

REPORT TITLE: HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2024/25

10 SEPTEMBER 2025

REPORT OF CABINET MEMBER: CLLR REACH – CABINET MEMBER FOR GOOD HOMES

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WARD(S): ALL

PURPOSE

This report provides an update to members on the financial performance of the Housing Revenue Account (HRA), and the HRA capital programme, in 2024/25. It requests approval for revised budget forecasts to the 2025-26 HRA capital programme to reflect slippage, to take account of delays to some schemes and reflect the likely revised spend profile in the capital programme.

The 2024/25 outturn was a surplus to the HRA of £1.855m for 2024/25, compared to the originally budgeted deficit of £1.704m; a favourable movement of £3.559m. This has increased the current working balance to £15.951m (£14.096m as at 31 March 2024). The Capital programme outturn was £13.237m against the revised budget of £22.995 presented to Cabinet in February 2025.

RECOMMENDATIONS:

That Cabinet

1. Notes the HRA Outturn figures for 2024/25 as detailed in Appendices 1 and 2;
2. Notes the Housing capital programme outturn for Major Works and New Build as detailed in Paragraph 10.5 and 10.6 and Appendices 3 & 4;
3. Notes the funding of the 2024/25 HRA capital programme as detailed in Paragraphs 10.7 to 10.10 and Appendix 5; and
4. Approves the reforecast capital programme budget of £48.8m for 2025/26 as detailed in paragraphs 10.11 to 10.15 and Appendix 6 & 7 that takes into account potential programme slippage and the reprofiling of expected spend.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Greener Faster

The capital programme provides for carbon reduction measures across the existing housing stock, included within the design and construction of new properties, and included within the feasibility assessment when considering the purchase of properties. This includes the Council's retrofit programme for existing properties.

1.2 Thriving Places

Delivery of affordable accommodation allows people to live and work in the community and contribute to the local economy.

1.3 Healthy Communities

The wellbeing of residents is considered within the design of new properties, and new homes are designed to be energy efficient and to meet tenants needs. Any substitute properties are assessed according to these criteria.

1.4 Good Homes for All

Providing good quality housing and new affordable homes is a strategic priority for the Council. Effective management of the resources available to the Council enable it to take advantage of new opportunities and ensure that satisfaction levels remain high amongst tenants in relation to their home and community.

1.5 Efficient and Effective

One of the key objectives of the Housing Strategy is to modernise the customer service offer through the development of a digital first customer journey, improving communication and self-service options for tenants/residents, and efficiency of services.

1.6 Listening and Learning

Housing tenants are directly involved in decisions regarding service provision, both through the work of TACT and through regular tenant and leaseholder digital surveys, to capture wider tenant views. The service continues to review options to provide an improved customer experience, increase opportunities for engagement and to ensure satisfaction with services provided by the Council.

2 FINANCIAL IMPLICATIONS

2.1 Full details are included in section 10. In summary, the Council had a net surplus on its HRA revenue account of £1.855m for 2024/25, a favourable

variance on the original deficit budget of £1.704m. This increases the HRA general balance at 31st March 2025 from £14.096m to £15.95m. Current HRA reserves and balances as at 31st March 2025 are shown in Appendix 5, together with current HRA borrowing.

- 2.2 Total expenditure in the Housing capital programme for 2024/25 was £13.237m, which was £9.758m lower than the revised forecast in February of £22.995m. The original budget for the year was £26.295m. The key movements between February and outturn relate to Kings Barton, of which a £3m land transfer was anticipated by March (see 10.6c), and slippage on Climate Change (para 10.5d)
- 2.3 It is proposed to carry forward to 2025/26 £3.382m of capital budget slippage from 2024/25. In addition, the approved budgets for 2025/26 are being re-profiled to realign them with anticipated activity. The ten-year HRA indicative approved capital programme will be amended in the forthcoming business planning process for 2025/26 -2035/36 to reflect these changes in the timing of expected project milestones.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Council, as a local housing authority, is required to maintain a Housing Revenue Account (HRA) with a positive working balance and keep borrowing levels within prudential rule guidelines, in accordance with s74 of the Local Government & Housing Act 1989 (the “1989 Act”) prohibiting the Council to operate its HRA at a deficit. Effective management of the HRA is necessary to ensure that statutory requirements are met.
- 3.2 HRA capital projects will ensure that approvals required are in compliance with the Council constitution which includes that a project with costs in excess of £0.250m will be subject to a financial appraisal, Financial Procedure Rules and the subject of a Member decision.

