

HRA - Spend against budget - Estimated in year

Project	Capital Description	Original Budget 2025/26	Slippage reported to Cabinet 8 July 25	Original budget 25/26 including slippage	Variations Proposed to Cabinet 9 Sept 25	Revised Budget including Variations for Approval	Actuals to 30.06.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Under Budget	Expected Completion Date	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME													
S91100	ROOF REPLACEMENTS	1,700,000	89,400	1,789,400	0	1,789,400	365,348	383,591	1,040,460	1,789,400	-0	31/03/2026	08/07/25 On target with planned jobs, 50 Jobs completed in QTR 1, expecting to complete another 15 properties this week. Projects expected to start on at Bleasby in July/August.
S711	ROOF REPLACEMENTS	1,700,000	89,400	1,789,400	0	1,789,400	365,348	383,591	1,040,460	1,789,400	-0		
S91218	Kit & Bathrooms	2,221,540	0	2,221,540	0	2,221,540	515,823	481,032	1,224,685	2,221,540	-0	31/03/2026	09/07/25 Currently completing 5 kitchens & 1 bathroom per week. Budget to be reviewed at Q2.
S712	KITCHEN & BATHROOM CONVERSIONS	2,221,540	0	2,221,540	0	2,221,540	515,823	481,032	1,224,685	2,221,540	-0		
S91300	EXTERNAL FABRIC	378,000	0	378,000	0	378,000	28,191	245,636	104,173	378,000	0	31/12/2025	08/07/25 Planned jobs at Southwell, currently expecting to complete all works by end of Q3.
S713	EXTERNAL FABRIC	378,000	0	378,000	0	378,000	28,191	245,636	104,173	378,000	0		
S91412	Doors & Windows Works	280,000	27,470	307,470	0	307,470	4,214	171,977	131,279	307,470	-0	31/03/2026	08/07/25 Works now picking up, slow start due to issues with asbestos surveys due to contract change, now have nationwide in place to cover all works.
S714	DOORS & WINDOWS	280,000	27,470	307,470	0	307,470	4,214	171,977	131,279	307,470	-0		
S91500	OTHER STRUCTURAL	150,000	133,700	283,700	174,200	457,900	30,739	164,182	262,978	457,900	-0	31/03/2026	08/07/25 All jobs carried over from 24/25 now complete. 15 structural jobs to plan in for 25/26. Review forecast once all jobs are fully costed.
S91535	DPC Works	63,000	14,290	77,290	0	77,290	19,483	57,808	0	77,290	0	31/03/2026	08/07/25 16 jobs come in from repairs team to asset team. Back log of damp jobs from 24/25 budget already spent, expected to spend an additional £300-400k this FY.
S715	OTHER STRUCTURAL	213,000	147,990	360,990	174,200	535,190	50,222	221,990	262,978	535,190	0		
S93100	ELECTRICAL	800,000	0	800,000	-800,000	0	0	0		0	0	31/03/2026	
S93115	Rewires	0	35,220	35,220	800,000	835,220	-0	603,268	231,952	835,220	-0	31/03/2026	08/07/25 Contractor now in place, works started first week of June, 10 properties now complete in 25/26 awaiting invoices. Not expected to fully spend budget due to now spend in first quarter of the FY.
S731	ELECTRICAL	800,000	35,220	835,220	0	835,220	-0	603,268	231,952	835,220	-0		
S93300	Passenger Lifts	53,550	0	53,550	0	53,550	497	52,636	418	53,550	0	31/03/2026	08/07/25 3 lift doors to be replaced at a cost of £5k per door approx. Further woks to be identified.
S733	PASSENGER LIFTS	53,550	0	53,550	0	53,550	497	52,636	418	53,550	0		
S93500	HEATING	1,000,000	0	1,000,000	0	1,000,000	16,616	345,673	637,710	1,000,000	-0	31/03/2026	16/07/25 Currently spending £40k per month on installs. 80 installs currently in progress with contractor, another 90 installs planned for Qtr2.
S735	HEATING	1,000,000	0	1,000,000	0	1,000,000	16,616	345,673	637,710	1,000,000	-0		
S93622	PV Invertors	214,200	160,050	374,250	-174,200	200,050	4,296	88,854	106,900	200,050	-0	31/03/2026	08/07/25 Currently expecting to complete 30 jobs at £900 per unit, further works to be identified.
