

HRA - Spend against budget - Estimated in year

Project	Capital Description	Current Revised Budget	Variations Proposed to Cabinet 24 Mar 26	Revised Budget including Variations for Approval	Actuals to 31.12.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Under Budget	Original Expected Completion Date	Revised Completion Date	Revised Completion Date	Comments - Spend to date
<b>PROPERTY INVESTMENT PROGRAMME</b>													
S91100	ROOF REPLACEMENTS	1,789,400	0	1,789,400	948,891	469,606	370,903	1,789,400	0	31/03/2026	31/03/2026	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. 09/10/25 Progress is currently slower than usual due to bat surveys being required for each property. However, the budget is expected to remain sufficient at this time. 08/01/26 Jobs planned until end of FY budget is sufficient to cover all planned works.
S711	ROOF REPLACEMENTS	1,789,400	0	1,789,400	948,891	469,606	370,903	1,789,400	0				
S91205	Bathrooms	0			0	0	0	0	0				
S91219	Kitchens	0			0	0	0	0	0				
S91218	Kit & Bathrooms	2,221,540	400,000	2,621,540	1,817,407	379,448	424,685	2,621,540	-0	31/03/2026	31/03/2026	31/03/2026	09/07/25 Currently completing 5 kitchens & 1 bathroom per week. Budget to be reviewed at Q2. 10/10/2025 Works currently still on track, completing five kitchens and one bathroom per week. A major project at Stephen Road has been finalized with a total spend of £30,000. Budget to be reviewed in Q3. 08/01/26 Additional £400k added to budget to enable us to continue with current rate of planned jobs.
S712	KITCHEN & BATHROOM CONVERSIONS	2,221,540	400,000	2,621,540	1,817,407	379,448	424,685	2,621,540	-0				
S91300	EXTERNAL FABRIC	378,000	0	378,000	270,685	106,899	416	378,000	0	31/12/2025	31/12/2025	31/03/2026	08/07/25 Planned jobs at Southwell, currently expecting to complete all works by end of Q3. 09/10/25 Planned jobs at Southwell ongoing, still expected to be complete by the end of Q3. 08/01/25 Works ongoing at Southwell still ongoing, expect works to slow down due to current weather, budget expected to be sufficient to end of FY.
S713	EXTERNAL FABRIC	378,000	0	378,000	270,685	106,899	416	378,000	0				
S91401	Doors	0		0	0	0	0	0	0				
S91413	Windows	0		0	0	0	0	0	0				
S91412	Doors & Windows Works	307,470	0	307,470	27,398	272,602	7,470	307,470	0	31/03/2026	31/03/2026	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. 09/10/25 Contractor now in place, asbestos surveys still ongoing. Large project at Rookwood close planned at a cost of approx £130k to begin imminently. 15/01/26 Costs for the Rookwood Close project have now been received. All works are scheduled for completion before the end of the financial year, and the existing budget is sufficient to cover the planned activities
S714	DOORS & WINDOWS	307,470	0	307,470	27,398	272,602	7,470	307,470	0				
S91500	OTHER STRUCTURAL	457,900	-150,000	307,900	129,515	36,138	142,247	307,900	0	31/03/2026	31/03/2026	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. 09/10/25 12 structural jobs on going, expecting to cost £150k. Current planned works expected to be fulfilled within budget. 15/01/26 A major structural job at Southwell is scheduled for completion before the end of the financial year, and the budget is sufficient to cover the planned works
S91535	DPC Works	0	0	0	0	0	0	0	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. 09/10/25 Works ongoing identified as repairs and not capital investment, therefore reallocated to revenue.
S715	OTHER STRUCTURAL	457,900	-150,000	307,900	129,515	36,138	142,247	307,900	0				
S93100	ELECTRICAL	0	0	0	0	0	0	0	0				
S93115	Rewires	835,220	-150,000	685,220	282,033	323,949	79,238	685,220	-0	31/03/2026	31/03/2026	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. 07/10/25 Currently completing approximately four rewiring jobs per week, with plans to increase output to six per week. Discussions are ongoing with the contractor regarding resource availability. 08/01/26 Current output is 4/5 per week increasing to 6 per week from w/c 12th Jan. Work is also dependent on access to property being granted.