4 WORKFORCE IMPLICATIONS

- 4.1 As at the end of the financial year 2024/25, further changes to the restructure implemented in 2023/24 were being assessed in response to ongoing regulatory requirements. Proposed changes were being consulted on at the time of writing this report.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 In order to meet one of the key principles of the Council’s strategy, the HRA is required to provide sufficient financial resources to both maintain the Council’s existing housing stock to decent homes standard and to enable new affordable housing to be built to help meet local demands.

6 CONSULTATION AND COMMUNICATION

- 6.1 The Outturn Report will be shared with the TACT Board.

ENVIRONMENTAL CONSIDERATIONS

- 6.2 The Housing Service considers environmental and ecological factors when developing new build properties and preparing major works plans including estate improvements, working closely with planning officers and the Council's Landscape Team where appropriate. Additional costs for meeting these responsibilities are included in project appraisals and scheme budgets.
- 6.3 The Council is working towards the goal to achieve energy performance certification (EPC) at C or above on all the housing stock by 2030. During 2024/25, 57 properties previously at an EPC- D rating were certified at EPC-C rating, following works undertaken. As at the end of 2024/25, approximately 64% of the stock is now rated at EPC-C or above

7 PUBLIC SECTOR EQUALITY DUTY

- 7.1 Whilst there are no actions which arise directly from this report, officers have regard to the considerations as set out in the Equalities Act 2010 and whether an equality impact assessment will be required to be undertaken at the time of implementation on any specific recommendations.

8 DATA PROTECTION IMPACT ASSESSMENT

- 8.1 None required.

9 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Financial Pressures <i>Continuing inflationary pressures affecting materials, labour and energy costs, combined with rises in borrowing costs, the impact of the cost of living crisis impacting on costs of reactive and planned repairs and new build, reducing capacity and viability of the HRA</i>	The annual process of constructing a robust base HRA 30-year business plan and its underlying key assumptions and sensitivity analysis will help to identify and quantify the potential financial consequences and impact	Allowing better informed resource allocation decisions to be made.

Exposure to Challenge <i>The provision of social housing is a statutory requirement, with increased focus on regulation and compliance. Failure to comply with relevant legislation will lead to challenge from Regulator of Social Housing</i>	Statutory legislation is being monitored to identify any new risks or opportunities that they may bring. Policies are being updated. Action plans are in place to address gaps in compliance. Close working relationship with Regulator of Social Housing.	
Reputation <i>Failure to complete major housing projects due to lack of resources would have a direct impact on both customer satisfaction and the Council's reputation.</i>	Business planning tools with regular updates are utilised to make sure resources are available to complete projects. A whole of life approach to developing affordable high quality sustainable housing is considered from the outset	
Achievement of outcome		
Property <i>That council owned dwellings fail to meet decent home standards.</i> <i>Insufficient stock condition data may mean that future capital spend assumptions are inaccurate</i> <i>That changes to Decent Homes standards currently being consulted on add significant cost to the capital programme</i>	Full stock condition surveys are programmed to commence in 2025/26. The outputs will inform the programme of future works within the business plan, taking account of changing requirements. sound financial planning ensures that standards are maintained in future.	Investment in stock will reduce future pressure on reactive repairs costs within the revenue budget,
Community Support	Regular communication and consultation are	Positive consultation brings forward alternative

<i>Lack of consultation will affect tenant satisfaction and cause objections to planning applications for new build developments.</i>	maintained with tenants and leaseholders on a variety of housing issues. The Council consults with local residents and stakeholders on proposed new build schemes.	options that may otherwise not have been considered.
Timescales <i>Delays to new build contracts may result in increased costs and lost revenue.</i> <i>Delays to major works may result in the loss of decent home status for individual properties.</i>	New build contracts contain clauses to allow the Council to recover damages if the project is delayed due to contractor actions. Continual updating of asset management plans and major works budgets allows potential issues to be addressed quickly.	
Project capacity <i>The HRA can borrow funds in addition to utilising external receipts and reserves, but it must be able to service the loan interest arising and repay debt in the future.</i> <i>Staffing resources (not always in Housing) reduce the ability to push forward new schemes at the required pace.</i>	Regular monitoring of budgets and business plans, together with the use of financial assessment tools enables the Council to manage resources effectively. Staffing resources have been reviewed to support the delivery of the enhanced new build programme.	Recent changes to the guidance for the use of RTB receipts gives more flexibility. Potential Grant funding opportunities
Other		

10 SUPPORTING INFORMATION:

HRA Outturn 2024/25

Details of the 2024/25 financial performance are analysed in Appendix 1 (subjective summary) and Appendix 2 (service summary).

