

## Isle of Anglesey County Council

|                                         |                                                                                                                                                                                                       |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Report to:</b>                       | <b>EXECUTIVE</b>                                                                                                                                                                                      |
| <b>Date:</b>                            | <b>25 NOVEMBER 2025</b>                                                                                                                                                                               |
| <b>Subject:</b>                         | <b>HOUSING REVENUE ACCOUNT BUDGET MONITORING, QUARTER 2 2025/26</b>                                                                                                                                   |
| <b>Portfolio Holder(s):</b>             | <b>COUNCILLOR R WILLIAMS – DEPUTY LEADER &amp; PORTFOLIO HOLDER FINANCE &amp; CORPORATE BUSINESS AND CUSTOMER EXPERIENCE<br/>COUNCILLOR C JONES – PORTFOLIO HOLDER HOUSING &amp; COMMUNITY SAFETY</b> |
| <b>Head of Service / Director:</b>      | <b>MARC JONES - DIRECTOR OF FUNCTION (RESOURCES) &amp; SECTION 151 OFFICER<br/>(EXT. 2601)</b>                                                                                                        |
| <b>Report Author:</b><br>Tel:<br>Email: | <b>ŠÁRKA TIMAROVÁ</b><br><br><a href="mailto:SarkaTimarova@ynysmon.llyw.cymru">SarkaTimarova@ynysmon.llyw.cymru</a>                                                                                   |
| <b>Local Members:</b>                   | <b>N/A</b>                                                                                                                                                                                            |

### A –Recommendation/s and reason/s

1. The Executive is requested to note the following:-

- (i) The position set out in respect of the financial performance of the Housing Revenue Account (HRA) for quarter 2 2025/26.
- (ii) The forecast outturn for 2025/26.

#### 2. Background

- (i) The revenue budget was set with a budgeted surplus of £6,291k.
- (ii) The gross capital budget for 2025/26 is £24,521k. Grant funding budget of £9,173k reduces the net budget to £15,348k.
- (iii) The combination of both the revenue budget and adjusted capital budget gave a planned budget deficit of £9,057k, of which £6,820k is to be funded from the HRA reserve, with the balance of £2,237k to be funded by external borrowing.
- (iv) The HRA is 'ringfenced', and its reserves cannot be transferred to the General Fund, nor can General Fund reserves be used to fund the HRA.

3. This report sets out the financial performance of the HRA for the period from 1<sup>st</sup> April 2025 to 30<sup>th</sup> September 2025.

#### 4. Overview

- 4.1** The HRA revenue surplus / deficit at the end of quarter 2 shows an overachievement of £276k compared to the profiled budget. The forecast at year end is an underspend of £404k. More detail is given in sections 5 to 8 below and in Appendix A.
- 4.2** Capital expenditure has been increased by £1,492k, to £24,521k, and is forecasted to be £2,465k under budget at year end, as explained in section 9 below and in Appendices B and C. Grant income has increased to £9,173k, and is expected to be spent in full.
- 4.3** The forecast deficit (combining both revenue and capital) is now £6,188k, £2,869k less than the budget.

## 5. Income

5.1 At the end of quarter 2, income was £122k below profiled budget. The shortfall on rental income of £156k is partly due to higher-than-expected number of void properties in quarter 1 compared to the budget, and partly due to timing differences of new properties transferring to rentable stock, with some of the timing issues expected to even out as the year progresses. By the end of the financial year, it is forecasted that income will be on budget due to some extraordinary land and fees income expected during the year.

## 6. Repairs and Maintenance

6.1 At the end of quarter 2, there was an overspend of £37k on repairs and maintenance. This is primarily due to expenditure on vacant dwellings during change of tenancy. During the year, some of these costs will be reassessed and moved against the capital WHQS budget. We are currently forecasting that the budget will be £55k overspent at year end.

6.2 Shared and rechargeable services, which include expenditure on communal and shared areas, grass cutting etc., show £1k underspend. There is currently a mixture of timing differences that should even out during the year. Our forecast of £10k overspend by year end in quarter 1 is reversed in quarter 2, to £51k underspend due to expected reduced costs in Telecare following a switch to a different provider last year.

