

## **Appendix A.2 – Housing Investment Plan**

### **Introduction**

1. This Appendix sets out the proposed Housing Investment Plan (HIP) that includes the capital and revenue budgets for the maintenance and renewal activities for BCC's existing assets. The Appendix includes the proposed HIP budgets for 2025/26, the Medium Term Financial Plan (MTFP) (e.g. 5 year plan) and long-term 30 year investment plan.

### **Background**

2. The HIP includes the revenue and capital investment in the following BCC Housing Assets:
  - a. 62 High Rise (56 over 18m)
  - b. 488 medium and low-rise blocks
  - c. 12,804 flats
  - d. 11,158 houses
  - e. 1,732 Maisonettes
  - f. 1,071 Bungalows
  - g. 2110 Garages
3. The 2024/25 HIP delivery has faced multiple challenges, and a revised HIP was produced in September 2024. The cause for these challenges is explained in Appendix A.1 and include increasing regulation and legislation, increasing tenant expectations, inflationary costs, organisational inefficiencies, under delivery of capital programmes, low asset planning maturity, and assets inefficiencies from an aging asset stock and investment backlog.

### **Budget Setting Approach**

4. The quantification of the HIP needs for 2025/26, MTFP and 30-year plan has followed a similar approach to previous years using historic spending profiles, expert views, and budget costing of known projects. It is recognised the above approach is not ideal for forecasting, particularly for old assets where the historic spending does not reflect future needs, and a data lead approach is more appropriate. The process has used expert views to account for the costs associated with addressing the Consumer Standards C3 judgement and incorporated them within the budget. There remains, however, uncertainty associated with these additional costs given the required change in how the HRA operates.
5. This approach has created uncertainty with later years of the MTFP and it is acknowledged the 30-year plan does not provide a true reflection of the investment needs over this timescale. Now that work has commenced on updating the stock condition data, the focus will move to improving the life cycle planning and ultimately improving the asset planning maturity. Increasing BCC's capability in data driven decision making, needs identification, consideration of intervention options, balancing completing needs and monitoring plan delivery will provide the opportunity for performance improvement and generate financial efficiencies.
6. One change to this year's approach is the introduction of a Service Value Framework (SVF) to provide a clear line-of-sight between the HRA's assets and activities, and its outcomes. Figure 1 shows the SVF recently developed for the HRA. The framework has been applied to each investment by assessing the positive or negative impact of each service value on the HRA, tenants, BCC and wider community. This has allowed the investments to be further categorised to produce different investment scenarios.

Savings	Safety	Sustainability	Supply	Social	Satisfaction
Efficiently providing affordable homes	Ensuring safe & healthy homes & communities	Delivering Bristol's environmental vision	Providing homes to meet changing demand	Improving living standards to support our city & life chances	Striving to meet the needs of every tenant
Financial implications of the investment proposals including: Changes to HRA Income, Costs of ownership to the HRA and wider council, Occupancy cost to the tenants, and Financial impacts on the NHS and the local economy	Health and Safety implications of the investment proposals including: Compliance with relevant legislation, Health and Safety of tenants and staff, Protection of HRA reputation, and Prevention of anti-social behaviour	Implications of investment proposals on our environmental performance including: Energy usage and water consumption by ourselves and our tenants, Meeting our carbon emissions targets, and Improving biodiversity	Implications of the investment proposals on the provision of housing stock including: Minimising void reletting times, Provision of new homes, Reduction of overcrowding, and Reduction in the need for temporary accommodation	Societal implications of the investment proposals including: Provision of decent homes, Adaptations and access for tenants with additional needs, Impact on tenant's life chances, and Impact on community areas.	Implications of investment proposal on tenant satisfaction including: Tenant satisfaction measures, Disruption to tenants, Timely remediation work, Our reputation, and Level of complaints

7. Figure 1. Service Value Framework

8. The different investment scenarios considered include:
  - a. 'Must Do': The investments delivering tenant safety and/or a legal requirement.
  - b. 'Should Do': The investments delivering a high level of service value.
  - c. Could Do: A low level of service value is delivered.
  - d. Don't Do: No service value is delivered.
  - e. Do Everything: All investments.
  
9. The other significant change this year in the HIP production has been a more robust application of the BCC Capitalisation policy, which has seen £6.4m of revenue costs being moved to capital, which can be paid for over a 30-year period. The HIP planning will continue to explore high capital and low revenue strategies, which are typically more efficient and provide better performance via planned investments.
  
10. As per previous years, the Income, Housing Investment Plan (HIP), both capital and revenue, Housing Development and non-HIP revenue investment profiles were entered into the HRA Financial Model developed by Savills. The model has been used to assess the viability of the investment scenarios to produce a balanced budget. The assumptions and inputs within the Financial Model have been reviewed by Savills.

### Do Everything Scenario

11. The starting point for the development of the HRA budget was to consider the 'Do Everything' scenario. This unconstrained investment scenario includes all the investment needs identified using the above approach.
  
12. The Housing Investment Plan (HIP) forecast to address all the known capital and revenue needs (e.g. Do Everything) is shown on Figure 1. The increase in revenue to £47.6m (before required savings) for 25/26 from £44.5m is driven by increase expenditure on Response Repairs, Relets, Disrepair compensation, compliance check activities and a new survey programme to fully understand the investment needs. The 'Do Everything' capital requirement would see investment levels increase from a forecast spend of £69.8m in 2024/25 to £133.1m in 2025/26. The significant increase is driven by slippage in previous years, block refurbishment including cladding replacement, capitalisation of renewals, planned renewals and energy efficiency wave 3 projects. This reflects the known investment needs, but given the limited available asset data, the true investment needs are potentially higher. A £0.9m survey programme will commence in 25/26 to accelerate and expand the existing survey programme started in 24/25. This will provide the asset data to start quantifying the true asset investment need.

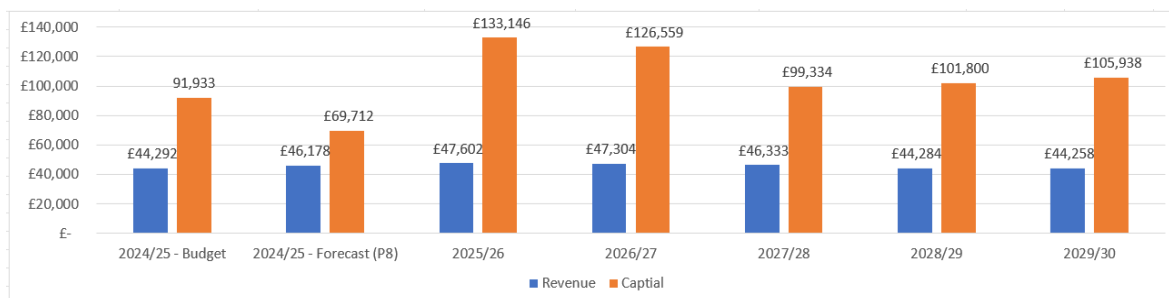
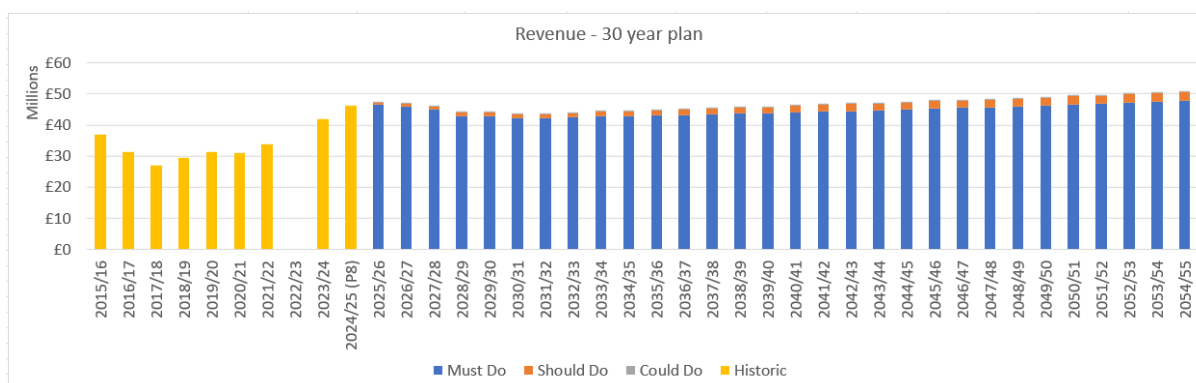


Figure 2. MTFP capital and revenue investment needs, plus 2024/25 budget and current forecast values.