- 10.1 Overall, the HRA produced a surplus of £1.855m. The outturn surplus represents a £3.31m favourable variance to the original deficit budget of £1.704m (CAB3445).
- 10.2 Within the subjective summary (Appendix 1), the material variances were:
- a) **Employee costs:** £0.556m favourable variance, representing an underspend against the overall original employee budget of 8.6%. A new structure was implemented in early 2024/25, which delivered a budget saving of £0.3m, which is reflected in this variance and has been baselined into the business plan. The remainder relates to one-off vacancy savings. Vacancies were high in the first half of the year as a result of restructuring.
 - b) **Premises costs:** £0.561m adverse variance. The adverse variance is predominantly due to demand led repairs and maintenance. The Budget Options and 2025/26 budget reports (CAB3478) outlines the step change in repairs costs resulting from high inflation between 2021/22 and 2023/24, set the expectation that there would be a significant adverse variance on repairs in 2024/25 and made provision in budgets for additional costs from 2025/26. The overall adverse variance on repairs in 2024/25 was £1.8m, which includes an underestimate in 2023/24 cost accrual of £0.4m, and additional compliance costs for fire safety works of £0.1m in addition to the expected baseline increase of £1.2m.
- Adverse variances have been offset by a favourable variance of £0.4m on utility costs and cleaning contract costs, for which the budget estimate was significantly increased following spikes in energy costs in 2022/23. The 2025/26 budget report (CAB3490) also set the expectation that energy budgets would be overstated, and energy budgets (and associated service charge income budgets) have been revised accordingly.
- During 2022/23, an Extension of Time claim of £0.835m in respect of Winnall flats was accounted for and has been accrued as a revenue cost each year since, pending settlement. The claim was settled as a capital cost during 2024/25 and as it related to works costs rather than penalties, has generated a favourable variance of £0.8m.
- The quarterly forecast report identified a potential revenue cost of £0.9m for fire safety and asbestos compliance inspections and fire safety works. As at 31st March compliance inspections were well advanced for fire safety, and for asbestos were commencing in April 2025. Inspections were procured below the forecast expectation by £0.3m and likely spend in 2025/26 can be accommodated within the 2025/26 budgets.
- c) **Other costs:** £1.01m Favourable variance. This is made up of a number of variances. The key variance is the investment budget for

repairs procurement contract and upgrades to Housing IT systems, for which £1m was allocated for investment in the 2024/25 original budget. The quarterly monitoring reports and 2025/26 HRA budget report and business plan (CAB3490) identified that this would not be fully spent in 2024/25 and provided for a revised profile of spend between 2025/26 and reprofiled to future years to reflect current expectation.

The budget report also identified a likely underspend on consultancy costs on New Homes as an ongoing saving from 2025/26, which is predominantly due to an increasing focus on acquisitions in the short term. There was a corresponding underspend of £0.12m on the consultancy budget in 2024/25.

The favourable variances have been offset by an increase in disrepair costs. A number of historic disrepair claims are being settled, and the Council continues to receive new claims, in part due to increased awareness of ability to claim. A provision has been set up to provide for the settlement of these claims, which has led to an adverse variance of £0.17m.

The catering provision at Chesil Lodge is run at a significant subsidy, an issue that was identified within 2025/26 budget setting process. Charges have been increased for 2025/26 in order to mitigate cost to the HRA, however for 2024/25 the budget did not reflect the level of subsidy provided and an adverse variance of £0.08m resulted.

