

HRA - Spend against budget - Estimated in year

Project	Capital Description	Current Revised Budget	Future proposed Variations	Revised Budget including Variations for Approval	Actuals to 31.03.25	Variance Over/ Underspend	Comments - Spend to date	Slippage Required
PROPERTY INVESTMENT PROGRAMME								
S91100	ROOF REPLACEMENTS	1,100,000	0	1,100,000	1,012,602	-87,398	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. 17.03.25 Expecting another £140k invoices to be paid by the end of the week, expecting more work to start before year end, possible accrual needed to carry funds forward. 28.05.25 Under budget due to roofing projects ongoing into 25-26, looking to carry forward to cover the outstanding work	89,400
S711	ROOF REPLACEMENTS	1,100,000	0	1,100,000	1,012,602	-87,398		
S91205	Bathrooms		0		0	0		
S91219	Kitchens		0		0	0		
S91218	Kit & Bathrooms	2,115,750	0	2,115,750	2,188,124	72,374	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. 18.03.25 Expected to be over budget.	0
S712	KITCHEN & BATHROOM CONVERSIONS	2,115,750	0	2,115,750	2,188,124	72,374		
S91300	EXTERNAL FABRIC	378,000	0	378,000	387,061	9,061	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.	0
S713	EXTERNAL FABRIC	378,000	0	378,000	387,061	9,061		
S91401	Doors		0		0	0		0
S91413	Windows		0		0	0		0
S91412	Doors & Windows Works	214,200	0	214,200	186,734	-27,466	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. 17.03.25 Current back log on jobs therefore not all £70k committed will be complete by YE. May need to carry forward budget for non completed jobs to 25/26 28.05.25 Underspend due back log of jobs not completed.	27,470
S714	DOORS & WINDOWS	214,200	0	214,200	186,734	-27,466		
S91500	OTHER STRUCTURAL	553,282	0	553,282	419,581	-133,701	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. 17.03.25 Project at Victoria Gardens is delayed therefore may need to accrue for remaining contract to be paid on 25/26, approx £50k. 28.05.25 Works still ongoing at Victoria Gardens & Sandhill, propose to carry full underspend forward to over the remaining work.	133,700

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S91535	DPC Works	110,000	0	110,000	95,710	-14,290	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. 17.03.25 works ongoing at Easthorpe, propose to carry forward budget	14,290
S715	OTHER STRUCTURAL	663,282	0	663,282	515,292	-147,990		
S93100	ELECTRICAL	0	0	0	0	0		
S93115	Rewires	843,728	0	843,728	622,424	-221,304	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. 21.03.25 Contract ended in Feb, nothing been done since. Expecting approx £195k underspend 28.05.25 Contract ended in February with Shacklocks, new contract due to start in the new FY hence no works completed in between. £10k retention to pay and also invoice to Bamfords for £25,220 relating to works in 24/25, propose to carry forward £35,220 in 25/26.	35,220
S731	ELECTRICAL	843,728	0	843,728	622,424	-221,304		
S93300	Passenger Lifts	52,500	0	52,500	72,000	19,500	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. 21.03.25 Final invoice is covered by current PO, not expecting works to complete until April, need manual accrual for remaining £16k on order for works completed to end of March.	0
S733	PASSENGER LIFTS	52,500	0	52,500	72,000	19,500		
S93500	HEATING	1,314,174	0	1,314,174	1,337,548	23,374	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. Need to check if any o/s invoices and confirm what needs to be spent for rest of FY. 18.03.25 Invoices now being paid, expecting to be £165 underspend depending on remaining jobs in March.	0
S735	HEATING	1,314,174	0	1,314,174	1,337,548	23,374		
S93600	ENERGY EFFICIENCY	5,495	0	5,495	0	-5,495		
S93622	PV Invertors	210,000	0	210,000	49,950	-160,050	25.07.24 using for adhoc energy efficiency works outside of Decarbonisation. Expecting an underspend. Will review in Q2. 21.03.25 No expected further spend, underspend to be utilised elsewhere. 28.05.25 Budget not fully utilised in 24/25 however new contract for servicing starting in 25/26 which will see increased spend, propose to carry over full underspend.	160,050
S93624	EE Boilers	0	0	0	0	0		0
S93625	Thermal Comfort	67,129	0	67,129	33,330	-33,799	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	0