- The inclusion of the above HIP within the HRA budget model indicates the ‘Do everything’ scenario would lead to the HRA running out of money in 3 years and does not represent a balanced budget. Furthermore, the associated capital programmes would be undeliverable given the increase in work between 24/25 and 26/27.

### ‘Must Do’ Investment Scenario

- The inability to proceed with the ‘Do Everything’ scenario led to the assessment of multiple investment scenarios to identify the combination of inputs that produced a balanced budget with the lowest level of risk.
- The Service Value Framework was used to quantify and assess a ‘Must Do’, ‘Could Do’ and ‘Should Do’ HIP revenue scenarios. A ‘Must Do’ scenario was selected for the balanced budget, although there was very little difference between ‘Must Do’ and ‘Should do’, as shown on Figure 3 below. The revenue budget will increase from a 24/25 forecast of £44.6m to £46.5m in 2025/26 (pre-efficiency). The budget includes increases for electrical testing, resolution of damp and mould cases, general increasing trend in response repairs due to the aging asset base and completion of asset surveys for high-rise blocks so a ‘Whole Property’ investment profile can be generated.



16. Figure 3. HIP Revenue 30-year forecast broken down by investment priority.

- The move to a high capital, low revenue investment strategy has seen the External Maintenance programme being halted and replaced with additional capital expenditure for roofing and window replacement. A whole-life costs assessment of external maintenance will be completed during 2025 to establish the least cost approach. An £8m efficiency has been applied to the HIP revenue to balance the HRA budget and this is discussed below. A full list of projects included in the ‘Must Do’ scenario are contained in tables at the end of this appendix, along with the excluded projects.
- The Service Value Framework was also used to generate ‘Must Do’, ‘Could Do’ and ‘Should Do’ HIP capital scenarios. A ‘Must Do’ scenario represented both a balanced and deliverable capital programme with investment increased to £87.7m for 2025/26 from £69.7m forecasted in 2024/25. The programme of works is predominantly focused on safety driven projects and ongoing block

refurbishment. The decision was taken to include 1,000 dwellings in the Social Housing Decarbonisation Fund (SHDF) project to ensure the capability is available in future years to deliver this type of work. The planned roofing and window replacement projects have been included to mitigate the pausing of the external works programme.

19. Figure 4 shows the types of work impacted by the need to produce a balanced budget. The Decent Homes planned kitchen and bathroom replacement programmes have been paused, but funding is available for reactive replacement of these components. The Block Refurbishment programme has the greatest investment need, but the level of investment does not support a balanced plan and is not deliverable. The available funding will allow the existing cladding replacement and refurbishment projects to be completed. This includes work on the following blocks to replace EPS cladding: Yeamans House, Broughton House, Beaufort House, Northfield House, Hayleigh House, Middleford House, Millmead House, Chestnut House, Oak House, Rowan House, Redwood House, Willow House, Ashmead House, Harwood House and Longlands House.

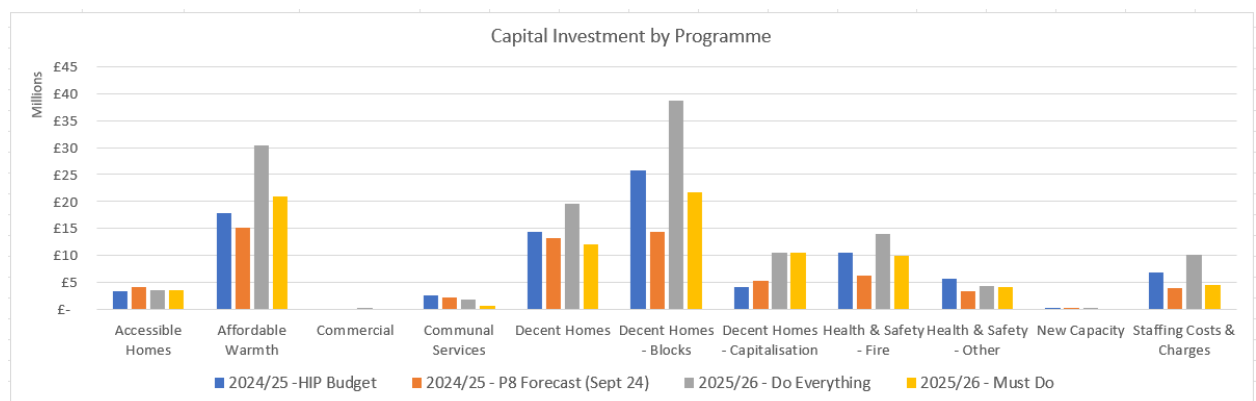


Figure 4. HIP Capital Investment categories.

20. The budget constraints have resulted in planned investments at Barton House, Vincent Close & Dove Street being paused. The scope of works due to be completed at St Judes will be confirmed once the outcome of the Ridge report is known. The qualitative risk associated with these high-rise blocks is acknowledged and the planned survey programme will be targeted at these assets first so the full investment needs can be quantified. Furthermore, work is ongoing with the Strategic Partner, Arcadis, to develop a process for assessing the economic viability of these assets and develop options for the long-term future. The proposed development of asset strategies for these blocks and other high & medium rise blocks will enable the production of a robust 30-year investment plan. The shape of the 30-year HIP capital forecast shown on Figure 5 is not a representative of the housing asset base given their age and this is due to the absence of the asset data to develop the required plan. The risk associated with these blocks is covered in more detail later in the report.

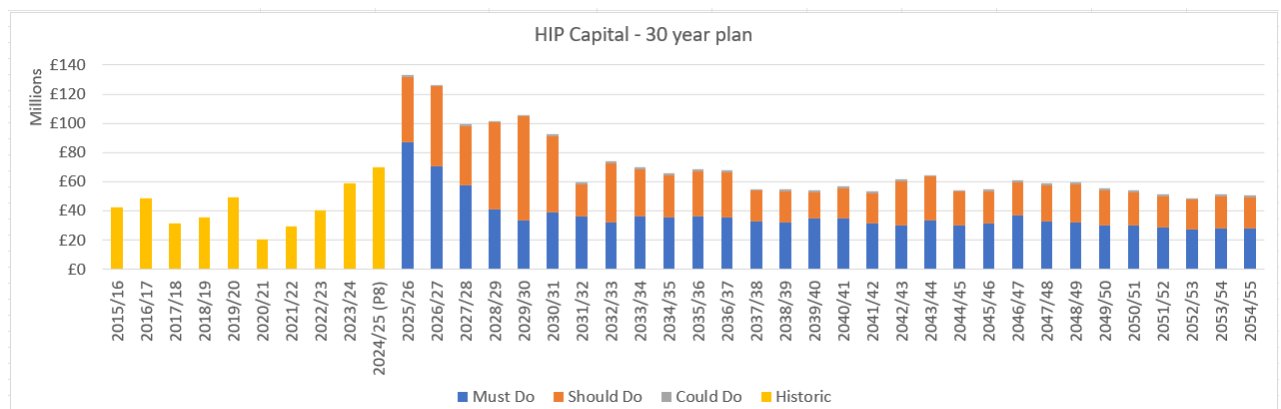


Figure 5. HIP Capital 30-year forecast broken down by investment priority.

21. Producing a balanced HRA budget has required the inclusion of a £8.0m revenue efficiency programme in 2025/26 and £9.4m in 2026/27. This is a significant challenge given the barriers to

delivering the 24/25 efficiency programme due to the focus on Consumer Standards. Furthermore, there is a need for a long-term efficiency programme to improve service, further reduce the revenue expenditure, and subsequently enable greater capital expenditure. It is assumed this longer-term (e.g. 2 to 5 years) needs will be delivered through the recommendation coming from the Strategic Housing Review. The HRA budget has included the investment in Table 6 to support this change, which is assumed to deliver efficiencies exceeding the investment made.

22. It is proposed the 25/26 £8.0m revenue efficiency will be delivered through a targeted programme of works with the projected efficiencies being tracked using a Register that is reported on monthly. Further details of the proposed efficiency and savings programme are contained in Appendix H.

## Potential Outcomes

23. The proposed HIP budget is designed to be an interim budget that stabilises the financial position, keeps Tenants safe, allows progress away from a C3 consumers standards position and starts the work to produce an efficient, resilient, and deliverable longer-term plan. The HIP budget is focused on tenant safety, security & health and where possible, opportunities have been taken to generate HRA savings. Table 1 below provides a summary of the proposed 2025/26 HIP.