- d) End of year depreciation charges were £0.57m over budget. There is a requirement to transfer a sum to the Major Repairs reserve each year, based on the annual depreciation charge. For budgeting purposes, depreciation is an estimate based on the prior year, and actual depreciation is affected by several factors such as the annual valuation of the council's housing stock, and underlying component costs and will therefore vary from forecast. The charge is transferred to the Major repairs Reserve and, from there, used to support the capital programme. There was no new external borrowing in 2024/25, and associated costs were in line with budget. However, internal borrowing costs were higher than forecast by £0.16m as the 3-month PWLB rate used to calculate the internal cost of borrowing averaged 5.45% across the year, compared to a budgeted rate of 5%.
- e) External Income: Favourable variance of £0.565m, of which £0.27m relates to rents on shared ownership properties. Sales of Shared ownership sales of properties at Goatsbeard house commenced during 2024/25. The trend in shares sold so far indicate that the share of property purchased was lower than anticipated, which means that rental income was higher and capital shared ownership receipts lower than originally anticipated. Communal service charges were £0.1m favourable, reflecting increased cost recovery specifically for communal energy costs, dwelling rents was favourable by £0.05m on a £35m

income budget, and bad debt provision contribution was £0.05m lower than budget estimate due to improvements in the debt recovery rate in 2024/25.

- f) **Interest receivable £2.77m:** Interest payable and receivable: Because the capital programme has been significantly underspent against the original budget in 2024/25, cash balances that would otherwise have been used to finance the capital programme have been retained; and the interest rate applicable to internal balances has been much higher than budgeted, resulting in a favourable variance of £2.8m.

10.3 Within the service summary (Appendix 1), the material variances were:

- a) **Estate Management:** The favourable variance of £0.26m relates to staff management savings, of which £0.08m relates to ongoing staff restructure savings that have been baselined from 2025/26, and £0.17m to one-off vacancy savings in year.
- b) **New build programme support:** Favourable variance of £0.278m. Of this variance, £0.12m is due to ongoing vacancies within the programme support team, and £0.12m underspend on consultancy budget. Both of these variances have been crystallised as ongoing savings in the 2025/26 business plan and budgets. In addition, £0.03m income was received from the sale of nutrient credits, which have been set aside to fund appropriate capital expenditure.
- c) **HRA General** – Favourable variance of £1.176m. The key variance is the investment budget, for which £0.6m was allocated for IT investment, and was reprofiled to future years as part of the agreed 2025/26 HRA business plan. Other favourable variances included savings arising from housing restructuring £0.4m, which has been baselined in 2025/26 budgets; one off favourable variance of £0.05m from the closure of a historic insurance provision no longer required, £0.04m unspent training budget as a result of high staff turnover, and £0.08m on service charge income.
- d) **Communal Services:** Favourable variance of £0.11m. This relates to utilities costs and the cleaning contract and is explained in more detail in paragraph 10.2b above. More realistic budget estimates have been put in place for 2025/26
- e) **Estate Improvements:** Favourable variance of £0.121m – The level of reactive grounds works undertaken in 2024/25 was slightly lower than in previous years, which has resulted in a favourable variance to budget.
- f) **Temporary Accommodation:** Favourable variance of £0.16m. Of this variance, £0.06m relates to staff restructure costs, baselined in 2025/26, and the remainder is due to cleaning and utilities costs lower than budgeted.
- g) **Home Ownership:** Favourable variance £0.17m. This is due to higher than budgeted income on shared ownership rents, explained in paragraph 10.2e.

- h) **Sheltered Housing:** Favourable variance of £0.138m. An adverse variance of £0.08m in respect of the cost of catering at Chesil Lodge is offset by lower than budgeted utility costs of £0.2m.
- i) **Responsive repairs, voids and cyclical maintenance:** The adverse variance on repairs costs is explained in paragraph 15.2b.
- j) **Repairs administration:** The overall favourable variance of £0.202m relates to an overall increase in staff resource within restructure of £0.25m, offset by favourable variance of £0.27 on repairs contract procurement, which was funded by the investment budget built into the HRA and reprofiled within the 2024/25 HRA business plan, and one-off vacancy savings of £0.18m.
- k) **Interest receivable:** Favourable variance of £2.77m is explained at paragraph 10.2f

10.4 HRA Revenue Carry Forwards from 2024/25 to 2025/26

The HRA business plan of 2024/25 reprofiled the HRA investment budget from 2025/26 onwards, based on the knowledge that the spend in 2024/25 would be low and that the unspent budget would be returned to the working balance.

HRA Capital Programme Outturn 2024/25

- 10.5 Appendices 3 & 4 detail the expenditure in 2024/25 for both the Housing Services and New Build capital programmes against both the Original Budget and the Revised Budget position.

Overall, within Housing Services (Appendix 3), £9.185m was spent against a Revised Budget of £14.457m, a variance of £5.269m on the year.

