

MOVEMENT IN HRA RESERVES AND WORKING BALANCES

APPENDIX 1

Major Repairs Reserve 2024/25 to 2027/28

HRA RESERVES	Budget 2024/25 £m	Budget 2025/26 £m	Budget 2026/27 £m	Budget 2027/28 £m
Balance Brought Forward - 1st April	(37.638)	(26.114)	(15.278)	(8.704)
Major Repairs Contributions - Depreciation	(30.427)	(34.279)	(37.289)	(38.817)
Voluntary Repayment of Debt	2.699	1.000	0	0
Used to Finance CAPEX	39.252	44.115	43.863	41.202
Balance Carried Forward - 31st March	(26.114)	(15.278)	(8.704)	(6.319)

Lift Replacement Reserve 2024/25 to 2027/28

HRA RESERVES	Budget 2024/25 £m	Budget 2025/26 £m	Budget 2026/27 £m	Budget 2027/28 £m
Balance Brought Forward - 1st April	(0.186)	(0.186)	(0.186)	(0.186)
Contributions to the Reserve	0	0	0	0
Contributions from the Reserve	0	0	0	0
Balance Carried Forward - 31st March	(0.186)	(0.186)	(0.186)	(0.186)

Pre Start Reserve 2024/25 to 2027/28

HRA RESERVES	Budget 2024/25 £m	Budget 2025/26 £m	Budget 2026/27 £m	Budget 2027/28 £m
Balance Brought Forward - 1st April	(0.266)	(0.266)	(0.266)	(0.266)
Contributions to the Reserve	0	0	0	0
Contributions from the Reserve	0	0	0	0
Balance Carried Forward - 31st March	(0.266)	(0.266)	(0.266)	(0.266)

HRA General Reserve 2024/25 to 2027/28

HRA RESERVES	Budget 2024/25 £m	Budget 2025/26 £m	Budget 2026/27 £m	Budget 2027/28 £m
Balance Brought Forward - 1st April	(52.764)	(61.294)	(76.904)	(94.445)
Contributions to the Reserve	(8.530)	(15.610)	(17.540)	(19.391)
Contributions from the Reserve	0	0	0	0
Balance Carried Forward - 31st March	(61.294)	(76.904)	(94.445)	(113.835)

HRA Total Reserves 2024/25 to 2027/28

HRA RESERVES	Budget 2024/25 £m	Budget 2025/26 £m	Budget 2026/27 £m	Budget 2027/28 £m
Balance Brought Forward - 1st April	(90.854)	(87.860)	(92.634)	(103.601)
Contributions to the Reserve	(38.957)	(49.889)	(54.829)	(58.208)
Contributions from the Reserve	41.951	45.115	43.863	41.202
Balance Carried Forward - 31st March	(87.860)	(92.634)	(103.601)	(120.606)

Check

- 87.860 - 92.634 - 103.601 - 120.606

HRA Working Balance 2024/25 to 2027/28

HRA WORKING BALANCES	Budget 2024/25 £m	Budget 2025/26 £m	Budget 2026/27 £m	Budget 2027/28 £m
Balance Brought Forward - 1st April	(10.000)	(10.000)	(10.000)	(10.000)
Contributions to the Working Balance	0	0	0	0
Contributions from the Working Balance	0	0	0	0
Balance Carried Forward - 31st March	(10.000)	(10.000)	(10.000)	(10.000)