6.3 Expenditure on operative staff is £164k below the profiled budget at the end of quarter 2, which is due to unfilled vacancies. Overheads and other expenditure is £42k over budget, which is mostly due to cost of hired skips.

## 7. Supervision and Management Expenditure

7.1 At the end of quarter 2, supervision and management expenditure was £319k below the profiled budget. The main variances relate to timing differences between the budget and actual expenditure for council tax and utilities (heating) and pension costs. The majority of the timing differences should even out during the year; we forecast that unfilled vacancies and a large pension contributions adjustment will lead to about £219k underspend against the budget at year end.

## 8. Year End Adjustments

8.1 This heading covers items of expenditure (capital financing costs and recharges from the General Fund) that form part of the year end accounting process. At the end of quarter 2, we are forecasting a small overspend of £7k at year end.

## 9. Capital Expenditure

9.1 The gross capital budget for 2025/26 is £24,403k, the grant funding budget is £9,173k. The grant funding forecast is summarised below:-

| Source                                              | Quarter 2 forecast<br>£ |
|-----------------------------------------------------|-------------------------|
| Housing with Care Fund (HCF)                        | 568,648                 |
| Integrated Care Fund (ICF)                          | 867,637                 |
| Transitional Accommodation Capital Programme (TACP) | 1,035,665               |
| Social Housing Grant (SHG)                          | 1,235,012               |
| Major Repairs Allowance (MRA)                       | 2,690,000               |
| Optimised Retrofit Programme 2025/26                | 2,775,712               |
| <b>Total Grant</b>                                  | <b>9,172,674</b>        |

9.1 Welsh Housing Quality Standard (WHQS) expenditure – The original £4,983k budget allocated the sum of £1,483k to tackle WHQS refusals and capital elements upgraded at

change of tenancy, such as replacement kitchens, bathrooms and re-wiring systems as they reach the end of their life cycles. Void capitalisation to the end of quarter 2 is in the sum of £696k, with further significant capitalisation expected during quarters 3 and 4. The budget also allocated £3,500k towards Year 2 of a 5-year programme for the replacement of kitchens which now exceed 15 years in age. Housing Services report that both appointed contractors continued to perform well during quarter 2, with expenditure in the sum of £3,030k. As and when required, both contractors are also undertaking kitchen renewals and associated WHQS work at change of tenancy. Subject to approval, it is proposed that this programme is allocated further capital funding in the sum of £500k for expenditure during 2025/26.

