

## HRA Capital Forecast Outturn Variances 2025/26

## Appendix B(iv)

Project	Current Budget 2025/26 £'000's	Current Forecast 2025/26 £'000's	Variance 2025/26 £'000's	Commentary
<b>Decent homes programme</b>				
Electrical / Wiring	607	187	(420)	On TSG works programme and forecasted works currently ordered. Further works will be identified during the year, however the amount ordered is causing the current forecast underspend. Likely to have some 'No Access' this year which will reduce expenditure.
Kitchens	2,012	1,100	(912)	On TSG works programme and forecasted works currently ordered. Further works will be identified during the year, however the amount ordered is causing the current forecast underspend. Likely to have some 'No Access' this year which will reduce expenditure.
Bathrooms	1,215	656	(559)	On TSG works programme and forecasted works currently ordered. Further works will be identified during the year, however the amount ordered is causing the current forecast underspend. Likely to have some 'No Access' this year which will reduce expenditure.
Sulphate Attacks	109	0	(109)	No affected properties have been identified so far this year.
Decent Homes Backlog	5,610	2,000	(3,610)	Rephasing of unspent budget at the year end to 2026 and 2027 will need to be requested to cover additional roofing works when the new planned maintenance contract is implemented
Other capital projects	24,854	24,852	(2)	Other minor variations
<b>Total Decent Homes programme</b>	<b>34,407</b>	<b>28,795</b>	<b>(5,612)</b>	
<b>Other spend on existing stock</b>				

Project	Current Budget 2025/26 £'000's	Current Forecast 2025/26 £'000's	Variance 2025/26 £'000's	Commentary
Disabled Adaptions	928	676	(252)	The start of the 2025/26 financial year has seen a change in the NHS Occupational Therapy budget so that the team no longer have temporary assistance or administrative help. This means they have less time and capacity to see as many clients and so cases have dropped significantly this is why we have an underspend for this year. The service cannot see this picking up any time soon and some of the team have left. Stairlifts and Through Floor Lift requests picked up significantly in the first quarter
Asbestos Removal	53	120	67	A proactive asbestos testing and removal process is underway. The budget for asbestos removal will be reviewed as part of the MTFS
Fire Prevention / Fire Safety Works	855	1,400	545	Action is being taken to address all risks arising from fire risk assessments and this means the current budget is likely to be overspent. The budget will be reviewed as part of the MTFS
Other Spend on HRA Stock Planned Maintenance Contractor Overheads	204	390	186	The forecast takes account of expected main contractor overheads for the Foster and TSG contracts
Estate Investment	1,072	603	(469)	A programme of work for 25/26 is being developed. Around £500k of work is planned to be ordered and it is likely that further projects will be developed later this year.
Other capital projects	2,152	2,153	1	Other minor variations
<b>Total other spend on existing stock</b>	<b>5,264</b>	<b>5,342</b>	<b>78</b>	
<b>New build schemes</b>				
New Build - Meadows and Buchan Street	1,041	1,334	293	Scheme costs exceed the budget due to agreed additional payments to CIP resulting from the return on the project being less than originally estimated
New Build - Aylesborough Close	4,284	3,717	(567)	Project will be completed below budget
New Build - St Thomas's Road	1,682	150	(1,532)	Having been on hold due to resources, this project is likely to pick up again in Q3/4
Fanshawe Road	7,598	4,574	(3,024)	Underspend due to delays in start onsite

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Princess and Hanover	12,391	4,666	(7,725)	Variance relates to buyback negotiations being slower than forecast due to challenging leaseholder situations, and delayed planning submission impacting on start on site forecast previously within year. <u>Underspend will need to be carried forward.</u>
New Build - East Road	10,106	5	(10,101)	Significant delays due to viability constraints, this scheme remains under review.
New Build - Eddeva Park	8,016	2,417	(5,599)	Variance relates to County decisions awaited on procurement methodology and associated delays. <u>Underspend will need to be carried forward.</u>
New Build - East Barnwell	16,638	10,428	(6,210)	The forecast spend has reduced this year due to building works cashflow being updated now that it is in contract. Underspend will need to be carried forward.
New Build - Newbury Farm	13,327	9,882	(3,445)	Variance relates to delay in contract with forecast start moving to 25/26 and programme shifted in parallel. <u>Underspend will need to be carried forward.</u>
New Build - ATS, Histon Road	6,864	4,328	(2,536)	Variance relates to a revised spend profile based on the agreed purchase price of the affordable units. <u>Underspend will need to be carried forward.</u>
New Build - Ekin Road	5,418	2,194	(3,224)	The forecast spend this year has reduced due to a delay to planning submission and start on site. <u>Underspend will need to be carried forward.</u>
Stanton House	0	191	191	Delays in programme schedule resulted in expenditure in 25/26 and therefore the scheme costs exceed the budget.
New Build - Davy Road	3,721	3,166	(555)	Underspend due to delays in planning programme. <u>Underspend will need be carried forward.</u>
Other capital projects	7,777	7,817	40	Other minor variations
<b>Total new build schemes</b>	<b>98,863</b>	<b>54,869</b>	<b>(43,994)</b>	
<b>Acquisitions</b>				
Acquisitions & Disposals	1,097	1	(1,096)	Contingency sum if needed. No current plans to use this.

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Local Authority Housing Fund Acquisitions	1,947	1,600	(347)	Final acquisition agreed so an underspend is expected.
Total acquisitions	<b>3,044</b>	<b>1,601</b>	<b>(1,443)</b>	
<b>Other HRA capital spend</b>				
Orchard Upgrade	72	0	(72)	Contingency sum if needed, to be used when required for project works.
Commercial Property	133	40	(93)	Currently an underspend due to reduced work currently identified by Property Services
Inflation Allowance	2,455	0	(2,455)	Whether this budget will be utilised depends on the progress of the HRA capital programme.
Other capital projects	2,104	2,080	(24)	Other minor variations
<b>Total other HRA capital spend</b>	<b>4,764</b>	<b>2,120</b>	<b>(2,644)</b>	
<b>Total HRA capital programme</b>	<b>146,342</b>	<b>92,727</b>	<b>(53,615)</b>	