

HRA - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Original Budget 2026/27	Slippage Approved by Cabinet 7 July 26	Original budget 26/27 including slippage	Variations approved Cabinet 15 Sept 26	Revised Budget including Variations for Approval	Actuals to 30 June 2026	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/ Underspend	Original Expected Completion Date	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME														
S91100	ROOF REPLACEMENTS	A Tutty	1,785,000	0	1,785,000	-4,487	1,780,513	709,416	604,055	467,042	1,780,513	-0	31/03/2027	20/07/2026 Planned programme of works fully utilises £1.7m budget. Roofing programme expected to be complete by end of Qtr 2. Review in Qtr 2.
S711	ROOF REPLACEMENTS		1,785,000	0	1,785,000	-4,487	1,780,513	709,416	604,055	467,042	1,780,513	-0		
S91218	Kit & Bathrooms	A Tutty	2,332,620	0	2,332,620	-18,680	2,313,940	313,398	628,107	1,372,435	2,313,940	-0	31/03/2027	20/07/2026 Expected to fully spend budget by Q3, currently fitting 5 Kitchens & 1 bathroom per week. Review budget in Qtr 2.
	Kit & Bathrooms Voids													
S712	KITCHEN & BATHROOM CONVERSIONS		2,332,620	0	2,332,620	-18,680	2,313,940	313,398	628,107	1,372,435	2,313,940	-0		
S91300	EXTERNAL FABRIC	A Tutty	387,450	0	387,450	0	387,450	3,822	323,111	60,517	387,450	0	31/03/2027	20/07/2026 Rerendering one property currently and other bigger jobs planned in Qtr2. Budget to be reviewed at end of Qtr 2.
S713	EXTERNAL FABRIC		387,450	0	387,450	0	387,450	3,822	323,111	60,517	387,450	0		
S91412	Doors & Windows Works	D Edwards	294,000	94,600	388,600	0	388,600	2,494	52,971	333,134	388,600	-0	31/03/2027	09/07/2026 New contractor now in place, large replacement project due at Rookwood court expected to come in at £100k, waiting for final quote.
S714	DOORS & WINDOWS		294,000	94,600	388,600	0	388,600	2,494	52,971	333,134	388,600	-0		
S91500	OTHER STRUCTURAL	R Ward	223,650	0	223,650	0	223,650	44,251	4,500	174,899	223,650	0	31/03/2027	09/07/2026 Balconies at Manthorpe House due to be replaced, estimated cost currently £70k. Also 6 Oak Avenue expected to come in around £60k.
S91535	DPC Works	R Ward	0	0	0	0	0	0	0		0	0		
S715	OTHER STRUCTURAL		223,650	0	223,650	0	223,650	44,251	4,500	174,899	223,650	0		
S93100	ELECTRICAL	V Parr	840,000	0	840,000	-840,000	0	0	0		0	0		
S93115	Rewires	V Parr	0	0	0	840,000	840,000	119,993	550,855	169,153	840,000	0	31/03/2027	09/07/2026 Currently scheduled to complete 5 rewires per week, on target to spend full budget.
S731	ELECTRICAL		840,000	0	840,000	0	840,000	119,993	550,855	169,153	840,000	0		
S93300	Passenger Lifts	V Parr	94,000	0	94,000	0	94,000	47,800	46,200		94,000	0	31/03/2027	09/07/2026 Vale view block 1 lift replacement now complete. Some smaller jobs planned for Q2. budget expected to be sufficient for this FY.
S733	PASSENGER LIFTS		94,000	0	94,000	0	94,000	47,800	46,200	0	94,000	0		
S93500	HEATING	C Linacre	1,500,000	0	1,500,000	0	1,500,000	354,977	141,527	1,003,497	1,500,000	0	31/03/2027	09/07/2026 100 boilers replaced in Qtr 1. Replacement programme on target for 26/27, expected to spend full budget.
S735	HEATING		1,500,000	0	1,500,000	0	1,500,000	354,977	141,527	1,003,497	1,500,000	0		
S93600	ENERGY EFFICIENCY		0	0	0	0	0	0	0		0	0		
S93622	PV Invertors	V Parr	218,480	0	218,480	-20,000	198,480	0	23,438	175,042	198,480	0	31/03/2027	09/07/2026 Planned to replace 30 invertors this FY, budget may not be fully utilised, review in Q2.
S93623	PV Invertors Digital Switch Over	V Parr	0	0	0	20,000	20,000	0	0	20,000	20,000	0	31/03/2027	09/07/2026 PV meters now require updating. Currently planned to replace atleast 50 this FY, potentially more if contractor can accommodate.
S93626	Warm Homes SDHF Decarbonisation	M Shearman	1,551,880	0	1,551,880	1,000,000	2,551,880	48,425	863,839	1,639,616	2,551,880	0	31/03/2027	09/07/2026 Planned works currently on target, installs commenced in Q1. Expected to spend full budget in this FY.
