

Housing Revenue Account 2025/26

Quarter 3 Capital Update

Budget Movements

Following re-profiling at Quarter 2, the revised HRA programme was:

2025/26	£'000
New Build	31,437
Investment	69,018
Funded by:	
141 Receipts	17,444
Grants	8,138
MRR	20,052
Borrowing	52,567
RCCO	2,255
Total	100,455

During Quarter 3, budgets in the new build section were adjusted as follows:

- Tipton LUF budgets were re-profiled with a larger proportion of the forecast spend being in 2026/27.
- The Hawes Lane scheme (141 funded) was re-profiled with a larger proportion of the forecast expenditure being in 2026/27.
- Changes to the profile of anticipated right to buy (RTB) sales receipts to align with assumptions in the HRA 30 year business plan resulting in an increase of £0.813m.

The changes across the 5-year capital programme are:

New Build £000	25/26	26/27	27/28	28/29	29/30	Change
HE Funded Schemes	2,986	-	-	-	-	-
LAHF Property Purchases	1,079	-	-	-	-	-
Tipton Regeneration (LUF)	5,000	20,553	317	-	-	-
Langley Baths (Remediation)	428	-	-	-	-	-
RTB Sales Funded Schemes	17,307	16,459	18,155	18,036	17,396	813
Total	26,800	37,012	18,472	18,036	17,396	813

During Quarter 3, budgets in the investment section were re-profiled to reflect increased activity in home improvements and high rise and building safety. The overall budget envelope of £277.8m over the 5-year capital programme has increased by £0.132m which is due to a reduction in estimated capital salaries costs of (£0.102m) and an additional scheme added for the HRA share of the Corporate Telephony project £0.234m. The changes across the 5-year capital programme are:

Investment £000	25/26	26/27	27/28	28/29	29/30	Change
Major Projects	31,891	2,056	175	-	-	0
High Rise and Building Safety	1,729	9,450	6,989	7,091	7,192	1,013
Aids and Adaptations	2,778	2,800	2,800	2,800	2,800	0
Home Improvements	21,638	22,525	22,285	22,911	22,779	2,217
Riverside PFI	2,255	2,000	2,000	2,000	2,000	0
Estate Improvements	2,088	2,646	1,485	1,515	1,545	1
Transformation /capital salaries	3,372	3,350	3,739	3,149	2,866	132
Other projects	-	5,435	12,960	15,799	15,041	(3,231)
Total	65,752	50,262	52,433	55,265	54,224	132

Revised Programme

Following re-profiling as detailed above and finalisation of budgets, the revised HRA capital programme is now:

Revised HRA capital Programme at Q3

	25/26	26/27	27/28	28/29	29/30	30/31
New Build						
HE funded schemes	2,986	-	-	-	-	-
LAHF property purchases	1,079	-	-	-	-	-
Tipton Regeneration (LUF)	5,000	20,553	317	-	-	-
Langley Baths (remediation)	428	-	-	-	-	-
RTB Sales Funded schemes	17,307	16,459	18,155	18,036	17,396	17,396
	26,800	37,012	18,472	18,036	17,396	17,396
Investment						
Major Projects	31,891	2,056	175	-	-	-
High Rise and Building Safety	1,729	9,450	6,989	7,091	7,192	4,166
Aids and Adaptations	2,778	2,800	2,800	2,800	2,800	3,378
Home Improvements	21,638	22,525	22,285	22,911	22,779	22,516
Riverside PFI	2,255	2,000	2,000	2,000	2,000	2,000
Estate Improvements	2,088	2,646	1,485	1,515	1,545	1,576
Transformation and capital salaries	3,372	3,350	3,739	3,149	2,866	2,821
Other projects	-	5,435	12,960	15,799	15,041	-
	65,752	50,262	52,433	55,265	54,224	36,457
Grand Total	92,552	87,274	70,905	73,301	71,620	53,853
Funding						
141 receipts	17,307	16,459	18,155	18,036	12,055	-
Capital Receipts	-	-	-	-	5,341	17,396
Grants	5,948	12,366	-	-	-	-
MRR	20,520	20,692	20,873	21,217	21,609	21,985
Borrowing	46,522	35,757	29,877	32,048	30,615	12,472
RCCO	2,255	2,000	2,000	2,000	2,000	2,000
	92,552	87,274	70,905	73,301	71,620	53,853