S93625	Thermal Comfort	0	0	0	0	0	0	0	0	0	0	31/03/2026	15/07/25 Cavity wall insulation installed on 9 properties, some small jobs expected to come through this line. Budget to be moved in from S93628.
S93626	Decarbonisation	1,477,980	0	1,477,980	0	1,477,980	510	6,409	1,471,061	1,477,980	-0	31/03/2026	15/07/25 Contractor not yet procured, anticipating works starting Autumn 2025.
S93628	EPC	400,000	99,740	499,740	0	499,740	28,787	47,221	423,731	499,740	-0	31/03/2026	15/07/25 5 year plan for improving EPC'S on our properties. Contractor not appointd as yet to carry out surveys/works, expected to be Autumn 2025.
S736	ENERGY EFFICIENCY	2,092,180	259,790	2,351,970	-174,200	2,177,770	33,593	142,484	2,001,692	2,177,769	-1		
S95100	GARAGE FORECOURTS	53,550	0	53,550	0	53,550	0	0	53,550	53,550	0	31/03/2025	08/07/25 Planning works at Wolfft Avenue currently expected to be £15k, further works to be identified.
S751	GARAGE FORECOURTS	53,550	0	53,550	0	53,550	0	0	53,550	53,550	0		
S95200	ENVIRONMENTAL WORKS	514,080	0	514,080	-50,000	464,080	0	13,667	450,413	464,080	-0	31/03/2026	15/07/25 Some small jobs completed in Q1, further works to be identified.
S95208	Sewerage Treatment Works	30,000	0	30,000	0	30,000	0	0	30,000	30,000	0	31/03/2026	15/07/25 Works to be identified.
S95250	Communal Lighting	0	24,000	24,000	0	24,000	0	0	24,000	24,000	0	31/03/2026	08/07/25 PV Street light to be completed at 3 locations also 30 pv lights to be replaced at broadleaves expected to be within budget.
S95252	Flood Defence Systems	10,000	7,910	17,910	0	17,910	0	3,353	14,557	17,910	-0	31/03/2026	
S95254	Estate Improvements	60,000	53,270	113,270	0	113,270	7,709	21,167	84,394	113,270	0	31/03/2026	15/07/25 Some small jobs completed in Q1. Project on Holly Rise car parking due to start which is expected to cost £60k.
S95292	Communal Areas	10,710	1,060	11,770	0	11,770	0	0	11,770	11,770	0	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects.
S95306	Ferndale Conversion	0	0	0	0	0	-3,587	3,587		0	0	31/03/2026	10/07/25 Complete, retention left to pay in current FY.
S95307	PV Panels Broadleaves and Gladstone	0	0	0	0	0	-4,610	4,610		-0	-0	31/03/2026	10/07/25 Complete, retention left to pay in current FY.
S95309	Allenby Road Conversion	0	140,000	140,000	0	140,000	0	9,500		140,000	0	31/03/2026	09/07/25 Designs are now done & build cost come in at £125k. Procurement exercise due to start in September, expecting works to be completed within 12 weeks once on site.
S95400	Void Works	300,000	158,460	458,460	-200,000	258,460	0	247,185	11,274	258,460	-0	31/03/2026	15/07/25 12 Void properties currently undergoing works. Budget currently sufficient for Capital voids. Review in Q2.

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S95401	Void Works Back log	0	0	0	200,000	200,000	0	200,000		200,000	0	31/12/2025	15/07/25 New budget line created to provide budget for back log of voids property works. PO raised & contractor in place, works due to start imminently.
S95402	External Works	0	0	0	50,000	50,000	0	0	50,000	50,000	0	31/03/2026	15/07/25 New budget line created to provide budget for fencing/other external works completed. Expecting some small jobs to be completed in Q2.
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S752	ENVIRONMENTAL WORKS	924,790	384,700	1,309,490	0	1,309,490	-487	503,069	676,408	1,309,490	-0		
S97100	ASBESTOS	64,260	0	64,260	-64,260	0	-0	0		-0	-0		
S97115	ASBESTOS SURVEYS	0	33,540	33,540	24,260	57,800	6,965	42,940	7,895	57,800	0	31/03/2026	08/07/25 Back log of surveys currently, contractor is expecting to complete 300 surveys in July in an attempt to clear back log. Expecting to need additional funds in this budget for 25/26, will have a better idea at the end of Q2.
S97116	ASBESTOS REMOVALS	0	0	0	40,000	40,000	750	30,000	9,250	40,000	0	31/03/2026	08/07/25 Expecting an increase in works from the back log of surveys currently being carried out. Expecting to need additional funds in this budget for 25/26, will have a better idea at the end of Q2.