- 9.2 Fire Risk expenditure** – The £500k budget is planned to be spent on ensuring compliance with the Regulatory Reform Order 2005. Proposed measures will primarily involve replacement 1 hour (FD60) flat fire doors and upgrading fire alarm systems serving blocks of flats. The fire door replacement contract was tendered and awarded during 2024/25, and expenditure at the end of quarter 2 stood at £200k. Subject to the timely delivery of new doors, Housing Services are currently forecasting that this budget will be fully utilised.
- 9.3 Public Sector Adaptations expenditure** – Housing Services expects that demand for medium or large-scale adaptations will remain constant, and the allocated budget of £500k will fund works such as installing stair-lifts, level access showers, ramps and extensions. Actual expenditure at the end of quarter 2 stood at £177k, with a further £212k in confirmed commitment. Housing Services predicts that the budget will be utilised in full during 2025/26.
- 9.4 Energy Performance expenditure** – As previously reported, Housing Services commenced work on a 5-year programme for the longer-term delivery of renewable energy and decarbonisation measures during quarter 4 of 2024/25. The contract, primarily involving the installation of Solar PV systems and Battery Storage across the housing stock, continued positively during quarter 2, and Housing Services have allocated a budget of £3,300k for these energy efficiency improvements during 2025/26. Expenditure at the end of quarter 2 stood at £1.312m. During 2025/26, this programme has secured financial support in the sum of £2,776k via the Welsh Government's Optimised Retrofit Programme. Housing Services expects that the budget will be utilised in full during the current financial year.
- 9.5 Planned Maintenance expenditure** – The total budget allocated for traditional Planned Maintenance work is £3,000k, which includes carried forward commitment on schemes which were awarded and commenced on site during 2024/25. Carried forward commitment primarily involves the continuation of work at Tan y Bryn, Valley, and Morrison Crescent, Holyhead, which reached Practical Completion during quarter 1. Housing Services expect that works at Valley will reach Practical Completion during quarter 3, and aim to tender a further Planned Maintenance Contract involving 20 properties at various locations during quarter 3. Successful award of contract will fully commit the budget for 2025/26. Expenditure at the end of quarter 2 stood at £781k, with a further £842k in confirmed commitment. At the end of quarter 2, the Service estimate that the budget will be £1,000k underspent.
- 9.6 Environmental Works Expenditure** – A total budget of £500k is allocated towards environmental improvements in 2025/26. A proportion of this budget will be utilised to continue with the programmed demolition of certain garages at Llangefni, Moelfre and Amlwch which are no longer viable to maintain. Housing Services confirms that tenders were received and that a contract was awarded for the demolition of these garages during quarter 2. A further tender will be issued during quarter 3 for garages earmarked for demolition in the Holyhead area. Housing Services do not expect any upgrading of treatment plants to incur any significant expenditure during this financial year, and forecasts under expenditure in the sum of £200k.

**9.7 Central Heating Contract Expenditure** - During quarter 1 2025/26, a contract (CHC226) for replacement boilers awarded during the last financial year reached Practical Completion. Housing Services have allocated a capital budget of £200k for 2025/26, and expenditure inclusive of commitment was in the sum of £104k at the end of quarter 2. There are no plans to award any further major contracts during this financial year, and Housing Services expects that the budget will be £96k underspent at year end.

**9.8 Fleet Renewal** – The budget allocates the sum of £650k for a rolling programme of renewing the Building Maintenance Unit's vehicular fleet, primarily the van stock utilised by operatives. A total of £357k was committed at the end of quarter 1, with the delivery of 10 new vehicles expected early during quarter 3.

**9.9 Acquisition of Existing Properties and Development of new properties** - A budget of £9,396k has been allocated to activities which increase the HRA rentable stock:-

- **Projects Completed or Nearing Completion**

In quarter 2, 16 units were added to the lettable stock, bringing the total to 24 units so far. These were newly developed houses at Stad y Bryn in Llanfaethlu, as well as existing properties acquired and refurbished by HRA. New developments at Cae Braenar in Holyhead and at the Newborough Old School Site are progressing and are expected to add 23 and 14 units respectively to the lettable stock during 2025/26.

- **Other Developments**

Two new houses are being developed at Parc Y Coed in Llangefni by an external developer.

- **Collaboration with Social Services**

There are several active projects where HRA collaborates with the Council's Social Services department. The development of the extra care facility in Menai Bridge is experiencing delays, but some works are expected to take place in 2025/26. Additionally, four properties were acquired and are being developed to meet the needs of social services.

- **Acquisitions and Renovations**

The focus in 2025/26 is on renovations of previously acquired properties, with an allocation of £2,370k to fund 15 units to be added to lettable stock during the year, but, due to slippage in works, the full amount will not be spent this financial year.

Five properties were approved for acquisition in quarter 1, and additional 5 properties are being acquired in quarter 2, following an additional allocation of Transitional Accommodation Capital Programme (TACP) grant by the Welsh Government (WG). As the TACP programme is expected to continue into the future, the development team are scoping further opportunities across the Island.

- **New Projects in Initial Stages and Preplanning**

Several projects are in their initial stages, namely developments at Plas Penlan in Llangefni, Maes Mona in Amlwch, and at the old Corn Hir School site in Llangefni. Projects in preplanning stages include development and re-development at Maes William Williams in Amlwch, Tan Y Foel in Llanerchymedd, Ysgol y Parc in Holyhead and Pencraig Mansions in Llangefni. A budget of £300k has been allocated in 2025/26 for work related to scoping the potential of these sites for a future development project; it is forecasted that about £100k will be spent by year end.