S731	ELECTRICAL	835,220	-150,000	685,220	282,033	323,949	79,238	685,220	-0				
S93300	Passenger Lifts	53,550	28,000	81,550	53,046	28,501	3	81,550	-0	31/03/2026	31/03/2026	31/03/2026	08/07/25 3 lift doors to be replaced at a cost of £5k per door approx. Further works to be identified. 07/07/25 Lift refurbishment is required at Dorwood Court, with an estimated cost of £33,000, which is expected to be covered within the current budget 08/01/25 Vale view block 2 lift to be replaced in January at a cost of £45k, additional £28k required to cover.

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<b>S733</b>	<b>PASSENGER LIFTS</b>	<b>53,550</b>	<b>28,000</b>	<b>81,550</b>	<b>53,046</b>	<b>28,501</b>	<b>3</b>	<b>81,550</b>	<b>-0</b>				
S93500	HEATING	1,000,000	200,000	1,200,000	864,351	25,261	310,388	1,200,000	-0	31/03/2026	31/03/2026	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. 08/10/25 A total of 52 planned installations are expected to be completed over the next quarter. The current budget is considered sufficient to cover both scheduled works and reactive maintenance throughout the winter period 08/01/26 Majority of planned installs complete, now looking at reactive works coming in through the winter period. Expect an additional £200k to cover the end of FY.
<b>S735</b>	<b>HEATING</b>	<b>1,000,000</b>	<b>200,000</b>	<b>1,200,000</b>	<b>864,351</b>	<b>25,261</b>	<b>310,388</b>	<b>1,200,000</b>	<b>-0</b>				
S93600	ENERGY EFFICIENCY	0	0	0	0	0		0	0				
S93622	PV Invertors	200,050	-177,712	22,338	22,338	0	0	22,338	-0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Currently expecting to complete 30 jobs at £900 per unit, further works to be identified. 09/10/25 30 Planned jobs ongoing, current budget expected to be sufficient. 14/01/26 No current jobs outstanding for this FY
S93626	Decarbonisation	0	0	0	0	0		0	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 Contractor not yet identified, once procurement process is complete, anticipating works starting Autumn 2025. 09/10/25 No permanent surveyor currently in place, conversations taking place to decide how to move forward.
S93628	EPC	499,740	-196,144	303,596	75,653	27,942	200,000	303,596	-0	31/03/2026	31/03/2026	31/03/2026	15/07/25 5 year plan for improving EPC'S on our properties. Contractor not appointed as yet to carry out surveys/works, expected to be Autumn 2025. 09/10/25 Surveys completed to identify properties to be worked on. Workstream now in place to appoint contractor to carry out works. 13/01/26 New surveyor now in place to manage works, contract also procured and works due to commence within the next month. Anticipated spend to the end of FY is £200k, unused budget to be reallocated elsewhere.
<b>S736</b>	<b>ENERGY EFFICIENCY</b>	<b>699,790</b>	<b>-373,856</b>	<b>325,934</b>	<b>97,991</b>	<b>27,942</b>	<b>200,000</b>	<b>325,933</b>	<b>-1</b>				
S95100	GARAGE FORECOURTS	53,550		53,550	9,980	0	43,570	53,550	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Planning works at Wollfit Avenue currently expected to be £15k, further works to be identified. 09/10/25 Paving at York Drive to be resurfaced, budget to be utilised for this work. 13/01/26 Awaiting costs for project on York Drive, expecting to complete before end of FY.