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S93626	Decarbonisation	1,370,260	0	1,370,260	1,456,175	85,915	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. 17.03.25 additional jobs to be invoiced for, 4 fully funded and 8 x 50% funded. Additional £90k required to cover.	0
S93627	Decarb Devolution	216,824	0	216,824	245,934	29,110	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. 17.03.25 Final payment received from NCC, now complete.	0
S93628	EPC	157,500	0	157,500	57,767	-99,733	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. REPROFILE 17.03.25 Approx £15 left to pay on remaining PO. Residual budget to be carried forward for planned works 25/26. 28.05.25 Late procurement of contract contributed to underspend, propose to carry forward £95k for ongoing data collection costs.	99,740
S736	ENERGY EFFICIENCY	2,027,208	0	2,027,208	1,843,156	-184,052		
S95100	GARAGE FORECOURTS		0		0	0		0
S95109	Garages		0		0	0		0
S95115	Resurfacing Works	61,024	0	61,024	45,296	-15,728	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. 17.03.25 Not expecting any further spend by year end	0
S751	GARAGE FORECOURTS	61,024	0	61,024	45,296	-15,728		
S95200	ENVIRONMENTAL WORKS	131,658	0	131,658	133,328	1,670	25.07.24 expecting full budget spend. May be split between other environmental codes	0
S95203	Car Parking Schemes	0	0	0	0	0		0
S95208	Sewerage Treatment Works	0	0	0	0	0		0
S95250	Communal Lighting	24,000	0	24,000	0	-24,000	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. 21.03.25 £24k spent on HD lighting, PO raised on Revenue code, speak to Megan to move actuals, Vince to send breakdowns 28.05.25 No capital spend on communal lighting in 24/25. In 25/26 there is no budget however propose to carry over £24k to pay for PV street light in areas needed.	24,000
S95252	Flood Defence Systems	22,000	0	22,000	14,096	-7,904	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 03.06.25 New project to start in 25/26 to improve estates. Budget required to be carried forward to assist with this.	7,910

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S95254	Estate Improvements	119,000	0	119,000	65,734	-53,266	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. 17.03.25 Not expecting any further spend by year end 03.06.25 New project to start in 25/26 to improve estates. Budget required to be carried forward to assist with this.	53,270
S95292	Communal Areas	10,500	0	10,500	0	-10,500	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 03.06.25 New project to start in 25/26 to improve estates. Budget required to be carried forward to assist with this.	1,060
S95304	Tithe Barn & Queens Court	0	0	0	0	0		0
S95305	Boughton Community Hub	8,000	0	8,000	7,184	-816	12.07.24 finalising last jobs, hub is open to the public 13.01.25 Now complete	0
S95306	Ferndale Conversion	150,000	0	150,000	149,734	-266	15.10.24 started on site in July 24, will be complete within 6 months. 14.01.25 Expected to be fully spent, less the £266 remaining.	0
S95307	PV Panels Broadleaves and Gladstone	217,000	0	217,000	177,193	-39,807	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. 17.03.25 Expecting underspend of around £35k due to the contract value being less than original budget.	0
S95308	Repairs to CDs from Floods 2324	360,617	0	360,617	358,997	-1,620	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 competed, tenants all moved back in, one additional fence needed so expected to fully spend budget. 17.03.25 All works now complete	0
S95309	Allenby Road Conversion	140,000	0	140,000	0	-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. 18.03.25 Reprofile to 25/26	140,000
S95400	Void Works	494,864	0	494,864	336,404	-158,460	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. 18.03.25 All works now done & about to be signed off. Expecting to spend upto current order amounts, should come in on budget. 03.06.25 Approx 50 voids not complete in 25/26, propose to carry over full underspend. 28.05.25 Currently continuing to catch up on outstanind void works, so budget carry forward required.	158,460
S752	ENVIRONMENTAL WORKS	1,677,639	0	1,677,639	1,242,670	-434,969		
S97100	ASBESTOS	63,000	0	63,000	29,459	-33,541	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. 28.05.25 No surveyor in post between July & November, new surveyor now in post and works picking up. Propose to carry over full underspend due.	33,540

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S771	ASBESTOS	63,000	0	63,000	29,459	-33,541		
S97200	FIRE SAFETY	288,455	0	288,455	137,778	-150,677	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. 03.06.25 Surveyor vacant towards the end of FY, works still to be completed for 24/25 carry forward budget	150,680
S97218	Enhanced Fire Risk Assessments	0	0	0	0	0		0
S97221	Fire Doors Various Locations	0	0	0	0	0		0
S772	FIRE SAFETY	288,455	0	288,455	137,778	-150,677		
S97300	DDA IMPROVEMENTS		0		0	0		
S773	DDA IMPROVEMENTS	0	0	0	0	0		
S97400	DISABLED ADAPTATIONS	0	0	0	0	0		0
S97416	Major Adaptations	815,000	0	815,000	976,201	161,201	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.	0
S97417	Minor Adaptations	70,000	0	70,000	60,511	-9,489	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. 17.03.25 Requested additional £1.5k into budget to complete jobs for FY end	0
S97418	Adaptation Stair Lift/Ho	80,608	0	80,608	81,377	769	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. Possible that more job may come in before year end increasing the overspend.	0
S774	DISABLED ADAPTATIONS	965,608	0	965,608	1,118,090	152,482		
S97500	LEGIONELLA	55,042	0	55,042	55,042	-0	31.01.25 More assessments expected. 18.03.25 Possible small over spend	0
S775	LEGIONELLA	55,042	0	55,042	55,042	-0		
S98100	BUILDING SAFETY	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 lightening conductors and structural works 28.01.25 £100k moved to voids	0
S98105	Compartmentalisaton in Roof Space	50,489	0	50,489	49,696	-793		0
S781	BUILDING SAFETY	50,489	0	50,489	49,696	-793		
S99100	PROPERTY INVESTMENT CONTINGENCY	60,000	0	60,000	0	-60,000	14.10.24 contingency to cover the overspend on structural works	0