S771	ASBESTOS	64,260	33,540	97,800	0	97,800	7,715	72,940	17,145	97,800	-0		
S97200	FIRE SAFETY	0	150,680	150,680	0	150,680	36,131	114,549	0	150,680	0	31/03/2026	
S97218	Enhanced Fire Risk Assessments	240,000	0	240,000	0	240,000	7,958	23,413	208,629	240,000	-0	31/03/2026	16/07/25 Fire/Compartmentalisation surveys now being carried out, 15-20 surveys planned at a cost of £1000-1500 per survey. Review again in Q2.
S97221	Fire Doors Various Locations	645,600	0	645,600	0	645,600	69,055	332,300	244,245	645,600	0	31/03/2026	15/07/25 100 Fire doors planned to be replaced in 25/26, need to review spend/budget in Q2.
S772	FIRE SAFETY	885,600	150,680	1,036,280	0	1,036,280	113,144	470,262	452,874	1,036,280	-0		
S773	DDA IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0		
S97400	DISABLED ADAPTATIONS	1,007,190	0	1,007,190	-940,000	67,190	0	0	67,190	67,190	0	31/03/2026	09/07/25 No spend planned currently, works to be identified.
S97416	Major Adaptations	0	0	0	800,000	800,000	142,670	264,532	392,798	800,000	-0	31/03/2026	09/07/25 92 major adaptations received in Qtr1 of which 85 jobs were completed. Currently expecting to spend £80k per period.
S97417	Minor Adaptations	0	0	0	70,000	70,000	6,168	29,385	34,448	70,000	0	31/03/2026	09/07/25 88 minor adaptations received in Qtr1 of which 80 jobs were completed. Currently expecting to spend £3k per period.
S97418	Adaptation Stair Lift/Ho	0	0	0	70,000	70,000	18,652	16,442	34,906	70,000	-0	31/03/2026	09/07/25 3 jobs planned in for next Qtr with an approx cost of £10k
S774	DISABLED ADAPTATIONS	1,007,190	0	1,007,190	0	1,007,190	167,489	310,359	529,342	1,007,190	0		
S97500	LEGIONELLA	80,000	0	80,000	0	80,000	-0	12,844	67,156	80,000	0	31/03/2026	10/07/25 Currently exploring more cost effective way to complete risk assessments therefore currently on hold. Remedial works ongoing, currently have £20k committed to be spent in Qtr 2. Budget expected to be sufficient to complete works at the moment.
S775	LEGIONELLA	80,000	0	80,000	0	80,000	-0	12,844	67,156	80,000	0		
S98100	BUILDING SAFETY	185,690	0	185,690	0	185,690	0	0	185,690	185,690	0	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects.
S98101	Fire Alarm Systems	35,000	0	35,000	0	35,000	1,322	0	33,678	35,000	0		15/07/25 One job completed at Manvers View Hub, further works to be identified.
S98103	Structural Surveys - Elevated Walkways	150,000	0	150,000	0	150,000	0	645	149,355	150,000	0	31/03/2026	08/07/25 Planned works at Grange Road, waiting for rewires to be complete before surveys completed and costs are known, potentially a large scale job.
S98104	Scooter Shed	45,000	0	45,000	0	45,000	0	0	45,000	45,000	0		
S98108	Door Entry Systems	50,000	0	50,000	0	50,000	0	0	50,000	50,000	0		15/07/25 No surveyor currently in place to plan works.
S781	BUILDING SAFETY	465,690	0	465,690	0	465,690	1,322	645	463,723	465,690	0		
S99100	PROPERTY INVESTMENT CONTINGENCY	60,000	0	60,000	0	60,000	0	0	45,525	45,525	-14,475	31/03/2026	
S99102	Housing Capital Fees	605,020	0	605,020	0	605,020	0	0	619,495	619,495	14,475	31/03/2026	
S791	UNALLOCATED FUNDING	665,020	0	665,020	0	665,020	0	0	665,020	665,020	0		
	SUB TOTAL PROPERTY INVESTMENT	12,884,370	1,128,790	14,013,160	0	14,013,160	1,303,686	4,018,406	8,560,565	14,013,158	-2		
		0	0	0	0	0							
	AFFORDABLE HOUSING												
SA1031	Site Acquisition (Inc RT8)	1,600,000	0	1,600,000	-776,000	824,000	0	0	824,000	824,000	0	31/03/2026	10/07/25 No planned purchases at the moment, will keep under review, reprofile £776k for now.
