

HOUSING CAPITAL PROGRAMME - 2024/25 + 4 Year plan	Assumed at revised prices										
PROPOSED INVESTMENT PLAN:	HPS unit rate (from 30yr plan)	2024/25 Provisional	Required Units for Decent Homes	2025/26 Provisional	Required Units for Decent Homes	2026/27 Provisional	Required Units for Decent Homes	2027/28 Provisional	Required Units for Decent Homes	2028/29 Provisional	Required Units for Decent Homes
Compliance:											
Smoke detectors	98	84,240	860	84,240	860	65,000	663	34,020	347	36,600	373
CO detectors	98	64,380	657	76,500	781	38,700	395	16,260	166	40,680	415
Communal Lighting Replacement to blocks	5,530	50,000	9	50,000	9	50,000	9	50,000	9	50,000	9
Asbestos Removal Works	N/a	50,000	N/a	50,000	N/a	50,000	N/a	50,000	N/a	50,000	N/a
Asbestos Management / R&D Surveys	N/a	120,000	N/a	120,000	N/a	120,000	N/a	120,000	N/a	120,000	N/a
Fire Risk Works	N/a	3,000,000	N/a	3,000,000	N/a	2,000,000	N/a	1,500,000	N/a	1,500,000	N/a
Fire Risk Assessments	N/a	100,000	N/a	100,000	N/a	100,000	N/a	100,000	N/a	100,000	N/a
Decent Homes works											
Kitchens	8,180	2,895,720	354	3,202,527	392	3,525,104	431	4,918,256	601	5,041,212	616
Bathrooms + WC	3,689	405,790	110	419,181	114	429,661	116	440,402	119	451,412	122
Decarbonisation / heating solutions	4,000	1,576,000	394	2,256,072	564	2,888,475	722	4,315,135	1,079	4,111,534	1,028
Rewiring	3,500	700,000	200	578,480	165	604,060	173	486,212	139	471,113	135
Property Improvements (External contractor)	N/a	2,000,000	N/a	0	N/a	0	N/a	0	N/a	0	N/a
Roof Renewals inc loft insulation, S&F's, hanging tiles and metal roofs plus chimneys	6,900	1,271,500	184	1,033,517	150	1,059,354	154	1,085,838	157	1,154,255	167
DPC/Damp Works and Pointing General plus render	3,000	249,000	83	309,900	103	317,648	106	260,471	87	100,119	33
Windows	8,000	2,584,000	323	2,010,218	251	1,728,532	216	1,758,722	220	1,989,578	249
Doors	900	190,800	212	135,736	151	81,000	90	86,932	97	30,369	34
Major Refurbishment works											
Blocks Refurbishments inc. environmental works	N/a	3,000,000	N/a	2,000,000	N/a	2,000,000	N/a	0	N/a	0	N/a
Other programmed works											
Internal Soil Stacks	N/a	25,000	N/a	25,000	N/a	25,000	N/a	0	N/a	0	N/a
Structural Works	N/a	300,000	N/a	300,000	N/a	300,000	N/a	300,000	N/a	300,000	N/a
Fences + gates, footpaths + drives inc. new off street parking	1,400	95,350	68	95,350	68	95,350	68	95,350	68	165,350	118
Footpath Proactive Maintenance	N/a	50,000	N/a	50,000	N/a	50,000	N/a	50,000	N/a	50,000	N/a
Disabled Adaptations	N/a	750,000	N/a	750,000	N/a	750,000	N/a	750,000	N/a	750,000	N/a
Capital Administration Fees											
Fees @ 6%	N/a	1,173,707	N/a	998,803	N/a	976,673	N/a	985,056	N/a	990,733	N/a
Acquisitions & New build											
New Build - site to be identified	N/a	0	N/a	0	N/a	0	N/a	3,000,000	N/a	3,000,000	N/a
New Build Construction - Barrow Hill	N/a	500,000	N/a	3,700,000	N/a	1,000,000	N/a	0	N/a	0	N/a
New Build Construction - Belmont Drive	N/a	0	N/a	2,000,000	N/a	0	N/a	0	N/a	0	N/a
New Build construction - Fortem Solutions Limited Infill Site Contract	N/a	4,611,280	22	0	N/a	0	N/a	0	N/a	0	N/a
New Build construction - Henry Boot Mastin Moor Site	N/a	4,200,781	18	0	N/a	0	N/a	0	N/a	0	N/a
New Build feasibility (fees)	N/a	50,000	N/a	50,000	N/a	50,000	N/a	50,000	N/a	50,000	N/a
Property Acquisitions	N/a	0	N/a	1,000,000	N/a	1,000,000	N/a	1,000,000	N/a	1,000,000	N/a
Management and ICT											
Stock condition survey	N/a	25,000	N/a	25,000	N/a	25,000	N/a	25,000	N/a	25,000	N/a
TOTAL		30,122,548		24,420,524		19,329,557		21,477,654		21,577,955	
FINANCED BY											
Revenue Financing		0		0		0		0		0	
Borrowing		11,615,506		8,662,442		3,758,855		4,783,492		5,097,109	
1-4-1 RTB Receipts		3,724,824		1,171,507		76,124		0		0	
Useable Capital Receipts		1,126,109		966,737		1,966,328		1,965,915		1,752,599	
Grants and Contributions		0		0		0		1,200,000		1,200,000	
Major Repairs Reserve		13,656,108		13,619,838		13,528,248		13,528,248		13,528,248	
TOTAL RESOURCES AVAILABLE		30,122,548		24,420,524		19,329,555		21,477,655		21,577,956	