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S99102	Housing Capital Fees	576,690	0	576,690	542,264	-34,426	Investment team salary underspends in year due to vacancies - 1 x Apprentice surveyor for year & 1 senior investment surveyor.	0
S791	UNALLOCATED FUNDING	636,690	0	636,690	542,264	-94,426		
	SUB TOTAL PROPERTY INVESTMENT	12,506,789	0	12,506,789	11,385,236	-1,121,553		1,128,790
	AFFORDABLE HOUSING							
SA1031	Site Acquisition (Inc RTB)	130,887	0	130,887	130,480	-407	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. 18.03.25 No further spend	0
SA1033	Estate Regeneration	199,546	0	199,546	182,568	-16,978	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. 18.03.25 Not expecting any further spend other than what's already committed. Reprofile to 25.26.	16,980
SA1037	Purchase of 20F Lombard Street	105,500	0	105,500	110,275	4,775	15.01.25 Purchase of lease now complete, budget fully spent.	0
SA1047	New Build Contingency	52,483	0	52,483	0	-52,483	18.07.24 budget available for contingency. 31.03.25 Add in underspends on other clusters.	354,900
SA1048	Boughton Extra Care	39,566	0	39,566	0	-39,566	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 went into administration. add remaining budget to phase 6. 14.01.25 End of defects work still to be carried out, awaiting quote for this. 18.03.25 Awaiting quotes for end of defects, not going to be spend by YE, carry forward budget for 25/26	39,560
SA1080	Phase 5	20,909	0	20,909	-0	-20,909	18.07.24 complete, some orders have been closed, other spend can be moved to phase 6. 14.01.25 Review and update what needs to be moved. 18.03.25 E45k recharges, £20k o/s order, reallocate costs to 6 clusters	0
SA1081	Phase 5 Cluster 1	1,280,199	0	1,280,199	1,314,947	34,748	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. Review and update required. 17.03.25 Now complete, order increased by £21,167.52 for retention. Expected to be £18k over budget with retention.	0
SA1082	Phase 5 Cluster 2	779,293	0	779,293	634,916	-144,377	18.07.24 1 site complete, remaining sites to be complete by the end of 2024. 14.01.25 Wolfpit C to be completed in 25/26 reprofile £51,825 into 25/26 18.03.25 GRN's to be added for spend, expected accrual needed for works carried out up to 31 March.	144,380
SA1083	Phase 5 Cluster 3	490,136	0	490,136	183,222	-306,914	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. 18.03.25 E6,791.02 retention to pay. Rest needs to be moved to other phases.	0
SA1084	Phase 5 Cluster 4	1,576,633	0	1,576,633	1,227,054	-349,579	18.07.24 cluster to be complete by March 25 14.01.25 On track to complete this financial year. 18.03.25 Some orders to close. Remaining budget to be carried forward as work is still ongoing into 25/26	349,580

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SA1085	Phase 5 Cluster 5	759,867	0	759,867	699,826	-60,041	18.07.24 Cluster to be complete by March 25. 14.01.25 Still on track to complete 24/25 18.03.25 To be completed by 31/03, £81,920.19 left to pay. Approx £100k underspend to be carried forward or into contingency.	0
SA1086	Phase 5 Cluster 6	974,639	0	974,639	972,834	-1,805	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. 18.03.25 Order needs to be increased by £10k, expected o be £20k over.	0
SA1087	Phase 5 Cluster 7	0	0	0	-0	-0	18.07.24 complete just retention left to pay 14.01.25 retention to be paid before end of 24/25 18.03.25 Retention paid, order decommitted, expected £400 overspend.	0
SA1090	Phase 6	605,750	0	605,750	18,970	-586,780	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. 18.03.25 Ongoing into 25/26, some budget to be moved into cluster 1.	586,780
SA1091	Phase 6 Cluster 1	682,250	0	682,250	517,463	-164,787	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. 18.03.25 Ongoing into 25/26 expected spend £585k overall	164,790
SA1092	Phase 6 Cluster 2	200,000	0	200,000	0	-200,000	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. 18.03.25 No spend before YE, reprofile total to 25/26.	200,000
SC2000	Careline Analogue to Digital	266,765	0	266,765	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.	0
SC2002	New Housing Management System	250,000	0	250,000	231,288	-18,712	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. 24.03.25 Order raised for £21 approx, will be GRN'd before year end. Staffing cost to be recharged plus a small amount of overtime £2k approx. Remaining budget to be carried forward to 25/26.	18,712
	SUB TOTAL AFFORDABLE HOUSING	8,414,423	0	8,414,423	6,490,609	-1,923,815		1,875,682
	TOTAL HOUSING REVENUE ACCOUNT	20,921,212		20,921,212	17,875,845	-3,045,367		3,004,472