S95109	Garages	0		0	0	0		0	0				
S95115	Resurfacing Works	0		0	0	0		0	0				
<b>S751</b>	<b>GARAGE FORECOURTS</b>	<b>53,550</b>	<b>0</b>	<b>53,550</b>	<b>9,980</b>	<b>0</b>	<b>43,570</b>	<b>53,550</b>	<b>0</b>				
S95200	ESTATE IMPROVEMENTS	494,080	-400,000	94,080	14,838	24,430	54,812	94,080	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 Some small jobs completed in Q1, further works to be identified. 09/10/25 No spend is planned at present; works are to be identified. 15/01/26 At present, no works are scheduled due to staffing vacancies within the asset team
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	0		24,000	0	31/03/2026	31/03/2026	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. 07/10/25 Pending receipt of cost estimates for the projects identified in Q1. 08/01/26 PV street light project not yet completed just to staffing issues, possible may roll into 2026/27
S95252	Flood Defence Systems	17,910	0	17,910	2,218	3,353	12,340	17,910	0	31/03/2026	31/03/2026	31/03/2026	09/10/25 These works are typically identified during the autumn and winter months
S95254	Car Parking Schemes	113,270	0	113,270	36,029	7,967	69,274	113,270	0	31/03/2026	31/03/2026	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. 07/10/25 Holly Rise Car Park plans drawn up & designs currently being reviewed with residents. Planning application & procurement exercise to take place before works start expected to be Feb/March before on site. Fencing project at Newbury Close, Edwinstowe also expected to start shortly expected to cost £58k. 08/01/26 Works scheduled to start in the next month with completion due before the end of FY.
S95292	Communal Areas	11,770	0	11,770	2,543	0	9,227	11,770	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects. 09/10/25 There is currently no surveyor currently. To assess potential projects in the coming quarter.
S95306	Ferndale Conversion	0	0	0	-3,587	3,587		0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Complete, retention left to pay in current FY.
S95307	PV Panels Broadleaves and Gladstone	0	0	0	-4,610	4,610		-0	-0	31/03/2026	14/03/2025	14/03/2025	10/07/25 Complete, retention left to pay in current FY.

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S95309	Allenby Road Conversion	140,000	0	140,000	5,400	5,700		140,000	0	31/03/2026	31/03/2026	31/03/2026	09/07/25 Designs are now done & build cost estimate £125k. Procurement exercise due to start in September, expecting works to be completed within 12 weeks once on site. 08/10/25 The tender process has been completed, and the contract award is pending authorisation. Site mobilisation is expected within six weeks, with works scheduled for completion within twelve weeks from the start date. 07/01/26 delay in contracting signing, still hoping to be on site before end of FY.
S95400	Void Works	493,559	630,000	1,123,559	646,439	415,969	61,151	1,123,559	-0	31/03/2026	31/03/2026	31/03/2026	15/07/25 12 Void properties currently undergoing works. Budget currently sufficient for Capital voids. Review in Q2. 08/10/25 27 properties currently outstanding, 14 of which we are awaiting a cost schedule for. 13/01/26 Voids works progressing at pace, expecting to have the outstanding properties completed before the end of the FY.
S95401	Void Works Back log	696,000	0	696,000	48,703	244,510	402,786	696,000	-0	31/12/2025	31/12/2025	31/03/2026	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. 09/10/25 Works started on 58 back log voids, average cost currently £12k per void. 13/01/26 Voids works progressing at pace, expecting to have the outstanding properties completed before the end of the FY.
S95402	External Works	50,000	0	50,000	6,824	0	43,177	50,000	0	31/03/2026	31/03/2026	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. 09/10/25 Currently awaiting referrals from the Repairs team for pending jobs. 13/01/26 Some small jobs completed, expecting a larger value fencing job to be completed before the end of the FY.
						0							
S752	ENVIRONMENTAL WORKS	2,040,589	230,000	2,270,589	754,797	710,126	652,767	2,270,589	0				
S97100	ASBESTOS	0	0	0	-0	0		-0	-0				
S97115	ASBESTOS SURVEYS	57,800	55,000	112,800	72,732	12,244	27,824	112,800	-0	31/03/2026	31/03/2026	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. 08/10/25 Surveys on communal blocks have now been completed, with costs aligning with expectations. A forecast will be developed for the next six months of the financial year to provide greater clarity on anticipated expenditure and any potential need for additional budget. 08/01/26 Budget sufficient to complete programme of planned surveys upto FY.
S97116	ASBESTOS REMOVALS	40,000	20,000	60,000	11,466	19,284	29,250	60,000	0	31/03/2026	31/03/2026	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. 8/10/25 Awaiting costs on removal works required as a result of completed surveys in Q2. 08/01/26 An additional removal job now planned in Harby which is an entire roof space contaminated with asbestos, expected cost around £10k for removal. Expected to need an additional £20k in the budget for this FY.