Housing Services Growth Requirement

Appendix 2

MTFP Sub-Category	Narrative	2024/25 £	2025/26 £	2026/27 £	2027/28 £
Investment - Existing service plan	Maintenance of HRA Land Assets database	275,000	25,000	0	0
Pressure - Expenditure	Health & Safety Adviser	46,767	0	0	0
Pressure - One-off costs	Extension of 3 Lettings Officer	95,770	-95,770	0	0
Pressure - One-off costs	Funding of Council Tax burden linked to voids	140,000	-140,000	0	0
Investment - Existing service plan	Predicted Modelling Tool	98,534	0	0	0
Pressure - One-off costs	Procurement of NIMBUS maintenance	80,000	-80,000	0	0
Investment - Existing service plan	Powered Respirators	64,020	-40,020	0	0
Investment - Existing service plan	Replacement of Power Tools	257,500	0	-240,000	0
Investment - Existing service plan	Compliance with decent homes standard	3,600,000	0	1,200,000	1,200,000
Investment - Existing service plan	Development of a policy framework for TSM Survey	92,000	-92,000	0	0
Investment - Existing service plan	Tenant Participation - engagement of recognised excellence in housing group	30,000	-30,000	0	0
Investment - Existing service plan	Tenancy fraud - appointment of fraud expert	60,000	-60,000	0	0
Investment - Existing service plan	Options development to identify 'Hidden Homes'	50,000	-50,000	0	0
Investment - Existing service plan	Additional capacity to reduce housing disrepair	100,000	-100,000	0	0
Investment - Existing service plan	Additional capacity of out of hours service	30,000	-30,000	0	0
Pressure - Expenditure	Unavoidable costs for staff paid higher than NCC terms	435,000	0	0	0
Pressure - Expenditure	Recording of tenant death with Court of Public Trustees	25,000	0	0	0
Pressure - Expenditure					
Pressure - Expenditure	Hardship Fund	500,000	500,000	500,000	500,000
	Sub-total	5,979,591	-192,790	1,460,000	1,700,000
Investment - New service plan	Software package to improve verification of rent increases	35,000	-20,000	0	0
Pressure - Expenditure	Investment in wearable device for all trades persons	84,000	-70,000	0	0
Pressure - Expenditure	Investment in RAM software to access trade manuals via tablet devices	16,459	-9,959	0	0
Pressure - Expenditure	Investment in software to provide access to H&S records	7,000	1,240	247	0
Investment - Existing service plan	Compliance software to reduce reliance on manual collation of records	26,000	0	0	0
Pressure - Expenditure	Health & Safety software	168,459	-98,719	247	0
Pressure - Expenditure	Additional staffing capacity in ICT Housing Management	25,370	0	0	0
Pressure - Expenditure	Annual subscription to British Standards compliance membership	4,426	0	0	0
Pressure - Expenditure	Compliance with Control of Substances Hazardous to Health Regulations 2002	4,200	0	0	0
Pressure - Expenditure	Replacement of current Harness Kits	23,716	-23,716	0	0
Pressure - Expenditure	Uplift in annual subscription cost for Home Swapper	2,700	0	0	0
Pressure - Expenditure	Budget uplift for employee DSE eye test	9,000	0	0	0
Pressure - Expenditure	Other growth elements to support service improvement	69,412	-23,716	0	0
	Overall Growth Requirement	6,217,462	-315,225	1,460,247	1,700,000

Programme/Category	Draft Estimate 2024/25 £m	Draft Estimate 2025/26 £m	Draft Estimate 2026/27 £m	Draft Estimate 2027/28 £m	Draft Estimate Total £m
APPROVED SCHEMES					
Safe					
City Wide CCTV / Door Entry Imp	0.600	1.000	1.183	1.725	4.508
Fire Alarm Installations	0.203	0.187	0.189	0.444	1.024
Asbestos Works	0.284	0.258	0.258	0.250	1.050
Lift Replacement Programme	0.215	0.170	0.025	0.025	0.435
Radon Awareness	0.074	0	0	0	0.074
Low Rise Sprinkler Systems	0.044	0	0	0	0.044
Structural Surveys & Rectification Works	0.064	0.050	0.050	0.050	0.214
Renew Bin Store/Refuse Chute	0.176	0.200	0.200	0.200	0.776
Management Fee - Safe	0.196	0.290	0.315	0.325	1.126
CO Detector Installation	0.101	0	0	0	0.101
Building Safety works - surveys / urgent	0.700	1.469	1.300	1.000	4.469
Damp & Mould	0.700	0.966	0.966	0.968	3.600
Positive Input Ventilation	0.050	0.100	0.125	0.125	0.400
Smoke Alarms	0.200	0.897	0.903	0.903	2.903
PV Invertor Replacement	0.500	0.500	1.100	0.825	2.925
Total Safe	4.107	6.087	6.614	6.841	23.649
Secure Warm & Modern					
Nottingham Secure - Windows	1.500	3.000	2.783	2.780	10.063
Nottingham Secure - Doors	0.912	0.737	0.750	1.000	3.399
Modern Living Outsourcing	2.500	3.700	3.700	3.700	13.600
Modern Living CR&M	1.200	0	0	0	1.200
Heating (Stream 2) CR&M	3.661	4.000	4.000	4.000	15.661
Roof & Chimney Replacement Outsourcing	4.000	4.750	4.750	4.750	18.250
Externals (Properties)	1.500	3.245	3.626	4.875	13.246
External Fabric A	1.800	1.800	1.800	1.800	7.200
External Fabric Highrise Living	1.000	0	0	0	1.000
Stock Condition Surveying	0.300	0.200	0.200	0.200	0.900
Management Fee - Secure and Warm	0.919	1.072	1.080	1.155	4.226
Total Secure Warm & Modern	19.292	22.504	22.689	24.260	88.745
Energy Efficiency Fuel Poverty					
External & Solid Wall Insulation	0.000	1.491	1.491	0.000	2.982
Pigeon Proofing HRA Solar Panels	0.250	0.309	0	0	0.559
Colwick Woods Court (Social Housing Decarb)	3.738	0	0	0	3.738
Social Housing Decarbonisation 2.1	1.101	0	0	0	1.101
Social Housing Decarbonisation 2.2	3.559	0	0	0	3.559
Management Fee - Energy	0.432	0	0.075	0	0.597
Total Energy Efficiency Fuel Poverty	9.079	1.890	1.566	0	12.535
Modern Houses for Older People					
Independent living Re-Design	1.228	0	0	0	1.228
Management Fee - Older People	0.061	0	0	0	0.061
Total Modern Houses for Older People	1.289	0	0	0	1.289
Decent Neighbourhoods					
New Area Capital Fund A1	1.000	2.061	1.609	1.668	6.338
Estate/Area Impact works	1.120	2.217	2.200	2.000	7.537
Paving Works - AREA COMMITTEE SCHEMES	0.375	0.324	0.315	0.300	1.314
Garage / Outbuilding Delivery	0.400	1.108	1.042	0.946	3.496
Non Dwelling HRA Assets	0.200	0.580	0.515	0.515	1.810
Management Fee - Decent Neighbourhoods	0.155	0.315	0.283	0.271	1.024
Total Decent Neighbourhoods	3.250	6.605	5.964	5.700	21.519
Existing Stock Investment					
Major Void Works - CR&M	2.630	2.400	2.400	2.400	9.830
Fire Damaged Properties - CR&M	0.375	0.500	0.500	0.500	1.875
Sutton House - Refurbishment	0.655	0	0	0	0.655
Sutton House - Decommissioning	0.244	0	0	0	0.244
Management Fee - Existing Stock	0.033	0	0	0	0.033
Total Existing Stock Investment	3.937	2.900	2.900	2.900	12.637
Building A Better Nottingham					
Oakdene - Demolition & New build	3.940	0	0	0	3.940
Eastglade New Build	4.440	0	0	0	4.440
Bespoke Accommodation	0.058	0	0	0	0.058
Padstow Ridgeway New Build	3.014	0	0	0	3.014
Beckhampton Redevelopment	3.455	0	0	0	3.455
Woodlands Conversion	0.354	0	0	0	0.354
Next Steps Accommodation	0.455	0	0	0	0.455
Management Fee - Regeneration Prog	0.513	0	0	0	0.513
Total Building A Better Nottingham	16.230	0	0	0	16.230
Other Schemes					
Sanctuary Project	0.035	0.035	0.035	0.035	0.140
Adaptations For Disabled Persons	0.731	0.731	0.731	0.731	2.924
Adaptations For Disabled Persons - CR&M	1.444	1.269	1.269	1.269	5.251
PAD	0.100	0.100	0.100	0.100	0.400
Total Other Schemes	2.310	2.135	2.135	2.135	8.715
SUB TOTAL - APPROVED SCHEMES	59.493	42.121	41.868	41.836	185.318
Planned Schemes					
Acquisition of Fleet & annual replacement	0.625	2.500	2.500	1.875	7.500
Replacement Fork Lift Truck	0.025	0	0	0	0.025
Heating Interface Replacement Prog	0.205	0	0	0	0.205
Oakdene	0.423	0	0	0	0.423
Acquisitions	8.600	4.300	4.300	4.300	21.500
Scooter Stores	0.120	0	0	0	0.120
IT Equipment	0.140	0.130	0.130	0	0.400
Feasability Studies	0	2.590	0	0	2.590
Total Planned Schemes	10.138	9.520	6.930	6.175	32.763
Total Housing Capital Programme	69.631	51.641	48.798	48.011	218.081