S93628	EPC	M Shearman	420,000	0	420,000	0	420,000	4,126	60,198	355,675	420,000	-0	31/03/2027	09/07/2026 Planned EPC project now commenced at the end of Q1, current back log of need to be carried out. Expected to spend full budget this FY.
S736	ENERGY EFFICIENCY		2,190,360	0	2,190,360	1,000,000	3,190,360	52,551	947,475	2,190,333	3,190,360	-0		
S95200	ESTATE IMPROVEMENTS	W Fox	578,980	0	578,980	0	578,980	20,705	119,639	438,636	578,980	-0	31/03/2027	23/07/2026 reallocate budgets to lines below once we have costings
S95209	FLOOR COVERINGS AT COMMUNITY CENTRES	C Bex												
S95309	Allenby Road Conversion	Jak Whitney	0	134,600	134,600	27,592	162,192	0	9,600	152,592	162,192	0	31/10/2026	14/07/2026 Works are currently underway on site and are expected to be completed in October.
S95400	Void Works	B Roche	1,200,000	0	1,200,000	0	1,200,000	174,576	69,968	955,455	1,200,000	-0	31/03/2026	15/07/2026 40 Void properties currently being worked on, budget expected to be sufficient for current planned works.
S752	ENVIRONMENTAL WORKS		1,778,980	134,600	1,913,580	27,592	1,941,172	195,282	199,207	1,546,683	1,941,172	-0		

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S97100	ASBESTOS	D McNulty	250,000	0	250,000	-250,000	0	0	0		0	0		
S97115	ASBESTOS SURVEYS	D McNulty	0	0	0	140,000	140,000	8,510	49,868	81,622	140,000	0	31/03/2027	09/07/2026 Planned survey programme currently on track, budget expected to be sufficient.
S97116	ASBESTOS REMOVALS	D McNulty	0	32,712	32,712	105,575	138,287	6,588	32,706	98,993	138,287	-0	31/03/2027	09/07/2026 £7.5k job at Harby currently on site & a £10k job due to be completed in Q2.
S771	ASBESTOS		250,000	32,712	282,712	-4,425	278,287	15,098	82,574	180,615	278,287	-0		
S97200	FIRE SAFETY	T Wiles	850,000	0	850,000	-810,000	40,000	7,924	730	31,346	40,000	0	31/03/2027	09/07/2026 Used for adhoc works, some small jobs carried out in Q1, review budget in Q2.
S97218	Enhanced Fire Risk Assessments	T Wiles	0	0	0	60,000	60,000	0	11,175	48,825	60,000	0	31/03/2027	09/07/2026 Planned risk assessment programme ongoing, expecting to spend full budget this FY, review in Q2.
S97221	Fire Doors Various Locations	T Wiles	0	0	0	274,446	274,446	40,444	234,003		274,446	0	31/03/2027	09/07/2026 Planned replacement programme ongoing, expecting to spend full budget this FY, review in Q2.
S772	FIRE SAFETY		850,000	0	850,000	-475,554	374,446	48,368	245,908	80,171	374,447	1		
S97400	DISABLED ADAPTATIONS	L Powell	1,057,550	0	1,057,550	-940,000	117,550	0	0	117,550	117,550	0	31/03/2027	09/07/2026 Budget to be split between codes below as & when needed.
S97416	Major Adaptations	L Powell	0	0	0	800,000	800,000	104,998	304,948	390,055	800,000	0	31/03/2027	09/07/2026 61 Major adaption jobs complete in Q1, average cost of £2.5k per job. Budget expected to be sufficient for the FY.
S97417	Minor Adaptations	L Powell	0	0	0	70,000	70,000	3,495	31,011	35,494	70,000	0	31/03/2027	09/07/2026 102 Minor adaption jobs complete in Q1 with an average spend currently £3.5k per month. Budget expected to be sufficient for the FY.
S97418	Adaptation Stair Lift/Ho	L Powell	0	0	0	70,000	70,000	10,017	21,381	38,602	70,000	0	31/03/2027	09/07/2026 3 stairlifts installed during Q1, average spend currently of £3.5k per month. Budget expected to be sufficient.
S774	DISABLED ADAPTATIONS		1,057,550	0	1,057,550	0	1,057,550	118,511	357,340	581,701	1,057,551	1		
S97500	LEGIONELLA	N Emery	84,000	0	84,000	-24,446	59,554	-0	4,348	55,206	59,554	-0	31/03/2027	23/07/2026 No current planned jobs for this budget, may be reassigned elsewhere, review in Q2.
S775	LEGIONELLA		84,000	0	84,000	-24,446	59,554	-0	4,348	55,206	59,554	-0		
S98100	BUILDING SAFETY	C Bex/N Emery	383,970	0	383,970	0	383,970	0	0	383,970	383,970	0	31/03/2027	23/04/2026 New parapit to be installed at Gladstone house, currently obtaining advice/quotations.