S771	ASBESTOS	97,800	75,000	172,800	84,198	31,528	57,074	172,800	-0				
S97200	FIRE SAFETY	150,680	0	150,680	72,652	73,694	4,334	150,680	-0	31/03/2026	31/03/2026	31/03/2026	
S97218	Enhanced Fire Risk Assessments	390,629	-100,000	290,629	102,844	137,714	50,071	290,629	-0	31/03/2026	31/03/2026	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. 07/10/25 Surveys are currently being conducted at a cost of £450-£600 each, with 19 surveys still outstanding. Remedial works are estimated at £10,000-£15,000 per survey, resulting in a projected requirement of approximately £150,000 to complete all necessary remedial actions. 14/01/26 Work ongoing, remaining budget expected to spent fully by FY
S97221	Fire Doors Various Locations	645,600	0	645,600	251,551	185,227	208,821	645,600	-0	31/03/2026	31/03/2026	31/03/2026	15/07/25 100 Fire doors planned to be replaced in 25/26, need to review spend/budget in Q2. 07/10/25 The fire door replacement programme is ongoing. Initial assessments suggest fewer doors may need replacing than originally anticipated, which could result in an underspend. 14/01/26 Fire door replacement programme is underway, in addition new surveys are being carried out which could result in additional remedial works.
S772	FIRE SAFETY	1,186,909	-100,000	1,086,909	427,047	396,636	263,226	1,086,909	-0				
S97300	DDA IMPROVEMENTS	0			0	0	0	0	0				
S773	DDA IMPROVEMENTS	0	0	0	0	0	0	0	0				
S97400	DISABLED ADAPTATIONS	67,190	-50,000	17,190	0	0	17,190	17,190	0				09/07/25 No spend planned currently, works to be identified.
S97416	Major Adaptations	800,000	0	800,000	559,132	148,937	91,931	800,000	0	31/03/2026	31/03/2026	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. 07/10/25 A total of 99 major adaptations were received in Q2, with 76 completed to date. The programme is currently on track to fully utilise the allocated budget by the end of the financial year. 08/01/26 85 Major adaptations were received in Qtr 3, with 72 being completed within the quarter. It is anticipated that the budget will be fully committed by the end of the FY.

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S97417	Minor Adaptations	70,000	0	70,000	30,733	18,715	20,552	70,000	0	31/03/2026	31/03/2026	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. 08/10/2025 A total of 112 minor adaptations were received in Q2, with 103 completed. Recent job requests have been lower in cost than anticipated, resulting in reduced spending compared to initial expectations. 08/01/26 98 minor adaptations were received in Qtr 3, with 75 being completed within the quarter. We expect to fully the commit the total budget before the end of FY.
S97418	Adaptation Stair Lift/Ho	70,000	0	70,000	47,570	21,922	509	70,000	0	31/03/2026	31/03/2026	31/03/2026	09/07/25 3 jobs planned in for next Qtr with an approx cost of £10k 07/10/25 The budget is currently fully committed. As the work is carried out on an ad hoc basis, any additional tasks may require further budget allocation. 08/01/26 No further job requests have been submitted at this time.
<b>S774</b>	<b>DISABLED ADAPTATIONS</b>	<b>1,007,190</b>	<b>-50,000</b>	<b>957,190</b>	<b>637,435</b>	<b>189,574</b>	<b>130,182</b>	<b>957,191</b>	<b>1</b>				
S97500	LEGIONELLA	80,000	0	80,000	0	13,698	66,302	80,000	0	31/03/2026	31/03/2026	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. 09/10/25 Legionella risk assessments now being carried out by Phoenix as part of the Heating contract, however this is for a trail period and will be reviewed in Q3. 14/01/26 Remedial works now picking up due to the risk assessments being carried out, currently only small jobs coming through therefore budget expected to be sufficient to the end of the FY.
<b>S775</b>	<b>LEGIONELLA</b>	<b>80,000</b>	<b>0</b>	<b>80,000</b>	<b>0</b>	<b>13,698</b>	<b>66,302</b>	<b>80,000</b>	<b>0</b>				
S98100	BUILDING SAFETY	309,676	-309,676	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects.
S98101	Fire Alarm Systems	0	28,343	28,343	0	28,343	0	28,343	-0				15/07/25 One job completed at Manvers View, further works to be identified. 09/10/25 Actuals to be moved to Revenue in P7, works identified not Capital expenditure. 14/01/26 Some small jobs now in progress, purchase order raised & expected to cover costs in full.