*Table 1. HIP Budget Summary*

Expenditure Type	2024/25 - Budget	2024/25 – Forecast (P8)	2025/26 - Budget
Revenue	£44,292	£46,178	£46,463
Capital	£91,933	£69,712	£87,389
Total	£136,225	£115,890	£133,852

## Delivery & Procurement

24. Much of the HIP is delivered via our in-house workforce or existing contracts and frameworks previously approved. Over the coming years some contracts will expire, or new contracts will need to be procured to deliver the works programmes arising from the agreed HIP. The table in the Procurement Schedule below provides a summary of the required main procurement activity during the year that requires approval.
25. Homes England introduced the Cladding Safety Scheme in July 2023 as part of broader efforts to address fire safety issues in high-rise residential buildings. There is ongoing work with consultants to develop and deliver an accelerated programme, in line with Government requirements to improve cladding safety and protect residents following the tragedy of the fire at Grenfell Tower in 2017. Work is ongoing to disaggregate the existing major projects programme, which currently also includes the wider refurbishment of high rise blocks to enable the development of an accelerated programme for the removal and remediation of cladding. These associated costs will be fully funded up front by Homes England as part of the Cladding Safety Scheme. HLS will look to procure, award and implement the accelerated programme on 19 high rise blocks with EPS cladding.
26. The request is for Committee to delegate authority to authorise the Executive Director of Growth and Regeneration in consultation with Chair of the Homes and Housing Delivery Committee to procure and award contracts during 2025/26, and in line with the Council’s approval process and delegated levels of authority to deliver the investment plan. The reports for approval will include costs and timescales, and an Equalities Impact Assessment will be undertaken and included for each major procurement project.

## Capital – Funded Investments

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13621-1007	Rewires	Health & Safety - Other	£ 1,504,000	£ 1,504,000	£ 500,850	£ 500,850	£ 500,850	£ 4,510,550	Social landlords are required to ensure that properties are safe and habitable, which includes the electrical systems.
P13621-1012	Planned Programmes Roof Replacement	Decent Homes	£ 2,587,600	£ 2,587,600	£ 1,587,600	£ 1,587,600	£ 1,587,600	£ 9,938,000	A roof that is in disrepair can make a property unfit for living, obligating landlords to undertake necessary repairs or replacements.
New Option	External Refurbishment Programme: roofs, windows, walls, chimneys, etc.	Decent Homes	£ 250,000	£ 1,250,000	£ 1,250,000	£ 1,250,000	£ 1,250,000	£ 5,250,000	
New Option	Reactive Programme Roof Replacement	Decent Homes	£ 1,600,000	£ 1,300,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 5,900,000	A roof that is in disrepair can make a property unfit for living, obligating landlords to undertake necessary repairs or replacements.
P13621-1013	Windows	Decent Homes	£ 4,505,000	£ 2,907,500	£ 3,562,500	£ 2,642,500	£ 1,770,000	£ 15,387,500	Poorly maintained windows that lead to issues like dampness or security concerns could make a property unfit for living, obligating landlords to undertake necessary replacements or repairs.
P13621-1021	Planned Programmes – Bathroom replacement	Decent Homes	£ 2,000,000	£ 2,000,000	£ -	£ -	£ -	£ 4,000,000	Several laws and regulations create a framework that obliges them to maintain their properties in a safe and habitable condition, which can include

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									bathroom replacements when necessary.
P13621-1018	Fire Door Replacement Works	Health & Safety - Fire	£ 1,887,200	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 5,887,200	Under the Regulatory Reform Order 2005, social landlords, to ensure that the premises are safe from fire hazards. This includes the installation of fire doors in multi-occupied residential buildings to help contain fires and protect escape routes.
New Option	Fire Safety Works – Compartmentation and other FRA remediation works.	Health & Safety - Fire	£ 4,277,323	£ 4,084,067	£ 3,407,668	£ 3,201,515	£ 3,201,515	£ 18,172,089	Under the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act 2021, landlords are legally required to carry out FRAs and implement necessary fire safety measures. Failure to comply can lead to legal penalties.
P13621-1002	Heating - General Installations - Reactive & planned	Affordable Warmth	£ 2,800,000	£ 3,755,120	£ 3,942,876	£ 4,140,019	£ 3,576,305	£ 18,214,320	All rented properties must be fit for human habitation, which includes ensuring adequate heating and ventilation. If a heating system is not functioning properly, it could render the property unfit for living.
New Option	Laundry Maintenance & Refurbishment (reactive capital programme)	Communal Services	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 750,000	

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P15812-1001	Brunata Heat Unit Replacement	Affordable Warmth	£ 465,000	£ 100,000	£ -	£ -	£ -	£ 565,000	The Heat Network Regs 2014 are primarily aimed at improving energy efficiency and ensuring tenants only pay for the energy they actually use. As Brunata heat units are used for this purpose, they must be maintained in working order to comply with the law.
P13616-1002	Communal Rewires & Electrical Works	Health & Safety - Other	£ 1,200,000	£ 2,630,610	£ 1,987,500	£ 1,217,500	£ 1,022,500	£ 8,058,110	The need for communal rewires typically arises from broader health and safety, maintenance, and housing quality regulations that govern the responsibilities of social landlords. These regulations ensure that electrical systems, including those in communal areas, are safe, functional, and compliant with modern standards.
P13616-1003	Door Entry	Communal Services	£ 80,000	£ 120,000	£ 398,000	£ 390,000	£ 401,000	£ 1,389,000	Social landlords are not specifically mandated by law to install door entry systems, but if such systems are in place, they are required to maintain them under several regulations and frameworks that ensure tenant safety, security, and compliance with housing standards.



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13616-1005	Boiler & Plant Installations - Reactive	Affordable Warmth	£ 220,000	£ 200,000	£ 150,000	£ 100,000	£ 100,000	£ 770,000	Landlords must maintain boilers and heating plant equipment to mitigate the risk of cold, poor heating, or gas leaks, as these could be deemed serious hazards under HHSRS.
P13616-1006	Lift replacement	Health & Safety - Other	£ 900,000	£ 1,200,000	£ 1,671,644	£ 3,009,000	£ 1,940,000	£ 8,720,644	A combination of regulations—including the Health and Safety at Work Act, LOLER, PUWER, the Equality Act, and HHSRS—require landlords to ensure that lifts are safe, functional, and accessible. If a lift cannot be repaired or no longer meets these safety and accessibility standards, it must be replaced to comply with the law.
P13621-1017	External Renovation to Blocks (incl. EPS removal) - Gilton House	Decent Homes - Blocks	£ 80,000	£ -	£ -	£ -	£ -	£ 80,000	
New Option	Vincent Close - Roofing works only	Decent Homes - Blocks	£ 1,000,000	£ 1,000,000	£ -	£ -	£ -	£ 2,000,000	
P13615-1001	Adaptations - Major	Accessible Homes	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 2,000,000	£ 10,000,000	The Care Act requires local authorities to promote the well-being and independence of individuals, including those with disabilities. Although this is primarily a responsibility of local authorities, social landlords play a key role in ensuring that homes

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									are adapted to support tenants' independence and reduce the need for institutional care.
P13615-1002	Adaptations - Minor	Accessible Homes	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 1,000,000	£ 5,000,000	The Care Act requires local authorities to promote the well-being and independence of individuals, including those with disabilities. Although this is primarily a responsibility of local authorities, social landlords play a key role in ensuring that homes are adapted to support tenants' independence and reduce the need for institutional care.
P13614-1004	Kitchens - Relets & Response	Decent Homes - Capitalisation	£ 3,862,490	£ 3,062,490	£ 3,062,490	£ 3,062,490	£ 3,062,490	£ 16,112,450	While relevant laws don't explicitly mandate kitchen replacements, they create a legal obligation for social landlords to ensure that properties are safe, habitable, and suitable for tenants, which often involves upgrading or replacing outdated kitchens.
P13614-1005	Rewires - Relets & Response	Decent Homes - Capitalisation	£ 691,560	£ 691,560	£ 691,560	£ 691,560	£ 691,560	£ 3,457,800	Social landlords are required to ensure that properties are safe and habitable, which includes the electrical systems.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13614-1006	Bathrooms - Relets & Response	Decent Homes - Capitalisation	£ 1,976,000	£ 1,976,000	£ 1,976,000	£ 1,976,000	£ 1,976,000	£ 9,880,000	Several laws and regulations create a framework that obliges them to maintain their properties in a safe and habitable condition, which can include bathroom replacements when necessary.
P13614-1002	Structural Works to HRA Properties - Non-high-rise - Reactive	Decent Homes - Blocks	£ 1,100,000	£ 1,100,000	£ 1,000,000	£ 900,000	£ 800,000	£ 4,900,000	Tenants have the right to live in a property that is safe and habitable. If a property has structural issues that compromise safety, tenants can withhold rent, seek legal action, or ask the local authority to intervene.
P13618-1003	Disposal costs - Leasehold payments	Communal Services	£ -	£ -	£ -	£ -	£ -	£ -	
New Option	Disposal Costs - Demolition/Preparation Costs	Health & Safety - Other	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 500,000	
P13612-1001	Staffing Allocation - Planned Programmes (8% of capital planned works) - Must Do	Staffing Costs & Charges	£ 4,562,700	£ 3,600,080	£ 2,873,691	£ 2,306,821	£ 2,137,484	£ 15,458,673	
P13613-1002	Staffing Allocation - Disabled Facilities	Staffing Costs & Charges	£ 480,000	£ 480,000	£ 480,000	£ 480,000	£ 480,000	£ 2,400,000	
P15793-1005	Energy efficiency works (SHDF) - Easiforms	Affordable Warmth	£ 350,000	£ -	£ -	£ -	£ -	£ 350,000	The Energy Act 2011, the Climate Change Act 2008, and the Housing Act 2004, alongside government strategies such as the Social Housing Decarbonisation Fund create a regulatory environment where retrofitting is necessary to