Proposed Changes to Service Charges 2024/25

Appendix 4

Weekly Service Charge (over 50 weeks)			
Service	Current 2023/24 £	Proposed 2024/25 £	Increase £
Block Maintenance	5.02	5.36	0.34
Caretaking	7.34	7.83	0.49
Cleaning Service	5.38	5.74	0.36
Communal lighting	2.48	2.65	0.17
Communal TV Aerial Maintenance	0.12	0.13	0.01
Driveway (additional)	6.56	7.00	0.44
Estate Maintenance	4.72	5.04	0.32
Security (CCTV)	6.61	7.05	0.44
Independent Living Charges Dependent Living Charges (over 50 weeks)			
Service Provided	Current 2023/24 £	Proposed 2024/25 £	Increase £
Independent Living	3.83	4.09	0.26
Intensive Housing Management (IHM)	13.71	9.52	0.92
Independent Living Facilities Management charge (no IHM)	4.79	5.11	0.32
Emergency / Care Alarm	3.25	3.47	0.22
"I'm OK" system (eligible)	6.18	6.59	0.41
"I'm OK" system (ineligible)	1.69	1.80	0.11
Scooter storage	1.28	1.37	0.09
Laundry facilities	1.56	1.66	0.10
ILS Scheme (Block) Maintenance	1.85	1.97	0.12
ILS Scheme (Estate) Maintenance	1.79	1.91	0.12
ILS Grander Designs	1.45	1.55	0.10
Scheme Specific Charges (over 50 weeks)			
Foxton Gardens: Service Charges			
One bed	25.99	27.73	1.74
Two bed			
Foxton Gardens: Water			
One bed	3.66	3.91	0.25
Two bed	5.08	5.42	0.34
Foxton Gardens: Heating			
One bed	20.97	22.37	1.40
Two beds	27.26	29.09	1.83
Wynwood: Extra Care Charge	36.78	39.24	2.46
Communal Heating	6.42	6.85	0.43
Sutton House: Heating	13.01	13.88	0.87