S98102	Sprinkler System	0	0	0	0	0	0	0	0				
S98103	Structural Surveys - Elevated Walkways	150,000	0	150,000	0	0	150,000	150,000	0	31/03/2026	31/03/2026	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. 09/10/25 Planned job at Grange Road awaiting Western Power to complete external rewires before we can proceed with works. 14/01/26 Awaiting 3rd party contractor to begin works before we can carry out our planned works on the walkways.
S98104	Scooter Shed	0	0	0	0	0	0	0	0				
S98105	Compartmentalisation in Roof Space	0	0	0	-0	-0	0	-0	-0				
S98106	Inspection & Install Lightning Conductors	0	0	0	0	0	0	0	0				
S98107	Aerial Inspections	0	0	0	0	0	0	0	0				
S98108	Door Entry Systems	0	17,548	17,548	0	17,548	0	17,548	0				14/01/26 Some small jobs now in progress, purchase order raised & expected to cover costs in full.
<b>S781</b>	<b>BUILDING SAFETY</b>	<b>459,676</b>	<b>-263,785</b>	<b>195,891</b>	<b>-0</b>	<b>45,891</b>	<b>150,000</b>	<b>195,891</b>	<b>-0</b>				
S99100	PROPERTY INVESTMENT CONTINGENCY	0	0	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	
S99102	Housing Capital Fees	528,410	154,641	683,051	141,348	0	541,703	683,051	0	31/03/2026	31/03/2026	31/03/2026	08/10/2025 Recharges are anticipated to be lower than forecast due to current vacancies within the investment team. 21/01/26 Investment team recharge recalculated due to increase in agency spend.
<b>S791</b>	<b>UNALLOCATED FUNDING</b>	<b>528,410</b>	<b>154,641</b>	<b>683,051</b>	<b>141,348</b>	<b>0</b>	<b>541,703</b>	<b>683,051</b>	<b>0</b>				
	<b>SUB TOTAL PROPERTY INVESTMENT</b>	<b>13,196,994</b>	<b>0</b>	<b>13,196,994</b>	<b>6,546,119</b>	<b>3,057,800</b>	<b>3,440,173</b>	<b>13,196,993</b>	<b>-1</b>				
	<b>AFFORDABLE HOUSING</b>												
SA1031	Site Acquisition (inc RTB)	0	0	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 No planned purchases at the moment, will keep under review, reprofile £776k for now. 07/10/25 No planned purchases at the moment, reprofile to 26/27
SA1033	Estate Regeneration	1,000,000	0	1,000,000	369,678	516,867	113,454	1,000,000	-0	31/12/2031	31/12/2031	31/12/2031	10/07/25 currently working through proposed JCT contract details. 14/01/26 currently working to discharge pre-commencement planning conditions prior to starting on site.
SA1047	New Build Contingency	417,385	-52,233	365,152	0	0	365,152	365,152	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 budget will be redistributed when required
SA1048	Boughton Extra Care	0	0	0	0	0	0	0	0	31/05/2025	31/05/2025	31/05/2025	15/07/25 Defects now completed, no further budget needed as project complete.
SA1081	Phase 5 Cluster 1	0	0	0	-6,032	6,032	0	0	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1082	Phase 5 Cluster 2	160,245	0	160,245	138,657	17,078	4,510	160,245	0	27/06/2025	30/06/2025	30/06/2025	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	-608	608	0	0	31/03/2026	30/09/2025	30/09/2025	07/10/2025 Phase now completed, retention left to pay which will be paid this FY.
SA1084	Phase 5 Cluster 4	362,615	45,528	408,143	378,543	29,600	0	408,143	0	30/09/2025	31/10/2025	31/10/2025	10/07/25 Still on site, expected to be completed by end of September. 07/10/25 Expected to be complete in the next 2 weeks. Will move money in from other clusters to cover overspend. 15/01/26 Phase now complete, retention left to pay.
