

HRA

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Proposal		H/M/L	2024-25 £000s	2025-26 £000s	2026-27 £000s	2027-28 £000s	2024-25	2025-26	2026-27	2027-28	Total
Contractual Inflation											
1	HRA	Pay Inflation	245	107	110						
2	HRA	Contractual employee inflationary uplifts for the Improvement to communal area management and cleaning team	14	6	6						
3	HRA	Contractual employee inflationary uplifts associated with works undertaken by ODS covering areas of activity including Caretaking Services, the Garden Scheme, Grounds Maintenance and Planned Maintenance	7	3	3						
Total Contractual Inflation			266	116	119						
Pressures											
4	HRA R	Reversal of contributions to Youth Ambition Service on council estates		(100)							
5	HRA R	Reversal of Transformation Team Costs - G8 plus 1 x G7s for 1 year		(80)							
6	HRA R	Reversal fo Fencing Work increase	(200)	(200)							
7	HRA R	Reversal of budget to clear backlog in tenant unauthorised alterations	(25)								
8	HRA R	Provision for future costs		(200)							
Total Pressures			(225)	(580)							
Existing Efficiencies											
9											
Total Existing Efficiencies											
Invest to Save											
10											

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Total Invest to Save											
Fees & Charges											
11											
Total Fees & Charges											
New Investments/Bids											
12	HRA R	Support/maintenance for digital noticeboards	1	1	1	1					
13	HRA R	Investment Resource Planning - Tenancy Management & Tenant Involvement	862		(12)		13.00				
14	HRA R	Reversal of Contribution to Area Co-ordinators (MM40 G6107)	(140)								
15	HRA R	Recharge from PS for Fibre to Homes Initiative - 2 officers and legal costs	120		(120)						
16	HRA R	Recharge from PS for Utilities Officer	30								
17	HRA R	Recharge from PS for Policy & Process Officer	53								
18	HRA R	HRA contribution towards the existing Clienting & Commissioning Officer	15								
19	HRA R	Recharge from PS for Capital Monitoring & Reporting Officer	70								
20	HRA R	Recharge from PS for work on OCHL (Emma Gubbins's time)	8								
21	HRA R	Reversal of Provisional Legal Costs	(100)								
22	HRA R	Recharge for PAYPAL charges	13								
23	HRA R	Increased energy costs	100								
24	HRA R	Affordable Housing Supply Programme Coordinator posts	85				2.00				
25	HRA R	Capitalisation of AH Supply Programme Co-ordinator Post	(43)								
26	HRA R	Affordable Housing Supply Senior Programme Officer	70				1.00				
27	HRA R	Re-structure of posts in the AH Supply Team		12	18						
28	HRA R	Housemark Costs recharged to HRA	10								
29	HRA R	Regulator Fees	65								
30	HRA R	Responsive maintenance	(3,478)		(20)						
31	HRA C	Capitalisation of AH Supply Programme Co-ordinator Post	43								
32	HRA C	Digital Noticeboards for towerblocks	25								

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33	HRA C Housing for Older People - replacement of worn/damaged curtain, white goods and miscellaneous furnishings in communal areas		50								
34	HRA C Social Housing White Paper - Decent Homes Standard to be extended to communal areas and estate										
35	HRA C Repair/remedial/improvement works required following stock condition surveys (for Malcolm)			5,000	5,000						
36	HRA C Tower Blocks Additional Works to meet Building Regs		1,500	(500)		(1,000)					
37	HRA C Tower Block - Fire alarm system replacement			800	(800)						
38	HRA C Contingency for SHWP urgent works		500	(500)							
39	HRA C Extensions (5 / 6 Beds)		300		(300)						
40	HRA C Communal Areas		71	227		202					
41	HRA C Great Estates Programme		(163)	0	563	600					
42	HRA C Doors and Windows		400	300	0	200					
43	HRA C Fencing (Capital)		1,200	(400)	0	0					
44	HRA C Roofing		300	471	(700)	929					
45	HRA C Lift Replacement & refurbishment Programme		75	(50)	125	0					
46	HRA C Heating systems renewal		(893)	236	0	2,157					
47	HRA C Renewal of Fire Safety systems & upgrades		(42)	0	102	0					
48	HRA C Fire Door installations		920	0	80	500					
49	HRA C Controlled Entry upgrade		(34)	34	0	75					
50	HRA C Electrical Upgrade works		840	(63)	(800)	523					
51	HRA C Renewal of Solar and Energy infrastructure		15	0	0	0					
52	HRA C Major Voids		77	(79)	72	430					
53	HRA C Adaptations for disabled		44	(50)	6	650					
54	HRA C Extension & Major adaptations		310	(60)	0	250					
55	HRA C Structural		751	49	700	0					
56	HRA C Stock Condition Survey		166	(166)	0	0					
57	HRA C Energy Efficiency Initiatives		2,500	3,040	(5,965)	2,750					
58	HRA C Damp-proof works		363	(184)	0	121					
59	HRA C Kitchens & Bathrooms		(1,033)	794	0	2,739					
60	HRA C Flooring		150	0	0	0					
61	HRA C Internal/External common areas		100	400	0	0					
62	HRA C Pre-Paint & Joinery Works		1,000	0	0	0					
63	HRA C External Works		1,000	0	0	0					
64	HRA C Capital R&M Works		2,500	(2,500)	0	0					
Total New Investments/Bids			10,775	13	(113)	1	16				
REV			(2,258)	13	(133)	1					
CAP			13,034	6,799	(1,917)	11,126					
Transformations & New Efficiencies											

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		£000s	£000s	£000s	£000s					
Total Transformations										
Total HRA		10,816	(451)	6	1	16.00				
	REV	(2,217)	(451)	(14)	1					
	CAP	13,034	6,799	(1,917)	11,126					

Footnote:

HRA	Existing Rents increase	(2,872)	(1,268)	(1,508)						
HRA	New Rental Income from new developments	(530)	(1,687)	(1,908)						
HRA	Repairs Inflation (Including above inflation materials price increase)	375	384							

- Amended Bids & Savings
- New Bids & Savings