S98105	Compartmentalisation in Roof Space	T Wiles	0	0	0	500,000	500,000	0	232,900	267,100	500,000	0	31/03/2027	09/07/2026 Works commenced for one block at De Lacy Court, PO raised for current expected cost but this is expected to increase as work on other blocks.
S781	BUILDING SAFETY		383,970	0	383,970	500,000	883,970	0	232,900	651,070	883,970	0		
S99100	PROPERTY INVESTMENT CONTINGENCY		100,000	0	100,000	-50,000	50,000	0	0	50,000	50,000	0		
S99102	Housing Capital Fees		698,560	0	698,560	154,925	853,485	0	0	853,485	853,485	0	31/03/2027	07/07/2026 Agency costs for Q1 and forecasted agency spend for Q2 is exceeding the underspend incurred on the salary budgets and has therefore caused a higher recharge than anticipated.
S791	UNALLOCATED FUNDING		798,560	0	798,560	104,925	903,485	0	0	903,485	903,485	0		
	SUB TOTAL PROPERTY INVESTMENT		14,850,140	261,912	15,112,052	1,104,925	16,216,977	2,025,961	4,421,077	9,769,941	16,216,979	2		
			0	0	0	0	0	0	0					
	AFFORDABLE HOUSING													
SA1031	Site Acquisition (Inc RTB)	C Clarkson/L Anthony	1,648,425	0	1,648,425	0	1,648,425	0	0	1,648,425	1,648,425	0		09/07/2026 No planned purchases at the moment, will keep under review.
SA1033	Estate Regeneration	C Clarkson	9,345,894	610,192	9,956,086	-6,600,000	3,356,086	117,484	475,426	2,763,176	3,356,086	-0	31/03/2029	23/07/26 expected start on site is Oct 26, it a c2 year programme to completion of HRA units. Working through finalising DA.
SA1047	New Build Contingency	L Anthony	0	327,780	327,780	-5,748	322,032	0	0	322,032	322,032	0		09/07/2026 budget will be redistributed when required
SA1085	Phase 5 Cluster 5	L Anthony	0	0	0	5,748	5,748	0	5,748		5,748	-0	31/03/2027	09/07/2026 Rentention to be paid this FY.

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SA1090	Phase 6	L Anthony	697,557	54,718	752,275	-81,586	670,689	-13,820	46,875	637,634	670,689	-0	31/03/2027	09/07/2026 Budget to distributed to phases as required.
SA1092	Phase 6 Cluster 2 - S106 Purchase	L Anthony	0	0	0	771,000	771,000	64	0	770,937	771,000	0	31/03/2027	09/07/2026 Awaiting an expected completion date.
SA1093	Phase 6 Cluster 3 - Church Circle	L Anthony	1,000,000	61,865	1,061,865	443,077	1,504,942	57,059	1,017,127	430,756	1,504,942	0	31/03/2027	09/07/2026 Works commenced on site in May, expected completion in Qtr 4.
SA1094	Phase 6 Cluster 4 - Bowbridge Road	L Anthony	1,000,000	0	1,000,000	400,000	1,400,000	128,181	956,021	315,798	1,400,000	-0	31/03/2027	09/07/2026 Works commenced on site in May, expected completion in Qtr 4.
SA1095	Phase 6 Cluster 5 - Lowfield Lane	L Anthony	1,200,000	3,578	1,203,578	371,550	1,575,128	73,717	1,323,520	177,891	1,575,128	0	30/06/2027	09/07/2026 works commenced on site in April and expected to complete within the first quarter of 26/27.
SA1097	Phase 6 Cluster 7 - S106 Properties Rainworth	L Anthony	0	0	0	33,109	33,109	0	0	33,109	33,109	0	31/03/2027	09/07/2026 Currently with Legal team, awaiting expected transfer date.
SC2002	New Housing Management System	K McIntosh	200,000	14,207	214,207	15,000	229,207	25,228	10,448	193,532	229,207	0	31/03/2027	14/07/2026 Project due to be completed within this FY, some costs are still ebing confirmed in line with revised specifications, budget expected to be sufficient.
SC2003	HRA Vehicle Replacement Programme	A Kirk	0	1,052,247	1,052,247	0	1,052,247	632,645	331,275	88,327	1,052,247	0	30/09/2026	23/07/26 vehicles being delivered
	SUB TOTAL AFFORDABLE HOUSING		15,091,876	2,124,587	17,216,463	-4,645,850	12,570,613	975,128	4,196,879	7,398,607	12,570,613	0		
			0	0	-1	0	0							
	TOTAL HOUSING REVENUE ACCOUNT		29,942,016	2,386,499	32,328,515	-3,540,925	28,787,590	3,001,089	8,617,955	17,168,548	28,787,592	2		