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									ensure that social housing meets minimum energy performance standards, complies with carbon reduction goals, and provides decent living conditions.
P15793-1001	Energy efficiency works (SHDF) - Ledbury Road + (additional 5 blocks)	Affordable Warmth	£ 4,326,755	£ -	£ -	£ -	£ -	£ 4,326,755	The Energy Act 2011, the Climate Change Act 2008, and the Housing Act 2004, alongside government strategies such as the Social Housing Decarbonisation Fund create a regulatory environment where retrofitting is necessary to ensure that social housing meets minimum energy performance standards, complies with carbon reduction goals, and provides decent living conditions.
New Option	Structural Remediation Works - St Judes.	Decent Homes - Blocks	£ 1,000,000	£ 1,000,000	£ -	£ -	£ -	£ 2,000,000	
P15793-1002	Energy efficiency works (SHDF) - Littlecross House	Affordable Warmth	£ 3,500,018	£ 1,077,008	£ -	£ -	£ -	£ 4,577,026	The Energy Act 2011, the Climate Change Act 2008, and the Housing Act 2004, alongside government strategies such as the Social Housing Decarbonisation Fund create a regulatory environment where retrofitting is necessary to ensure that social housing meets minimum

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									energy performance standards, complies with carbon reduction goals, and provides decent living conditions.
New Option	Energy Efficiency SHDF Wave 3 - 1000 properties across 3 years	Affordable Warmth	£ 8,565,000	£ 8,565,000	£ 8,565,000	£ -	£ -	£ 25,695,000	
P13616-1043	Major Block Refurbishment - Walwyn Gardens	Decent Homes - Blocks	£ 109,937	£ -	£ -	£ -	£ -	£ 109,937	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of housing stock.
P13616-1045	Barton Hill Investigations (Ashmead, Longlands & Harwood)	Decent Homes - Blocks	£ 5,663,778	£ 7,100,000	£ 3,236,222	£ -	£ -	£ 16,000,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1046	Major Refurbishments – Bishport 5	Decent Homes - Blocks	£ 995,406	£ -	£ -	£ -	£ -	£ 995,406	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1056	2023-24 HIP - Northfield House	Decent Homes - Blocks	£ 75,878	£ -	£ -	£ -	£ -	£ 75,878	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1049	Major Refurbishments – Silcox Road (Hayleigh, Middleford & Millmead Houses)	Decent Homes - Blocks	£ -	£ 80,000	£ -	£ -	£ -	£ 80,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1052	2023-24 HIP - Barton House	Decent Homes - Blocks	£ -	£ 337,991	£ -	£ -	£ -	£ 337,991	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13616-1053	2023-24 HIP - Beaufort House	Decent Homes - Blocks	£ 3,010,013	£ 540,068	£ -	£ -	£ -	£ 3,550,081	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1055	2023-24 HIP - Francombe, Underdown and Waring	Decent Homes - Blocks	£ 4,500,000	£ 4,900,000	£ 4,450,000	£ 200,000	£ -	£ 14,050,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
New Option	Relets & Response Repairs - Capitalisation - Asbestos Removal	Decent Homes - Capitalisation	£ 632,151	£ 632,151	£ 632,151	£ 632,151	£ 632,151	£ 3,160,755	Under the Control of Asbestos Regs 2012, landlords are responsible for identifying the location and condition of asbestos in common areas of residential buildings (e.g., corridors, stairwells, lift shafts) and managing any risks associated with it.
New Option	Relets & Response Repairs - Capitalisation - Door/Fire Door Replacement	Decent Homes - Capitalisation	£ 1,225,000	£ 1,225,000	£ 1,225,000	£ 1,225,000	£ 1,225,000	£ 6,125,000	Under the Regulatory Reform Order 2005, social landlords, to ensure that the premises are safe from fire hazards. This includes the installation of fire doors in multi-occupied residential buildings to help contain fires and protect escape routes.
New Option	Relets & Response Repairs - Capitalisation - Fans / Ventilation	Decent Homes - Capitalisation	£ 900,000	£ 600,000	£ 600,000	£ 600,000	£ 600,000	£ 3,300,000	Under the HHSRS, landlords have a duty to address hazards that could harm tenants' health. If a property has insufficient ventilation and this leads to issues

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									like mould or damp, the landlord could be required to install adequate ventilation measures, such as extractor fans.
New Option	Relets & Response Repairs - Capitalisation - Window replacement	Decent Homes - Capitalisation	£ 765,000	£ 765,000	£ 765,000	£ 765,000	£ 765,000	£ 3,825,000	Poorly maintained windows that lead to issues like dampness or security concerns could make a property unfit for living, obligating landlords to undertake necessary replacements or repairs.
New Option	Relets & Response Repairs - Capitalisation - Roof Replacement and associated works.	Decent Homes - Capitalisation	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 500,000	A roof that is in disrepair can make a property unfit for living, obligating landlords to undertake necessary repairs or replacements.
New Option	Relets & Response Repairs - Capitalisation - External Capital Works	Decent Homes - Capitalisation	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 500,000	
New Option	Relets & Response Repairs - Capitalisation - Ceilings, floors & walls	Decent Homes - Capitalisation	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 50,000	£ 250,000	
New Option	Relets & Response Repairs - Capitalisation - Insulation	Decent Homes - Capitalisation	£ 20,000	£ 20,000	£ 20,000	£ 20,000	£ 20,000	£ 100,000	Poor insulation can lead to excess cold, which is considered a health hazard, prompting landlords to improve insulation as part of their responsibilities.
New Option	Relets & Response Repairs - Capitalisation - Walls, Ceilings & Floors	Decent Homes - Capitalisation	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 500,000	

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Smoke alarm replacement programme	Health & Safety - Fire	£ 580,760	£ 540,760	£ 120,000	£ 120,000	£ 120,000	£ 1,481,520	Legislation such as the Smoke and Carbon Monoxide Alarm (England) Regulations 2015, Building Regulations, Housing Act 2004, and Fire Safety Order 2005 collectively compel social landlords to install and maintain smoke alarms in residential properties.
New Option	CO alarm replacement programme.	Health & Safety - Other	£ 4,180	£ 4,180	£ 4,180	£ 4,180	£ 4,180	£ 20,900	Social landlords are compelled by various pieces of legislation to install and maintain carbon monoxide alarms in properties with combustion appliances, particularly those using solid fuel or gas.
New Option	Warden Call programme	Health & Safety - Other	£ 375,000	£ 375,000	£ -	£ -	£ -	£ 750,000	
New Option	Whole Property' Asset Strategy - Consultancy Fees	Decent Homes - Blocks	£ 500,000	£ 500,000	£ 500,000	£ -	£ -	£ 1,500,000	
New Option	House-Type Flat blocks - Smoke Alarms	Health & Safety - Fire	£ 1,560,000	£ -	£ -	£ -	£ -	£ 1,560,000	
New Option	Fire safety Sprinkler programme - Winterstoke, Whitemead & Southbow	Health & Safety - Fire	£ 1,500,000	£ -	£ -	£ -	£ -	£ 1,500,000	
New Option	25_26 HIP - Yeamans & Broughton	Decent Homes - Blocks	£ 1,000,000	£ -	£ -	£ -	£ -	£ 1,000,000	
New Option	Drainage Capital Works	Decent Homes	£ 1,000,000	£ 1,000,000	£ -	£ -	£ -	£ 2,000,000	
P13616-1035	Major Block Refurb - Ropewalk House	Decent Homes - Blocks	£ 2,600,000	£ 850,000	£ -	£ -	£ -	£ 3,450,000	Under the Landlord and Tenant Act 1985, Landlords must maintain



