

Appendix E

HRA Capital Programme

2026/27 to 2030/31

Category	Name	5-Year Expenditure						5-Year Funding		
		2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	2030/31 £'000	5-Year Total £'000	Borrowing £'000	Other £'000	Total Funding £'000
Major Projects	HRA In-House Housing Supply Acquisitions	50,000	0	0	0	0	50,000	(30,000)	(20,000)	(70,000)
	Development Yiewsley Housing Scheme	16,687	8,169	407	0	0	25,263	(19,607)	(5,656)	(30,919)
	Existing FRI Leases - HRA	16,732	0	0	0	0	16,732	(16,732)	0	(16,732)
	Campbell and Hale End Close rebuild/redevelopment	1,000	2,000	2,000	2,000	2,000	9,000	(4,500)	(4,500)	(13,500)
	Redevelopment of 1-10 Nelson Lane	1,000	3,500	3,500	0	0	8,000	(8,000)	0	(8,000)
	Development Northwood Hills Library	372	4,882	662	83	0	5,999	(5,999)	0	(5,999)
	Development Harefield Library Housing Units	512	1,792	2,048	500	0	4,852	(2,426)	(2,426)	(7,278)
	Staying Close Acquisition Programme	2,772	0	0	0	0	2,772	(2,772)	0	(2,772)
	Garage Site New Peachy Lane	500	1,250	0	0	0	1,750	(875)	(875)	(2,625)
	Sullivan Crescent Housing (CornFlower Place)	68	0	0	0	0	68	(34)	(34)	(102)
Major Projects Total		89,644	21,593	8,617	2,583	2,000	124,437	(90,946)	(33,491)	(157,928)
Programme of Works	Works to Stock - Reactive and Planned Capital Budget	29,793	30,091	27,082	24,374	21,936	133,276	0	(133,276)	(266,552)
	Green Homes Initiative - Reactive and Planned Capital Budget	10,000	10,000	6,000	5,000	3,000	34,000	(34,000)	0	(34,000)
	Major Adaptations	4,000	4,000	3,500	3,500	3,000	18,000	(18,000)	0	(18,000)
Programme of Works Total		43,793	44,091	36,582	32,874	27,936	185,276	(52,000)	(133,276)	(318,552)
Hayes Regen	Hayes Regeneration - Avondale Phases 2 and 1B	2,921	38,000	58,500	25,000	3,579	128,000	(76,800)	(51,200)	(179,200)
	Hayes Regeneration Phase 1 and 1A	13,206	41,812	29,462	0	0	84,480	(48,448)	(36,032)	(120,512)
Hayes Regen Total		16,127	79,812	87,962	25,000	3,579	212,480	(125,248)	(87,232)	(299,712)
Grand Total		149,564	145,496	133,161	60,456	33,515	522,192	(268,193)	(253,999)	(776,191)

Appendix E

HRA Capital Programme

2026/27 to 2030/31

Category	Name	2026/27 Expenditure £'000	2026/27 Funding				
			Prudential Borrowing £'000	Revenue Contribs £'000	RTB Capital Receipts £'000	New Grants & Contribs £'000	Existing Grants & Contrib £'000
Major Projects	HRA In-House Housing Supply Acquisitions	50,000	(30,000)	0	(20,000)	0	0
	Development Yiewsley Housing Scheme	16,687	(16,687)	0	0	0	0
	Existing FRI Leases - HRA	16,732	(16,732)	0	0	0	0
	Campbell and Hale End Close rebuild/redevelopment	1,000	(500)	0	0	(500)	0
	Redevelopment of 1-10 Nelson Lane	1,000	(1,000)	0	0	0	0
	Development Northwood Hills Library	372	(372)	0	0	0	0
	Development Harefield Library Housing Units	512	(256)	0	0	(256)	0
	Staying Close Acquisition Programme	2,772	(2,772)	0	0	0	0
	Garage Site New Peachy Lane	500	(250)	0	0	(250)	0
	Sullivan Crescent Housing (CornFlower Place)	68	(34)	0	0	0	(34)
Major Projects Total		89,644	(68,604)	0	(20,000)	(1,006)	(34)
Programme of Works	Works to Stock - Reactive and Planned Capital Budget	29,793	0	(29,793)	0	0	0
	Green Homes Initiative - Reactive and Planned Capital Budget	10,000	(10,000)	0	0	0	0
	Major Adaptations	4,000	(4,000)	0	0	0	0
Programme of Works Total		43,793	(14,000)	(29,793)	0	0	0
Hayes Regen	Hayes Regeneration - Avondale Phases 2 and 1B	2,921	(2,921)	0	0	0	0
	Hayes Regeneration Phase 1 and 1A	13,206	(13,206)	0	0	0	0
Hayes Regen Total		16,127	(16,127)	0	0	0	0
Grand Total		149,564	(98,731)	(29,793)	(20,000)	(1,006)	(34)