster 1	1,280,199	0	1,280,199	1,201,071	40,391	38,738	1,280,199	0	18.07.24 1 site complete in Gateskill, Edwinstowe, anticipate remaining sites to be complete Sept 24. 14.01.25 Still on site at Kings Court. Lauren to review and update.
SA1082	Phase 5 Cluster 2	831,118	-51,825	779,293	550,646	228,647		779,293	0	18.07.24 1 site complete, remaining sites to be complete by the end of 2024. 14.01.25 Wolfit C to be completed in 25/26 reprofile £51,825 into 25/26
SA1083	Phase 5 Cluster 3	490,136	0	490,136	181,576	55,510	253,050	490,136	0	18.07.24 anticipate completion in Aug 2024 15.10.24 cluster included a site now being delivered in phase 6. 14.01.25 Land at southwell complete, just retention left to pay. Move rest to contingency, Lauren to confirm amount £7k retention
SA1084	Phase 5 Cluster 4	1,576,633	0	1,576,633	845,326	621,284	110,022	1,576,633	-4	18.07.24 cluster to be complete by March 25 14.01.25 Lauren to confirm if still on track to complete this financial year.
SA1085	Phase 5 Cluster 5	759,867	0	759,867	508,938	219,912	31,016	759,867	-4	18.07.24 cluster to be complete by March 25. 14.01.25 Still on track to complete 24/25
SA1086	Phase 5 Cluster 6	974,639	0	974,639	925,021	59,921	-10,303	974,639	-4	18.07.24 1 site complete, final site completion around Oct 24 - move spend to phase 6. 14.01.25 Eton ave complete, still some spend left. Hawton Lane complete.
SA1087	Phase 5 Cluster 7	0	0	0	-6,601	13,037	-6,436	0	-4	18.07.24 complete just retention left to pay 14.01.25 retention to be paid before end of 24/25
SA1090	Phase 6	1,205,750	-600,000	605,750	286,174	231,576	88,000	605,750	0	18.07.24 works to begin on South Crescent in Aug/Sept 24 and buying 8 S106 dwellings in Collingham that should total £771k 15.10.24 reallocate costs to correct cluster. 14.01.25 Order on SA1090 needs to be moved to SA1091, expected to be complete by April 25.
SA1091	Phase 6 Cluster 1	82,250	600,000	682,250	0	0	682,250	682,250	0	15.10.24 South Crescent, started on site Aug/Sept 24, works to be completed by the end of this financial year. 14.01.25 Expected to fully spend budget this FY, works still due to be completed 24/25.
SA1092	Phase 6 Cluster 2	250,000	-50,000	200,000	0	0	200,000	200,000	0	15.10.24 S106 Properties in Collingham approved at Cabinet on 23 July. 14.01.25 Awaiting S106 agreement currently with Legal. Reprofile £50k to 25/26.
SC2000	Careline Analogue to Digital	365,338	-98,573	266,765	266,765	0		266,765	0	18.07.24 works are progressing well on the current replacement. 13.01.25 Not expecting any further spend in 24/25. Underspend to be reprofiled to 25/26 as spend will come in April.
SC2002	New Housing Management System	350,000	-100,000	250,000	134,312	0	115,688	250,000	-4	24.07.24 Project is progressing at pace, the confidence level of meeting May 25 go live for phase 1 is in the 80-85% as reported to the project board. Experienced multiple risks from the risk register, mitigating to the best of abilities and capacity. It is expected that the majority of project costs will be confirmed in the next 3-4 months once the two key integrations are fully scoped with third party costs confirmed. Review in Q2 for any reprofiles. Decisions around hitting go live dates are expected to be made in late 2024 with final option for delay due in Feb 25 when final user testing is undertaken 17.01.25 Project costs not yet confirmed, possible that some costs will need to be reprofiled into 25/26. £18K costs expected before end of FY plus staff recharge costs for Q3 & Q4 (£77k). Project expected to go live as planned in May 25.
	SUB TOTAL AFFORDABLE HOUSING	8,657,746	-243,323	8,414,423	5,041,055	1,600,824	1,772,544	8,414,423	0	
		0								
	TOTAL HOUSING REVENUE ACCOUNT	21,024,543	-103,331	20,921,212	12,264,550	3,798,910	4,866,753	20,921,213	1	