The material variances to the revised budget were as follows:

- a) Major repairs £1.68m favourable variance: this variance predominantly relates to mechanical engineering and in particular boiler replacements of £0.5m (to be carried forward to 2025/26), roofing replacements of £0.5m, windows and door replacements £0.4m and kitchens and bathrooms £0.2m. The variance is partially due to key staff vacancies in the first half of the year, which meant that commencement of planned programmes for 2024/25 was delayed and will result in a carry forward of budget into 2025/26 of £0.659m. Reactive capital works, which relates to unplanned major works to properties, was lower than forecast by £1m.
- b) Sheltered housing upgrades £0.174m. The programme to digitise telecare has been delayed, as a result of staff turnover. The budget will be carried forward and reassessed in 2025/26.

- c) Fire Safety provision £0.5m favourable variance. The budget for 2024/25 allowed £0.25m for emergency lighting upgrades, which was under contract and in progress but not complete as at 31st March and will be subject to carry forward.
- d) Climate Change emergency £2.3m favourable variance. This is largely due to delays in procuring the Swedish cottages contract, which went live in Q3 of 2024/25. The budget will therefore require reprofiling to future years.
- e) Sewerage treatment works £0.4m favourable variance. The capital budget was sufficient to undertake upgrade works to four sites and allowed for the purchase of replacement tanker. As at year end, one site was in progress whilst works at other sites were either undergoing feasibility works or were due to start in early 2025/26. This will require reprofiling of budgets to future years.

10.6 For the New Build Capital Programme (Appendix 4), £4.049m was spent against a Revised Budget of £8.538m, a variance of £4.489m

The material variances were as follows:

- a) Winnall Flats £0.9m; The budget forecast for Winnall was amended in the Outturn report for 2023/34 to provide additional contingency, however this was not utilised and therefore created a favourable variance of £0.9m
- b) LAHF £0.25m underspent. The budget assumed a fixed amount per property for repairs. However, anticipated overall repair costs on property acquisitions were lower than budgeted.
- c) Kings Barton acquisition. The initial deposit for land was expected to be paid in late March 2025. However, this was delayed by the developer, resulting in a favourable variance of £3.169m which will require reprofiling to 2025/26.

HRA Capital Programme Funding

- 10.7 Appendix 5 details the actual funding for the capital programme in 2024/25.
- 10.8 The average HRA cost of capital is shown here together with current HRA reserves/resources position. These resources are largely constrained in their use, with the exception of the general reserve, but provide a degree of mitigation against future new homes development and sales risk and provide a cheaper form of internal financing for the capital programme.
- 10.9 The proposed funding of the programme firstly applies 1-4-1 RTB funding of £0.632m to maximise the council's position on these resources. Capital

receipts from other retained RTB receipts of £0.532m, new build shared ownership sales and staircasing receipts of £1.984m, and other disposals £0.025m are then applied. Grant funding of £0.34m, including Local Authority Housing Fund (LAHF), Homes England, and Hampshire County Council Ukraine funding are then applied, along with a Community Infrastructure Levy contribution of £0.534m for environmental works at Winnall flats. A contribution of £8.745m was drawn from the Major Repairs Reserve towards Decent Homes capital works.

- 10.10 The capital programme was fully financed in 2024/25. This meant that there was no change to the Capital Financing Requirement of £212.546m, which represents the underlining borrowing requirement for capital purposes.

HRA Capital Programme Re-Forecast for 2024/25

- 10.11 Within the capital programme, there is an increase due to slippage from the 2024/25 programme into the 2025/26 budget of £6.880m, combined with an increase due to reprofiling between 2025/26 and future years, which is proposed in appendices 6 & 7
- 10.12 The proposed Housing Services programme has slippage from 2024/25 of £3.362m and 2025/26 budgets reprofiled to 2026/27 of £4.616m, resulting in a net decrease of £1.254m. This reflects the current anticipated delivery on planned major works programmes and the carry forward of funding for key Council priorities such as climate change and fire safety
- 10.13 The profiling of all the New Homes scheme capital projects has also been reviewed in light of current progress against agreed projects. In particular, the profiling of spend for the acquisition at Kings Barton has been reviewed based on current build progress and updated cash flows received from the developer. The scheme is not expected to overspend but a carry forward of £3.2m from 2024/25 and reprofiling of £13.7m budget from future years back to 2025/26, reflecting the latest cashflow forecasts.
- 10.14 In February 2025, the Council applied for funding for Local Authority Housing Fund round 3. The budget report confirmed that, should the bid be successful, match funding would come from the unallocated pot and delegated decisions to officers with respect to property purchases. The proposed profiling has been adjusted to reflect decisions made as at July 2025.
- 10.15 In July 2025, the Cabinet agreed to the disposal of Cornerhouse, with the allocated budget returning to the unallocated pot. This has been reflected in the revised Capital budget.