SA1085	Phase 5 Cluster 5	0	0	0	-17,244	17,244	0	0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1086	Phase 5 Cluster 6	0	0	0	-3,969	3,969	0	0	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1090	Phase 6	48,013	6,705	54,718	7,283	47,435	0	54,718	-0	31/03/2027	31/03/2027	31/03/2027	10/07/25 reprofile budget to 26/27 for the Rainworth site

Project	Capital Description	Current Revised Budget	Variations Proposed to Cabinet 24 Mar 25	Revised Budget including Variations for Approval	Actuals to 31.12.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Under Budget	Original Expected Completion Date	Revised Completion Date	Revised Completion Date	Comments - Spend to date
SA1091	Phase 6 Cluster 1	6,000	0	6,000	0	0	6,000	6,000	0	02/04/2025	02/04/2025	02/04/2025	10/07/25 Site now complete, retention left to pay 26/27 07/10/25 GRN to be done retention left to pay 26/27, any remaining budget can be moved to contingency once retention cost is confirmed. 15/01/26 Phase now complete, retention left to pay.
SA1092	Phase 6 Cluster 2 - S106 Purchase	771,000	-771,000	0	0	0	0	0	0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Purchase of S106 properties awaiting agreement from Legal, expected to be completed the FY 15/01/26 Portfolio holder decision approved in December, purchase now to proceed. It's anticipated that the purchase will be completed early in 26/27.
SA1093	Phase 6 Cluster 3 - Church Circle	500,000	-396,600	103,400	17,158	36,242	50,000	103,400	0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected January 2026, reprofile £500k budget to 26/27 15/01/26 Contractors currently carrying out design and statutory agreements, works on site expected to commence in the new FY.
SA1094	Phase 6 Cluster 4 - Bowbridge Road	500,000	-400,000	100,000	17,629	16,590	65,781	100,000	-0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected end of January 2026, reprofile £500k budget to 26/27 15/01/26 Contractors currently carrying out design and statutory agreements, works on site expected to commence in the new FY.
SA1095	Phase 6 Cluster 5 - Lowfield Lane	500,000	-371,550	128,450	0	78,450	50,000	128,450	0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected end of December 2025, reprofile £500k budget to 26/27 15/01/26 Contractors currently carrying out design and statutory agreements, works on site expected to commence in the new FY.
SC2000	Careline Analogue to Digital	98,573	0	98,573	98,400	0	0	98,400	-173	31/12/2025	30/09/2025	30/09/2025	08/07/25 E98k Slippage from 24/25 now fully spent 09/10/25 Project now complete, no further spend expected.
SC2002	New Housing Management System	208,045	-15,000	193,045	37,362	66,198	89,485	193,045	-0	31/12/2025	30/06/2026	30/06/2026	11/07/25 Staff recharge costs & overtime for Q1 Awaiting costs for merit and additional costs from NEC, expected to complete end of December. 07/10/25 Project to now include the shut down of Capita therefore pushing back the completion date also some delay to basic project work. Additional resource also required for this. Awaiting costs from suppliers for additional functions within system relating to the introduction of Awaab's law. Profile £200k to 25/27 for revised project plan. 13/01/26 Current PO raised is going to be utilised upto the end of FY, currently budget only required for staff recharges which are to be calculated & moved in before year end. £15k reprofiled to 26/27.
SC2003	HRA Vehicle Replacement Programme	965,265	86,982	1,052,247	0	0	1,052,247	1,052,247	0		31/03/2026	31/03/2026	13/10/25 Vehicle replacement previously sat in GF budget and paid by HRA via recharges, replacement budget reallocated for more efficient budgeting. Still managed by Environmental Services via the Nottinghamshire consortium and replacement programme due within the current year. 13/01/25 replacement of 36 vehicles. The chassis have been ordered and prices have now been received for the body, increase in budget is required as the prices have come back higher than expected and following the new contract.
	<b>SUB TOTAL AFFORDABLE HOUSING</b>	<b>5,537,141</b>	<b>-1,867,168</b>	<b>3,669,973</b>	<b>1,037,464</b>	<b>835,098</b>	<b>1,797,237</b>	<b>3,669,799</b>	<b>-174</b>				
		0											
	<b>TOTAL HOUSING REVENUE ACCOUNT</b>	<b>18,734,135</b>	<b>-1,867,168</b>	<b>16,866,967</b>	<b>7,583,584</b>	<b>3,892,897</b>	<b>5,237,410</b>	<b>16,866,792</b>	<b>-175</b>				