SA1033	Estate Regeneration	5,000,000	16,980	5,016,980	-4,016,980	1,000,000	91,971	739,516	168,513	1,000,000	0	31/12/2031	10/07/25 start on site currently expected to be October 25, but waiting for the development agreement to be signed.
SA1047	New Build Contingency	0	354,900	354,900	0	354,900	0	0	354,900	354,900	0	31/03/2026	
SA1048	Boughton Extra Care	0	39,560	39,560	0	39,560	4,899	11,053	23,609	39,560	0	31/05/2025	15/07/25 Defects now completed, no further budget needed as project complete.
SA1063	Phase 3 - Cluster 3	0	0	0	0	0	-30,285	525	29,760	0	0	31/03/2026	10-07-25 Woodheads retention, no longer a debtor to Woodheads therefore can be moved to contingency
SA1071	Phase 4 Cluster 1	0	0	0	0	0	-56,537	0	56,537	-0	-0	31/03/2026	10/07/25 Woodheads retention, no longer a debtor to Woodheads therefore can be moved to contingency
SA1072	Phase 4 Cluster 2	0	0	0	0	0	-19,441	0	19,441	0	0	31/03/2026	10/07/25 Woodheads retention, no longer a debtor to Woodheads therefore can be moved to contingency
SA1080	Phase 5	0	0	0	0	0	945	10,112	-11,057	-0	-0	31/03/2026	10/07/25 actuals to be reallocated to relevant cluster
SA1081	Phase 5 Cluster 1	0	0	0	0	0	-24,867	25,593	-726	-0	-0	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1082	Phase 5 Cluster 2	0	144,380	144,380	51,825	196,205	91,507	64,228	40,470	196,205	0	27/06/2025	10/07/25 Phase now completed, retention left to pay which will be paid this FY.
SA1083	Phase 5 Cluster 3	0	0	0	0	0	0	-608	608	0	0	31/03/2026	

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SA1084	Phase 5 Cluster 4	0	349,580	349,580	0	349,580	173,297	190,107	-13,824	349,580	0	30/09/2025	10/07/25 Still on site, expected to be completed by end of September.
SA1085	Phase 5 Cluster 5	0	0	0	0	0	-17,244	17,244		0	0	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1086	Phase 5 Cluster 6	0	0	0	0	0	-26,992	26,992		0	0	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1090	Phase 6	0	586,780	586,780	0	586,780	0	53,269	533,511	586,780	0	31/03/2027	10/07/25 Actuals to be moved to relevant cluster code
SA1091	Phase 6 Cluster 1	0	164,790	164,790	0	164,790	0	0	164,790	164,790	0	02/04/2025	10/07/25 Site now complete, retention left to pay 26/27
SA1092	Phase 6 Cluster 2	521,000	200,000	721,000	50,000	771,000	0	0	771,000	771,000	0	31/03/2027	10/07/25 Purchase of S106 properties awaiting agreement from Legal, expected to be completed the FY
SA1093	Phase 6 Cluster 3	1,000,000	0	1,000,000	0	1,000,000	0	0	1,000,000	1,000,000	0	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY.
SA1094	Phase 6 Cluster 4	1,000,000	0	1,000,000	0	1,000,000	0	6,438	993,562	1,000,000	0	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY.
SA1095	Phase 6 Cluster 5	1,000,000	0	1,000,000	0	1,000,000	0	0	1,000,000	1,000,000	0	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY.
SC2000	Careline Analogue to Digital	0	0	0	98,573	98,573	98,400	0	173	98,573	0	31/12/2025	08/07/25 £98k Slippage from 24/25 now fully spent.
SC2002	New Housing Management System	289,333	18,712	308,045	100,000	408,045	25,911	6,000	376,134	408,045	-0	31/12/2025	11/07/25 Staff recharge costs & overtime for Q1 Awaiting costs for meritec and additional costs from NEC, expected to complete end of December.
	SUB TOTAL AFFORDABLE HOUSING	10,410,333	1,875,682	12,286,015	-4,492,582	7,793,433	311,564	1,150,469	6,331,401	7,793,434	1		
		0	0	-1	0	0							
	TOTAL HOUSING REVENUE ACCOUNT	23,294,703	3,004,472	26,299,175	-4,492,582	21,806,593	1,615,250	5,168,876	14,891,966	21,806,592	-1		