11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 No other options have been considered. There is a statutory requirement to approve the HRA outturn.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3465 HRA Outturn report 2023-24	11 Sept 2024
CAB3432 HRA Budget Options 2024-25	21 Nov 2023
CAB3445 Housing Revenue Account Budget 2024-25	8 Feb 2024
CAB3478 HRA Budget Options 2025-26	20 Nov 2024
CAB3490 Housing Revenue Account Budget 2025-26	12 Feb 2025

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Housing Revenue Account Outturn 2024/25 – Subjective Summary

Appendix 2 – Housing Revenue Account Outturn 2024/25 – Service Summary

Appendix 3 – Housing Capital Programme 2024/25 – Housing Services Outturn

Appendix 4 – Housing Capital Programme 2024/25 – New Build Outturn

Appendix 5 – Housing Capital Programme 2024/25 - Funding, Resources and Debt

Appendix 6 – Housing Capital Programme 2024/25 – Re-forecast Budget Major Works

Appendix 7 – Housing Capital Programme 2024/25 – Re-forecast Budget New Build

APPENDIX 1

HRA OUTTURN 2024/25

	Original Budget	Outturn	Variance Outturn to Original Budget	Report Notes
	£000	£000	£000	
Employees	(6,124)	(5,568)	556	10.2a
Premises	(8,953)	(9,514)	(561)	10.2b
Other Costs	(5,850)	(4,838)	1,012	10.2c
Net Interest and Depreciation	(18,075)	(18,808)	(733)	10.2d
External income	36,882	37,447	566	10.2e
(Deficit) / Surplus for year on HRA Services	(2,120)	(1,281)	840	
Right to Buy Admin Fees	31	17	(14)	
Interest receivable	385	3,157	2,771	10.2f
Assets Funded by HRA	0	0	0	
Net increase/(decrease) in HRA Balance before transfers to or from reserves	(1,704)	1,894	3,598	
Transfer to/from Reserves	0	(39)	(39)	
(Decrease)/Increase in HRA Balance	(1,704)	1,855	3,559	
<u>HRA Working Balance</u>				
Opening Balance	14,096	14,096	0	
Add Projected (Deficit)/Surplus	(1,704)	1,855	3,559	
Projected Balance at Year End	12,392	15,951	3,559	

APPENDIX 2

HRA OUTTURN 2024/25

	Original Budget	Outturn	Variance Outturn to Original Budget	Report Notes
	£000	£000	£000	
Service Summary				
Housing Management General				
Estate Management	(1,708)	(1,447)	(261)	10.3a
HRA General	(4,329)	(3,153)	(1,176)	10.3c
Tenancy Sustainment	(475)	(385)	(90)	
Downsizing	(70)	(49)	(20)	
Rent Accounting	(79)	(92)	13	
Tenants Involvement	(110)	(44)	(66)	
Vacant Dwellings	(120)	(168)	48	
New Build Programme Support	(1,027)	(749)	(278)	10.3b
	(7,918)	(6,088)	(1,357)	
Housing Management Special				
Communal Services	209	319	(110)	10.3d
Disabled Adaptations	(159)	(167)	8	
Estate Improvements	(661)	(539)	(122)	10.3e
Homelessness	(229)	(67)	(161)	10.3f
Home ownership	349	523	(174)	10.3g
Sewage Works	(430)	(383)	(47)	
Sheltered Housing	(1,204)	(1,066)	(138)	10.3h
	(2,125)	(1,380)	(149)	
Repairs				
Responsive Maintenance	(3,541)	(3,540)	(1)	
Voids	(1,768)	(2,339)	571	
Cyclic	(1,135)	(1,653)	517	
Sub - total Repairs Works	(6,444)	(7,531)	1,087	10.3i
Repairs Administration	(2,061)	(2,117)	(202)	10.3j
	(8,505)	(9,648)	885	
Debt Management Expenses				
Debt Management Expenses	(9)	(9)	(0)	
Interest Payable	(8,102)	(8,266)	164	
Depreciation of Fixed Assets	(9,973)	(10,542)	569	
	(18,084)	(18,817)	733	10.2d
Rents and Other Income				
Dwelling Rents	33,649	33,742	(92)	
Garage Rents	64	79	(14)	
Other Income	188	192	(4)	
Investment Properties	51	83	(32)	
Sheltered Charges	559	580	(21)	
	34,511	34,676	(723)	
(Deficit) / Surplus for year on HRA Services	(2,120)	(1,258)	(611)	