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									the structure and exterior of high-rise buildings.
P15814-1002	Safety & CCTV - Big Housing Conversation	Communal Services	£ 327,500	£ 327,500	£ -	£ -	£ -	£ 655,000	The Crime and Disorder Act 1998 places obligations on local authorities and other bodies (including social landlords) to take measures to prevent crime and disorder, which can include installation of CCTV as an effective measure
P13616-1048	Ground Source Heat Pump - 5 blocks	Affordable Warmth	£ -	£ -	£ 3,140,000	£ 4,420,000	£ -	£ 7,560,000	The legislative drivers behind installing heat pumps in social housing are rooted in a framework of laws and policies aimed at reducing carbon emissions, improving energy efficiency, and supporting climate goals.
P13616-1048	Night Storage Replacement + Sunamp Trial replacing hot water cylinders	Affordable Warmth	£ 776,305	£ -	£ -	£ -	£ -	£ 776,305	If night storage heaters are broken, dangerous, or inefficient and cannot be repaired effectively, landlords may be obligated to replace them to fulfil their duty to maintain heating systems under the Landlord and Tenant Act 1985.

## Capital – Unfunded Investments

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13621-1006	Planned Programme - Kitchen Contract	Decent Homes	£ 5,478,360	£ 4,810,960	£ 3,362,560	£ 4,846,460	£ 3,753,060	<b>£ 22,251,400</b>	While relevant laws don't explicitly mandate kitchen replacements, they create a legal obligation for social landlords to ensure that properties are safe, habitable, and suitable for tenants, which often involves upgrading or replacing outdated kitchens.
P13621-1016	Cavity Wall & Loft Insulation - Catch-up where does not exist	Affordable Warmth	£ 200,000	£ 200,000	£ 200,000	£ 200,000	£ -	<b>£ 800,000</b>	Poor insulation can lead to excess cold, which is considered a health hazard, prompting landlords to improve insulation as part of their responsibilities.
P13621-1020	Mobility Scooter Installs & Refurb	Health & Safety - Fire	£ 200,000	£ 200,000	£ 200,000	£ 200,000	£ 200,000	<b>£ 1,000,000</b>	The Equality Act requires landlords to make reasonable adjustments for disabled tenants. If mobility scooters are common among tenants, providing storage may be considered a reasonable adjustment to support accessibility.  Ensuring safe storage for mobility scooters can help mitigate hazards, such as fire risks or blockages in communal areas.
P13621-1021	Planned Programmes – Bathroom replacement (should do)	Decent Homes	£ 1,405,000	£ 3,905,351	£ 5,905,351	£ 5,905,351	£ 5,680,728	<b>£ 22,801,781</b>	Several laws and regulations create a framework that obliges them to maintain their properties in a safe and habitable condition, which can include bathroom replacements when necessary.



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P15312-1001	Extensions & Conversions to Voids	New Capacity	£ 300,000	£ 300,000	£ 300,000	£ 300,000	£ 300,000	£ 1,500,000	While landlords are not required to extend properties specifically, they must ensure that their housing stock complies with the legal overcrowding standards, and structural changes may be one solution to this.
P13614-1001	Acquireds - Structural Repairs on Victorian Properties	Decent Homes	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 2,500,000	Although these properties often require more maintenance due to their age, landlords are legally and socially responsible for ensuring they remain safe, habitable, and compliant with modern standards.
P13619-1008	Environmental Improvement	Communal Services	£ 137,500	£ 137,500	£ 137,500	£ 137,500	£ 137,500	£ 687,500	Under the Local Government Act 2000, local authorities have a duty to promote the economic, social, and environmental well-being of their communities. This broad duty can encompass environmental improvement projects, such as creating green spaces, enhancing public parks, or developing sustainable urban infrastructure.
P13619-1007	Neighbourhood Investment	Communal Services	£ 462,500	£ 462,500	£ 462,500	£ 462,500	£ 462,500	£ 2,312,500	Under the Local Government Act 2000, local authorities have a duty to promote the economic, social, and environmental well-being of their communities. This broad duty can encompass environmental improvement projects, such as creating green spaces, enhancing public parks, or developing sustainable urban infrastructure.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13621-1019	Retrofit Pilot Projects - Easiform Property type (green recovery)	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	The Energy Act 2011, the Climate Change Act 2008, and the Housing Act 2004, alongside government strategies such as the Social Housing Decarbonisation Fund create a regulatory environment where retrofitting is necessary to ensure that social housing meets minimum energy performance standards, complies with carbon reduction goals, and provides decent living conditions.
P15813-1001	Vincent Close Major Refurbishments	Decent Homes - Blocks	£ 4,127,500	£ 4,127,500	£ 400,000	£ -	£ -	£ 8,655,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P15258-1001	Asbestos Management	Health & Safety - Other	£ -	£ -	£ -	£ -	£ -	£ -	
New Option	Staffing Allocation - Planned Programmes (8% of capital planned works) - Should Do	Staffing Costs & Charges	£ 5,449,662	£ 5,951,935	£ 4,800,883	£ 5,132,865	£ 5,608,720	£ 26,944,066	
New Option	Staffing Allocation - Planned Programmes (8% of capital planned works) - Could Do	Staffing Costs & Charges	£ 94,667	£ 90,667	£ 90,667	£ 90,667	£ 90,667	£ 457,333	
P13616-1038	Blocks - Window Servicing - Incorrectly capital - This is servicing.	Health & Safety - Other	£ -	£ -	£ -	£ -	£ -	£ -	Poorly maintained windows that lead to issues like dampness or security concerns could make a property unfit for living, obligating landlords to undertake necessary replacements or repairs.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13621-1024	Investment in blocks and estates	Decent Homes - Blocks	£ 438,374	£ 1,200,224	£ -	£ -	£ -	<b>£ 1,638,598</b>	Fire Safety Team
P13616-1059	Fire safety - Sprinklers (full programme to year 5)	Health & Safety - Fire	£ 3,900,000	£ 9,533,832	£ 8,927,228	£ 7,392,404	£ 5,045,050	<b>£ 34,798,514</b>	Building Regs 2010 suggests that fire sprinklers should be installed to enhance safety and reduce fire risks. Local authorities must comply with these regulations when constructing or renovating such buildings.
P15819-1001	HRA Park & Play Areas refurbishment - Following engagements (Big Housing conversation)	Communal Services	£ -	£ -	£ -	£ -	£ -	£ -	No identified legislation compelling HLS to do this
P15793-1006	Energy efficiency works (SHDF) - JCH, Haviland, Chareilton, Langton and Tyndall (St Judes)	Affordable Warmth	£ 7,000,000	£ 6,310,349	£ 2,480,000	£ -	£ -	<b>£ 15,790,349</b>	The Energy Act 2011, the Climate Change Act 2008, and the Housing Act 2004, alongside government strategies s such as the Social Housing Decarbonisation Fund create a regulatory environment where retrofitting is necessary to ensure that social housing meets minimum energy performance standards, complies with carbon reduction goals, and provides decent living conditions.
New Option	Decent Homes - contingency	Decent Homes	£ -	£ -	£ -	£ -	£ -	£ -	
P15541-1002	Energy Efficiency at £80m - Replace x2 retrofit lines	Affordable Warmth	£ -	£ -	£ -	£ 12,000,000	£ 12,000,000	<b>£ 24,000,000</b>	

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Energy Efficiency SHDF Wave 3 - 1435 properties across 3 years	Affordable Warmth	£ 14,202,242	£ 14,202,242	£ 14,202,242	£ -	£ -	<b>£ 42,606,726</b>	SHDF aligns with the UK government's objectives for decarbonization and improved living standards in social housing, driven by a combination of climate legislation, energy policies, and housing regulations.
New Option	Retrofit Development costs	Affordable Warmth	£ 3,159,691	£ 2,159,691	£ -	£ -	£ -	<b>£ 5,319,382</b>	SHDF aligns with the UK government's objectives for decarbonization and improved living standards in social housing, driven by a combination of climate legislation, energy policies, and housing regulations.
New Option	Heat Pumps - Installation	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	The legislative drivers behind installing heat pumps in social housing are rooted in a framework of laws and policies aimed at reducing carbon emissions, improving energy efficiency, and supporting climate goals.
New Option	District Heating connections - Installation	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	Legislation behind supporting the development of district heating systems, contributes to creating sustainable, energy-efficient homes that meet the needs of tenants while addressing climate change and enhances local energy resilience.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Communal heating - Installation	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	Legislation is in place supporting the development of communal heating systems to contribute in creating energy-efficient, low-carbon homes that enhance living conditions for tenants while addressing the broader challenges of climate change and energy security.
New Option	Air Source Heat Pumps - Renewal	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	The legislative drivers behind installing heat pumps in social housing are rooted in a framework of laws and policies aimed at reducing carbon emissions, improving energy efficiency, and supporting climate goals.
New Option	Ground Source Heat Pumps - Renewal	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	The legislative drivers behind installing heat pumps in social housing are rooted in a framework of laws and policies aimed at reducing carbon emissions, improving energy efficiency, and supporting climate goals.
New Option	District Heating connections - Renewal	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	Legislation behind supporting the development of district heating systems, contributes to creating sustainable, energy-efficient homes that meet the needs of tenants while addressing climate change and enhances local energy resilience.