All new projects will be assessed financially and approved in accordance with the Council procedures.

## 10. HRA Balance

- 10.1** The opening balance of the HRA reserve stood at £7,976k. The budget allowed for the use of £6,820k of this balance, leaving the minimum level of reserve balance of £1,155k, as set out in the HRA Business Plan. This equates to 5% of the dwelling rental income budget for 2025/26. As at quarter 2, it is forecasted that the closing balance will be £1,788k.

## 11. HRA Borrowing

- 11.1** After capital budget and capital grants adjustments, the net revenue / capital deficit budgeted for the year is £9,057k. This was to be funded by £6,820k from the HRA reserve and £2,237k in external borrowing. At quarter 2, the deficit is forecasted to be £6,187k, mainly as a result of underspend of the capital budget. This will be fully funded from the HRA reserve, and no external borrowing will be necessary in this financial year.

### **B – What other options did you consider and why did you reject them and/or opt for this option?**

Not applicable

### **C – Why is this a decision for the Executive?**

This matter is delegated to the Executive.

### **Ch – Is this decision consistent with policy approved by the full Council?**

Yes

### **D – Is this decision within the budget approved by the Council?**

Yes

### **Dd – Assessing the potential impact (if relevant):**

|          |                                                                                                                                                                                                |                                                                                                                                                                                                                                   |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | How does this decision impact on our long term needs as an Island?                                                                                                                             | The report is for monitoring purposes only and is used, along with other reports, to set the HRA business plan and annual budget. In setting the annual budget, the impact on the long term needs of the Island will be assessed. |
| <b>2</b> | Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?                                                                                | Not applicable                                                                                                                                                                                                                    |
| <b>3</b> | Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.                                                                             | Not applicable                                                                                                                                                                                                                    |
| <b>4</b> | Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.                                                      | The Housing Services regularly consult with their tenants, and the results of those consultations are fed into the business planning process and then on to the annual budget process.                                            |
| <b>5</b> | Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.                                                                                   | Not applicable                                                                                                                                                                                                                    |
| <b>6</b> | If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.                                                     | Not applicable                                                                                                                                                                                                                    |
| <b>7</b> | Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language. | Not applicable                                                                                                                                                                                                                    |

### **E – Who did you consult?**

### **What did they say?**

|                                                                                                                                                                                                                                                                                                                |                                                       |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>1</b>                                                                                                                                                                                                                                                                                                       | Chief Executive / Leadership Team (LT)<br>(mandatory) | The report was considered by the LT. Any comments will have been incorporated into the report.                        |
| <b>2</b>                                                                                                                                                                                                                                                                                                       | Finance / Section 151<br>(mandatory)                  | N/A – this is the Section 151 Officer's report.                                                                       |
| <b>3</b>                                                                                                                                                                                                                                                                                                       | Legal / Monitoring Officer<br>(mandatory)             | The Monitoring Officer is a member of the LT and comments will have been considered and incorporated into the report. |
| <b>4</b>                                                                                                                                                                                                                                                                                                       | Human Resources (HR)                                  | N/A                                                                                                                   |
| <b>5</b>                                                                                                                                                                                                                                                                                                       | Property                                              | N/A                                                                                                                   |
| <b>6</b>                                                                                                                                                                                                                                                                                                       | Information Communication Technology (ICT)            | N/A                                                                                                                   |
| <b>7</b>                                                                                                                                                                                                                                                                                                       | Procurement                                           | N/A                                                                                                                   |
| <b>8</b>                                                                                                                                                                                                                                                                                                       | Scrutiny                                              | The results of the HRA quarterly monitoring reports are reported to the Finance Scrutiny Panel.                       |
| <b>9</b>                                                                                                                                                                                                                                                                                                       | Local Members                                         | N/A                                                                                                                   |
| <b>F - Appendices:</b>                                                                                                                                                                                                                                                                                         |                                                       |                                                                                                                       |
| <ul style="list-style-type: none"> <li>• Appendix A – Revenue expenditure and forecasts to end of quarter 1 2025/26</li> <li>• Appendix B – Capital expenditure and forecast to end of quarter 1 2025/26</li> <li>• Appendix C – New Build capital schemes and forecast to end of quarter 1 2025/26</li> </ul> |                                                       |                                                                                                                       |
| <b>Ff - Background papers (please contact the author of the Report for any further information):</b>                                                                                                                                                                                                           |                                                       |                                                                                                                       |
| <ul style="list-style-type: none"> <li>• HRA 30 Year Business Plan 2025-2054 (as approved by this Committee in March 2025).</li> </ul>                                                                                                                                                                         |                                                       |                                                                                                                       |