APPENDIX 2

HRA OUTTURN 2024/25

Original Budget	Outturn	Variance Outturn to Revised Budget	Report Notes
£000	£000	£000	

Service Summary

Right to Buy Admin Fees	31	17	14	
Interest Receivable	385	3,157	(2,771)	10.3k
Assets financed by HRA	0	(23)	23	
Net increase / (decrease) in HRA Balance before transfers to or from reserves	(1,704)	1,893	(3,346)	

Transfer (to)/from Reserves	0	(38)	38
Increase / (decrease) in HRA Balance	(1,704)	1,855	(3,308)
	0	0	0

HRA Working Balance			
Opening Balance	14,096	14,096	0
Add Projected (Deficit)/Surplus	(1,704)	1,855	(3,308)
Projected Balance at Year End	12,392	15,951	(3,308)

Appendix 3

HRA CAPITAL PROGRAMME OUTTURN 2024/25

2024/25 Original Budget	2024/25 Revised Budget	2024/25 Outturn	2024/25 Variance Outturn to Revised Budget
£000	£000	£000	£000

Report Notes

Housing Services Programme**Major Repairs**

External Envelope Works	(277)	(2,053)	(1,527)	(526)
External Ground Works	(2,390)	(100)	(73)	(27)
External Window/Door/Screens	(1,410)	(867)	(375)	(492)
Internal Structure & Finishes	(137)	(137)	(186)	49
Kitchen & Bathroom Renewals	(1,093)	(958)	(798)	(160)
Mechanical & Electrical Services	(850)	(3,068)	(2,538)	(530)
	(6,157)	(7,183)	(5,497)	(1,686)

10.5 a)

Improvements & Conversions

Estate Improvements	(534)	(350)	(174)	(176)
Sheltered Housing Upgrades	(154)	(174)	0	(174)
	(688)	(524)	(174)	(350)

10.5 b)

Other Capital Spending

Disabled Adaptations	(815)	(700)	(660)	(40)
Fire Safety Provision	(1,176)	(750)	(225)	(525)
Climate Change Emergency	(4,906)	(4,636)	(2,357)	(2,279)
Victoria Court sewerage upgrade	0	(15)	(3)	(12)
Sewage Treatment Works	(659)	(650)	(273)	(377)
Total Housing Service Capital Programme	(14,401)	(14,458)	(9,188)	(5,270)

10.5 c)

10.5 d)

10.5 e)

Appendix 4

HRA CAPITAL PROGRAMME OUTTURN 2024/25

	2024/25 Original Budget	2024/25 Revised Budget	2024/25 Outturn	2024/25 Variance Outturn to Revised Budget	
	£000	£000	£000	£000	Report Notes
New Build Programme & Other Capital					
Winnall	0	(2,958)	(2,057)	(901)	10.6a
Barton Farm	(189)	0	0	0	
CornerHouse	(986)	0	0	0	
Southbrook Cottages	0	(600)	(594)	(6)	
Woodman Close		(41)	(10)	(31)	
Hazeley Road Twyford	0	(300)	(302)	2	
Kings Barton Acquisition	0	(3,200)	(31)	(3,169)	10.6c
Property Buybacks	0	(380)	(312)	(68)	
Nutrient Mitigation	(600)	0	0	0	
LAHF Property Acquisitions	0	(1,100)	(744)	(356)	10.6b
New Build Major Repairs	(46)	0	0	0	
Unallocated	(13,703)	0	0	0	
	(15,524)	(8,579)	(4,050)	(4,529)	
Total HRA Capital Programme	(29,925)	(23,037)	(13,238)	(9,799)	