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Communal heating - Renewal	Affordable Warmth	£ -	£ -	£ -	£ -	£ -	£ -	Legislation is in place supporting the development of communal heating systems to contribute to creating energy-efficient, low-carbon homes that enhance living conditions for tenants while addressing the broader challenges of climate change and energy security.
P15814-1001	Waste & recycling - Big Housing Conversation outputs.	Communal Services	£ 204,000	£ 204,000	£ -	£ -	£ -	£ <b>408,000</b>	The Housing Health and Safety Rating System under the Housing Act 2004 requires landlords to ensure properties are free from hazards, which includes providing safe and hygienic waste disposal methods. If a lack of waste facilities presents a hazard, landlords could be required to rectify the situation.
P13613-1001	S P & G - Staffing Allocation	Staffing Costs & Charges	£ -	£ -	£ -	£ -	£ -	£ -	
P13616-1047	Major Refurbishments – Ecclestone & Phoenix	Decent Homes - Blocks	£ -	£ -	£ -	£ -	£ -	£ -	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P15258-1004	Joinery shop	Health & Safety - Fire	£ -	£ -	£ -	£ -	£ -	£ -	
P13618-1005	HIP Contingency Budget – Business Development	Other	£ -	£ -	£ -	£ -	£ -	£ -	
P13616-1073	24_25 HIP - Castlegate House - Planned for the next 5 year	Decent Homes - Blocks	£ 3,750,000	£ 3,650,000	£ 100,000	£ -	£ -	£ <b>7,500,000</b>	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13616-1062	24_25 HIP - Lansdowne, Poutney and Vining	Decent Homes - Blocks	£ 2,800,000	£ 2,200,000	£ -	£ -	£ -	£ 5,000,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1060	24_25 HIP - Croydon House	Decent Homes - Blocks	£ 3,750,000	£ 3,650,000	£ 100,000	£ -	£ -	£ 7,500,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1054	2023-24 HIP - Major refurbishment - Dove Street (seven blocks)	Decent Homes - Blocks	£ 2,198,500	£ 5,420,266	£ 5,000,000	£ 8,000,000	£ 5,895,000	£ 26,513,766	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
New Option	Ventilations Improvement Programme - Proactive Fan replacement	Health & Safety - Other	£ 289,800	£ 289,800	£ 289,800	£ 289,800	£ 289,800	£ 1,449,000	Under the HHSRS, landlords have a duty to address hazards that could harm tenants' health. If a property has insufficient ventilation and this leads to issues like mould or damp, the landlord could be required to install adequate ventilation measures, such as extractor fans.
New Option	Commercial Properties - Maintenance of 50 properties	Commercial	£ 120,000	£ 120,000	£ 120,000	£ 120,000	£ 120,000	£ 600,000	<p>Social landlords must therefore maintain non-residential assets to avoid legal liability and ensure the safety of tenants, employees, and the public.</p> <p>The Fire Safety Order 2005 places a duty on landlords to maintain fire safety measures in all types of premises, including non-residential assets like community centres, offices, or garages.</p>

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Garden Investment Programme - to make safe (fencing, steps, etc)	Decent Homes	£ 233,333	£ 233,333	£ 233,333	£ 233,333	£ 233,333	£ 1,166,667	Under the Housing Health and Safety Rating System (HHSRS), social landlords are obligated to address any hazards that could affect the health and safety of tenants. If a garden poses a hazard, such as through unsafe features (e.g., broken fencing, dangerous overgrowth, or poor lighting).
P13616-1063	2024_25 HIP - Moorfields House	Decent Homes - Blocks	£ -	£ -	£ 2,750,000	£ 2,600,000	£ 150,000	£ 5,500,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1071	2024_25 HIP - Butler House	Decent Homes - Blocks	£ -	£ -	£ 2,750,000	£ 2,600,000	£ 150,000	£ 5,500,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1064	2024_25 HIP - St Peters House	Decent Homes - Blocks	£ -	£ -	£ -	£ 3,000,000	£ 2,900,000	£ 5,900,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1070	2024_25 HIP - Brandon House	Decent Homes - Blocks	£ -	£ -	£ -	£ 1,900,000	£ 100,000	£ 2,000,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1069	2024_25 HIP - Berchel House	Decent Homes - Blocks	£ -	£ -	£ 395,450	£ -	£ -	£ 395,450	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1072	2024_25 HIP - Carr House	Decent Homes - Blocks	£ -	£ -	£ -	£ 1,500,000	£ -	£ 1,500,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
P13616-1068	2024_25 HIP - Barlands & Brookridge House	Decent Homes - Blocks	£ -	£ -	£ -	£ 300,000	£ 3,000,000	£ 3,300,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1061	2024_25 HIP - Holroyd House	Decent Homes - Blocks	£ -	£ -	£ -	£ -	£ 2,750,000	£ 2,750,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of high-rise buildings.
P13616-1065	2024_25 HIP - Vining Walk	Decent Homes - Blocks	£ -	£ -	£ -	£ 500,000	£ -	£ 500,000	Under the Landlord and Tenant Act 1985, Landlords must maintain the structure and exterior of housing stock.
New Option	Digital Tower Block Trial	Decent Homes - Blocks	£ 50,000	£ -	£ -	£ -	£ -	£ 50,000	
New Option	TV aerial replacement	Decent Homes - Blocks	£ 40,000	£ 100,000	£ 140,000	£ 140,000	£ 140,000	£ 560,000	

## Revenue – Funded Investments

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Blocks - Window Inspections & Servicing	Health & Safety - Other	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 100,000	£ 500,000	Poorly maintained windows that lead to issues like dampness or security concerns could make a property unfit for living, obligating landlords to undertake necessary replacements or repairs.
10079	Gas Servicing	Health & Safety - Other	£ 2,300,000	£ 2,300,000	£ 2,300,000	£ 2,300,000	£ 2,300,000	£ 11,500,000	Social landlords are compelled to carry out gas servicing and ensure gas appliances are safe by several pieces of legislation, most notably the Gas Safety (Installation and Use) Regulations 1998, which mandate

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									annual gas safety checks by a Gas Safe registered engineer
10084	Electrical Testing & repairs	Health & Safety - Other	£ 3,543,034	£ 3,543,034	£ 3,543,034	£ 2,142,298	£ 2,142,298	<b>£ 14,913,698</b>	Regulations require landlords, including social landlords, to ensure that electrical installations in rented properties are inspected and tested at least every five years by a qualified and competent person.
10067	Electrical Maintenance	Health & Safety - Other	£ 783,060	£ 783,060	£ 783,060	£ 783,060	£ 783,060	<b>£ 3,915,300</b>	Under the HHSRS, landlords, including social landlords, are required to ensure that their properties are

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									free from hazards, including electrical hazards.
10066	Heat Management + water testing	Health & Safety - Other	£ 1,050,000	£ 1,050,000	£ 1,050,000	£ 1,050,000	£ 1,050,000	£ 5,250,000	The Health and Safety at Work etc. Act 1974 and COSHH compel social landlords to assess and manage risks related to water safety such as Legionella, including testing to comply with the laws and ensure the safety of tenants.
10069	Lifts	Health & Safety - Other	£ 587,000	£ 587,000	£ 587,000	£ 587,000	£ 587,000	£ 2,935,000	Social landlords in the UK are compelled to service and maintain passenger lifts primarily under the Lifting

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									Operations and Lifting Equipment Regulations 1998 (LOLER) and the Provision and Use of Work Equipment Regulations 1998 (PUWER), which require regular inspections and maintenance to ensure safety.
10070	Central Call	Health & Safety - Other	£ 42,000	£ 42,000	£ 42,000	£ 42,000	£ 42,000	£ 210,000	The Health and Safety at Work Act, the Landlord and Tenant Act, the Housing Act, and other relevant regulations collectively ensure that social landlords maintain systems that are critical for



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									tenant safety, accessibility, and compliance with health and safety standards.
10071	Door Entry provision & maintenance.	Health & Safety - Other	£ 106,000	£ 106,000	£ 106,000	£ 106,000	£ 106,000	£ 530,000	Failure to maintain door entry systems could result in legal liability, regulatory action, or breaches of tenancy agreements, particularly if tenant safety or security is compromised.
10076	Automatic door maintenance	Health & Safety - Other	£ 45,000	£ 45,000	£ 45,000	£ 45,000	£ 45,000	£ 225,000	Failure to maintain door entry systems could result in legal liability, regulatory action, or breaches of tenancy agreements, particularly if tenant safety or security is compromised.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
10072	Fire Equipment	Health & Safety - Fire	£ 15,000	£ 15,000	£ 15,000	£ 15,000	£ 15,000	£ 75,000	Social landlords are compelled to install and maintain fire safety equipment such as smoke alarms, fire alarms, fire extinguishers, emergency lighting, and fire doors by several key pieces of legislation, including the Regulatory Reform (Fire Safety) Order 2005, Building Regulations (Part B), and the Building Safety Act 2022.
10087	Fire Alarm Testing	Health & Safety - Fire	£ 250,000	£ 250,000	£ 250,000	£ 250,000	£ 250,000	£ 1,250,000	Social landlords in the UK are compelled to test and maintain fire alarms primarily

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									under the Regulatory Reform (Fire Safety) Order 2005, which requires regular fire risk assessments that include the testing of fire detection systems.
New Option	Fire Sprinkler servicing & maintenance (based on 5 yr installation programme) (must do)	Health & Safety - Fire	£ 51,100	£ 51,100	£ 51,100	£ 51,100	£ 51,100	£ 255,500	
New Option	Temp Fire Alarm servicing & maintenance	Health & Safety - Fire	£ 416,548	£ 416,548	£ 300,434	£ 292,812	£ 125,725	£ 1,552,066	Social landlords in the UK are compelled to test and maintain fire alarms primarily under the Regulatory Reform (Fire Safety) Order 2005, which requires regular fire

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									risk assessments that include the testing of fire detection systems.
15886	FRA remediation - Fire Doors - Inspect & Repair.	Health & Safety - Fire	£ 1,527,400	£ 1,527,400	£ 1,277,400	£ 1,277,400	£ 1,277,400	£ 6,887,000	Under the Regulatory Reform Order 2005, social landlords, to ensure that the premises are safe from fire hazards. This includes the installation of fire doors in multi-occupied residential buildings to help contain fires and protect escape routes.
New	Response Repairs - FRA remediation - Non-Fire Doors - Repair/remediations	Health & Safety - Fire	£ 500,000	£ 500,000	£ 500,000	£ 250,000	£ -	£ 1,750,000	Under the Regulatory Reform Order 2005, social landlords, to ensure that the premises are safe from

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									fire hazards. This includes the installation of fire doors in multi-occupied residential buildings to help contain fires and protect escape routes.
15884	Asbestos Management Surveys	Health & Safety - Other	£ 68,000	£ 47,825	£ 68,000	£ 47,825	£ 46,600	<b>£ 278,250</b>	Social landlords in the UK are compelled to conduct asbestos management surveys primarily under the Control of Asbestos Regulations 2012, which mandate the identification and management of asbestos in properties.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
15237	Brunata Maintenance	Affordable Warmth	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 200,000	The Heat Network Regs 2014 are primarily aimed at improving energy efficiency and ensuring tenants only pay for the energy they actually use. As Brunata heat units are used for this purpose, they must be maintained in working order to comply with the law.
10077	TV Aerial	Communa l Services	£ 115,000	£ 115,000	£ 115,000	£ 115,000	£ 115,000	£ 575,000	
10091	Response Repairs - M&E	Response Repairs	£ 167,300	£ 167,300	£ 167,300	£ 167,300	£ 167,300	£ 836,500	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									Tenant Act 1985, which requires them to maintain the property in good repair.
10099	Response Repairs - General - Emergency Repairs	Response Repairs	£ 13,105,475	£ 13,105,475	£ 13,105,475	£ 13,105,475	£ 13,105,475	£ 65,527,376	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and Tenant Act 1985, which requires them to maintain the property in good repair.
15885	Response Repairs - Damp and Mould - HHSRS Cat 1 & 2's	Response Repairs	£ 2,212,776	£ 1,894,262	£ 1,314,000	£ 1,051,200	£ 1,051,200	£ 7,523,438	Relevant laws place a clear duty on landlords to ensure that properties are in a habitable condition and free from hazards, such as damp and mould, that could harm

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									tenants' health.
15887	Response Repairs - Stock Condition Inspection repairs - General	Response Repairs	£ 60,500	£ 60,500	£ -	£ -	£ -	£ 121,000	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and Tenant Act 1985, which requires them to maintain the property in good repair.
New Option	Response Repair - Backlog Resolution	Response Repairs	£ 175,000	£ 112,500	£ -	£ -	£ -	£ 287,500	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and Tenant Act 1985, which requires them to maintain



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									the property in good repair.
New Option	Response Repair - Increase due to Ageing asset base - Emergency Works	Response Repairs	£ 264,000	£ 528,000	£ 792,000	£ 1,056,000	£ 1,320,000	£ 3,960,000	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and Tenant Act 1985, which requires them to maintain the property in good repair.
15893	Response Repairs - Disrepair	Response Repairs	£ 1,400,000	£ 1,350,000	£ 1,300,000	£ 1,250,000	£ 1,200,000	£ 6,500,000	Social landlords are legally compelled to handle disrepair claims due to their responsibilities under these laws to maintain safe, habitable homes for

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									tenants and ensure their properties are free from health hazards or statutory nuisances. Failure to comply can lead to legal consequences , regulatory action, or compensation claims from tenants.
15892	Decants / Reactive Whole Property Refurb	Response Repairs	£ 400,000	£ 400,000	£ 400,000	£ 400,000	£ 400,000	£ 2,000,000	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and Tenant Act 1985, which requires them to maintain the property in good repair.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
10097	Relets Repairs - Emergency Repairs	Relets	£ 9,938,172	£ 9,938,172	£ 9,938,172	£ 9,938,172	£ 9,938,172	£ 49,690,860	Social landlords in the UK are compelled to carry out responsive repairs primarily under the Landlord and Tenant Act 1985, which requires them to maintain the property in good repair.
10001	Disabled Adaptation Repairs + Top-up in 24/25	Accessible Homes	£ 1,270,000	£ 1,270,000	£ 1,270,000	£ 1,270,000	£ 1,270,000	£ 6,350,000	A combination of the Equality Act 2010, the Landlord and Tenant Act 1985, the Homes (Fitness for Human Habitation) Act 2018, and other related laws compel social landlords to maintain adaptations once they

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									have been installed.
14493	Council Stair Lift Repairs	Accessible Homes	£ 200,000	£ 200,000	£ 200,000	£ 200,000	£ 200,000	£ 1,000,000	A combination of the Equality Act 2010, the Landlord and Tenant Act 1985, the Homes (Fitness for Human Habitation) Act 2018, and other related laws compel social landlords to maintain adaptations once they have been installed.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
10002	Trees on land	Communa l Services	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 750,000	<p>Social landlords may be compelled to remove or manage trees under several legal obligations when:</p> <p>Trees pose a danger to the public, tenants, or workers (Occupiers' Liability Act, Health and Safety at Work Act).</p> <p>Trees are a statutory nuisance (Environmental Protection Act).</p> <p>Trees obstruct highways or public spaces (Highways Act).</p> <p>Trees cause damage to property</p>

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									(Common Law).
10009	Caretaking	Communa l Services	£ 41,000	£ 41,000	£ 41,000	£ 41,000	£ 41,000	£ 205,000	Legislation like the Landlord and Tenant Act 1985, the Housing Act 2004, and the Homes (Fitness for Human Habitation) Act 2018 collectively establish the duty of landlords to maintain safe and habitable living environments, which can

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									include employing caretaking services to oversee and manage communal areas effectively.
10078	Planned Programmes Indirect Charges To RM	Staffing Costs & Charges	£ 120,000	£ 120,000	£ 120,000	£ 120,000	£ 120,000	£ 600,000	
10090	Income from Leaseholder Charges	Staffing Costs & Charges	-£ 411,760	-£ 411,760	-£ 411,760	-£ 411,760	-£ 411,760	-£ 2,058,800	
New Option	Additional Capitalisation	Capitalisation	-£ 2,392,000	-£ 2,392,000	-£ 2,392,000	-£ 2,392,000	-£ 2,392,000	-£ 11,960,000	
New Option	Stock Conditions Surveys	Surveys	£ 650,000	£ 650,000	£ 351,000	£ 351,000	£ 351,000	£ 2,353,000	Laws and regulations place obligations on landlords to ensure that their housing stock is maintained in a good condition, fit for habitation, and compliant with health and safety standards.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									Conducting stock condition surveys is a common practice that helps landlords meet these legal responsibilities.
New Option	Structural Investigations Fund	Surveys	£ 310,000	£ 220,000	£ 220,000	£ 220,000	£ 220,000	£ 1,190,000	A combination of the Housing Act 2004 (HHSRS), the Landlord and Tenant Act 1985, and the Building Safety Act 2022 compels social landlords to conduct structural assessments when there are concerns about the safety, habitability, or integrity of their buildings.