Appendix 5

HRA CAPITAL PROGRAMME FUNDING 2024/25

	Original Budget	Revised Budget	Outturn	Variance Outturn to Revised Budget
	£000	£000	£000	£000
Funding Source				
Right to Buy Other Retained receipts	3,360	610	532	(78)
Right to Buy 1-4-1 Receipts	4,475	6,994	635	(6,359)
Shared Ownership Capital Receipts	4,114	3,000	2,257	(743)
Other Capital Receipts	1,042	50	26	(24)
S.106 Contributions	7,878	0	0	0
CIL	0	755	535	(220)
Homes England Grant	0	61	61	0
LAHF Grant	0	300	199	(101)
Other grants	0	521	247	(274)
New Build Sales	0	0	0	0
HRA Borrowing	0	0	0	0
Major Repairs Reserve	13,304	10,704	8,746	(1,958)
TOTAL	34,173	22,995	13,238	(9,757)

HRA Usable Reserves/Resources

	Bal 31.3.2024 £000	Bal 31.3.2025 £000	Change £000
HRA Revenue Reserves	14,096	15,951	1,855
Earmarked Reserves	182	220	38
Major Repairs Reserve	32,323	34,119	1,796
Right to Buy 1-4-1 Receipts	4,830	5,462	632
Right to Buy other retained receipts	155	0	(155)
Shared Ownership capital receipts	163	909	745
Other Capital Receipts	156	48	(108)
S.106 Contributions	10,515	12,840	2,325
TOTAL	62,421	69,549	7,128

HRA Capital Financing Requirement

	Bal 31.3.2024 £000	Bal 31.3.2025 £000	Change £000
CFR (Underlying need to borrow)	212,600	212,600	0
(Expenditure funded by Borrowing)			
Annual Cost of Debt	7,230	8,266	1,036
Average Cost of Capital to HRA	3.40%	3.89%	0.49%
of Which			
[a] PWLB external debt	159,722	154,491	(5,231)
Average cost of debt	5,224	5,223	(1)
Average Cost of Capital	3.27%	3.38%	0.11%
[b] Internal borrowing	52,878	58,109	5,231
Average cost of debt	1,995	3,043	1,037
Average Cost of Capital	3.77%	5.24%	19.83%

Appendix 6

HRA CAPITAL PROGRAMME PROPOSED REVISED BUDGETS 2025/26

	2025/26 Original Approved Budget. £000	2025/26 Other Budget Changes £000	2024/25 Proposed C/fwd £000	2024/25 Revised Budget £000
<u>Housing Services Programme</u>				
<u>Major Repairs</u>				
Roofing works	(277)	(12)	(250)	(539)
External Windows & Doors	(1,410)	(17)	(44)	(1,471)
Internal Structure & Finishes	(137)		0	(137)
Kitchen & Bathroom Renewals	(1,093)	176	(115)	(1,032)
Blocks	(2,390)	1,590	0	(800)
Mechanical & Electrical Services	(850)		(250)	(1,100)
Reactive major repairs	(2,000)		0	(2,000)
	(8,157)	1,737	(659)	(7,079)
<u>Improvements & Conversions</u>				
Estate Improvements	(432)	0		(432)
Sheltered Housing Upgrades	(74)		(174)	(248)
	(506)	0	(174)	(680)
<u>Other Capital Spending</u>				
Disabled Adaptations	(719)	0	0	(719)
Fire Safety Provision	(3,301)	0	(250)	(3,551)
Climate Change Emergency	(5,936)	2,879	(2,279)	(5,336)
Sewage Treatment Works	(1,586)			(1,586)
	(11,542)	2,879	(2,529)	(11,192)
Total HS Capital Programme	(20,205)	4,616	(3,362)	(18,951)

Appendix 7

HRA CAPITAL PROGRAMME PROPOSED REVISED BUDGETS 2025/26

2025/26 Original Approved Budget. £000	2025/26 Other Budget Changes £000	2025/26 Proposed Bfwd £000	2025/26 Revised Budget £000
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New Build Programme & Other Capital

Approved Schemes

Hazeley Road Twyford	(915)		(915)
Kings Barton Acquisition	(3,360)	(13,471)	(3,169)
Property Buybacks	(980)		(68)
LAHF Property Acquisitions	0	(531)	0
Total New Build Programme	(5,255)	(14,002)	(3,237)

Total Approved Capital Programme	(25,460)	(9,386)	(6,599)	(41,445)
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Unapproved schemes

Woodman Close	(978)		0	(978)
CornerHouse	(900)	900	0	0
Unallocated sites	(6,065)	(369)	0	(6,434)
Total New Build Programme	(7,943)	531	0	(7,412)

Total HRA Capital Programme	(33,403)	(8,855)	(6,599)	(48,857)
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