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Block Surveys - FRA - Type 1	Surveys	£ 650,000	£ 650,000	£ 650,000	£ 650,000	£ 650,000	£ 3,250,000	
New Option	Block Surveys - Complex M&E	Surveys	£ 124,000	£ 110,000	£ 110,000	£ 110,000	£ 110,000	£ 564,000	Failure to conduct appropriate surveys may result in non-compliance with these laws and regulations, leading to legal action, enforcement measures, or claims from tenants.
New Option	Block Surveys - Building Survey	Surveys	£ 155,000	£ 137,500	£ 137,500	£ 137,500	£ 137,500	£ 705,000	Failure to conduct appropriate surveys may result in non-compliance with these laws and regulations, leading to legal action, enforcement measures, or claims from tenants.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Rubbish chute inspection and servicing	Health & Safety - Other	£ 20,000	£ 20,000	£ 20,000	£ 20,000	£ 20,000	£ 100,000	Key legislation such as the Health and Safety at Work Act 1974, the Landlord and Tenant Act 1985, and the Housing Act 2004 (HHSRS) requires landlords to maintain rubbish chutes to prevent health and safety hazards, ensure fire safety, and keep properties in a habitable condition.
New Option	District Heating Regulation	Affordable Warmth	£ 200,000	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 800,000	
15645	Rapid Response (allocation from capital investment in blocks, communal	Communal Services	£ 200,000	£ 200,000	£ 200,000	£ -	£ -	£ 600,000	Currently used to pay for Building Safety Team

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
	areas and estates provision) - Big Housing Conversation								
10097	Relets Repairs - Non-Emergency Repairs	Relets	£ 2,484,543	£ 2,484,543	£ 2,484,543	£ 2,484,543	£ 2,484,543	<b>£ 12,422,715</b>	
10099	Response Repairs - General - Non-Emergency Repairs	Response Repairs	£ 3,276,369	£ 3,276,369	£ 3,276,369	£ 3,276,369	£ 3,276,369	<b>£ 16,381,844</b>	Decent Homes/HHS RS legislation only requires Category 1 defects to be repaired. Also, Landlord and Tenant Act requires the property to be kept in good repair, which is not clearly defined.

**Revenue – Unfunded Investments**

<b>Cost Code</b>	<b>Budget Description</b>	<b>Category</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>Total</b>	<b>Notes</b>
10080	External Maintenance & Painting - Low Rise	Decent Homes	£ 500,000	£ 500,000	£ 500,000	£ 500,000	£ 500,000	<b>£ 2,500,000</b>	
New Option	CITY LEAP - External Maintenance & Painting - Low Rise	NA	£ -	£ -	£ -	£ -	£ -	<b>£ -</b>	
10081	Communal Maintenance & Painting	Decent Homes	£ 300,000	£ 300,000	£ 300,000	£ 300,000	£ 300,000	<b>£ 1,500,000</b>	

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Warden Call and door entry - additional - Added to 10071	Health & Safety - Other	£ -	£ -	£ -	£ -	£ -	£ -	<p>Social landlords may be legally required to maintain warden call systems under various legal frameworks :</p> <p>Landlord and Tenant Act 1985 and Housing Act 2004: Obligations to maintain installations essential for safety.</p> <p>Health and Safety at Work Act 1974:</p>

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									<p>Ensuring a safe environment for tenants and employees. The Care Act 2014: Providing necessary support for vulnerable tenants. The Equality Act 2010: Making reasonable adjustments for disabled tenants. Fire Safety Regulations : Maintaining systems as part of overall fire</p>

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									safety provisions.
15831	Fire Sprinkler servicing & maintenance (based on 5 yr installation programme)	Health & Safety - Fire	£ -	£ 16,400	£ 203,900	£ 301,400	£ 413,900	£ 935,600	Building Regs 2010 suggests that fire sprinklers should be installed to enhance safety and reduce fire risks. Local

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									authorities must comply with these regulations when constructing or renovating such buildings.
10082	Fire Safety Works - Compartmentation and other FRA remediation works.	Capitalisation	£ -	£ -	£ -	£ -	£ -	£ -	Under the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act 2021, landlords are legally required to carry out FRAs and implement necessary fire safety measures. Failure to



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									comply can lead to legal penalties.
New Option	Warden Call	Communal Services	£ -	£ -	£ -	£ -	£ -	£ -	<p>Social landlords may be legally required to maintain warden call systems under various legal frameworks :</p> <p>Landlord and Tenant Act 1985 and Housing Act 2004: Obligations to maintain installations</p>

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									<p>essential for safety.</p> <p>Health and Safety at Work Act 1974: Ensuring a safe environment for tenants and employees.</p> <p>The Care Act 2014: Providing necessary support for vulnerable tenants.</p> <p>The Equality Act 2010: Making reasonable adjustments for disabled tenants.</p> <p>Fire Safety</p>

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									Regulations : Maintaining systems as part of overall fire safety provisions.
15885	Response Repairs - Damp and Mould - HHSRS non-Cat 1 & 2	Response Repairs	£ 847,500	£ 706,250	£ 706,250	£ 565,000	£ 565,000	<b>£ 3,390,000</b>	Decent Homes/HHSRS legislation only requires Category 1 defects to be repaired. Also, Landlord

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									and Tenant Act requires the property to be kept in good repair, which is not clearly defined.
15888	Response Repairs - stock Conditon Inspection repairs - Damp and Mould	Response Repairs	£ -	£ -	£ -	£ -	£ -	£ -	Relevant laws place a clear duty on landlords to ensure that properties are in a habitable condition and free from hazards, such as damp and mould, that could harm tenants' health.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Response Repair - Increase due to Ageing asset base - non-emergency works	Response Repairs	£ 66,000	£ 132,000	£ 198,000	£ 264,000	£ 330,000	£ 990,000	
10005	Estates Management Repairs	Communal Services	£ 127,076	£ 127,076	£ 127,076	£ 127,076	£ 127,076	£ 635,380	
15806	Assisted Gardening (allocation from capital investment in bocks, communal areas and estates provision) - Big Housing Conversation	Communal Services	£ 120,000	£ 120,000	£ 120,000	£ -	£ -	£ 360,000	Under the Housing Health and Safety Rating System (HHSRS), social landlords are obligated to address any hazards that could affect the health and safety of tenants. If a garden

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									poses a hazard, such as through unsafe features (e.g., broken fencing, dangerous overgrowth, or poor lighting).
New Option	Block Surveys - FRA - Type 4	Surveys	£ 336,000	£ 336,000	£ 336,000	£ 189,000	£ 189,000	<b>£ 1,386,000</b>	A Type 4 FRA may be required if there are significant concerns about fire safety or if the building presents high risks (e.g., high-rise buildings, those with cladding

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									issues, or where previous Type 1 FRAs have raised concerns).
New Option	Roof Warranty Inspection	Surveys	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 150,000	£ 750,000	Inspecting roof warranties is a practical step for social landlords to ensure that they meet their legal obligations, maintain safe housing, and avoid unnecessary costs when addressing roof-related defects or repairs.

Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
New Option	Cladding Warranty Inspections	Surveys	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 200,000	Social landlords are expected to manage the safety of cladding as part of their overall duty of care. Inspecting cladding warranties helps ensure that any issues with the materials can be addressed promptly and at the expense of the manufacturer or installer, rather than falling



Cost Code	Budget Description	Category	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Notes
									solely on the landlord.
New Option	Revenue contingency (3%)	Contingency	£ 1,445,500	£ -	£ -	£ -	£ -	<b>£ 1,445,500</b>	