# APPENDIX A

## HOUSING REVENUE ACCOUNT BUDGET 2025/26

|                                         | Current budget<br>2025/26 | Profiled budget     | Spend /<br>(income) at Q2 | Variance at Q2   | Year end<br>forecast at Q2 | Year end<br>variance | Forecast<br>variance at Q1 | Change from<br>Q1 forecast |
|-----------------------------------------|---------------------------|---------------------|---------------------------|------------------|----------------------------|----------------------|----------------------------|----------------------------|
|                                         | £                         | £                   | £                         | £                | £                          | £                    | £                          | £                          |
| <b>Income</b>                           |                           |                     |                           |                  |                            |                      |                            |                            |
| Rent income                             | (23,398,090)              | (12,354,189)        | (12,197,898)              | 156,291          | (23,338,408)               | 59,682               | -                          | 59,682                     |
| Service charges                         | (247,090)                 | (130,464)           | (142,018)                 | (11,554)         | (247,090)                  | -                    | (1,709)                    | 1,709                      |
| Other income                            | (270,950)                 | (195,050)           | (217,287)                 | (22,237)         | (330,576)                  | (59,626)             | (7,967)                    | (51,659)                   |
| <b>Income total</b>                     | <b>(23,916,130)</b>       | <b>(12,679,703)</b> | <b>(12,557,204)</b>       | <b>122,499</b>   | <b>(23,916,074)</b>        | <b>56</b>            | <b>(9,677)</b>             | <b>9,733</b>               |
| <b>Expenditure</b>                      |                           |                     |                           |                  |                            |                      |                            |                            |
| Repairs and Maintenance                 | 4,237,650                 | 2,118,850           | 2,156,186                 | 37,336           | 4,293,114                  | 55,464               | -                          | 55,464                     |
| Responsive repairs                      |                           |                     | 981,229                   |                  | 2,135,031                  | -                    | -                          | -                          |
| Planned and cyclical work               |                           |                     | 95,328                    |                  | 180,425                    | -                    | -                          | -                          |
| Vacant dwellings                        |                           |                     | 1,079,629                 |                  | 1,977,657                  | -                    | -                          | -                          |
| Shared and rechargeable services        | 961,950                   | 648,148             | 646,832                   | (1,316)          | 911,217                    | (50,733)             | 10,055                     | (60,788)                   |
| Operative employees costs               | 2,391,820                 | 1,194,416           | 1,030,256                 | (164,160)        | 2,204,469                  | (187,351)            | (64,843)                   | (122,508)                  |
| Overheads and other expenditure         | 647,990                   | 336,588             | 378,749                   | 42,161           | 639,091                    | (8,899)              | (4,513)                    | (4,386)                    |
| <b>Repairs and maintenance total</b>    | <b>8,239,410</b>          | <b>4,298,002</b>    | <b>4,212,023</b>          | <b>(85,979)</b>  | <b>8,047,890</b>           | <b>(191,520)</b>     | <b>(59,302)</b>            | <b>(132,219)</b>           |
| <b>Supervision and management</b>       |                           |                     |                           |                  |                            |                      |                            |                            |
| Rent administration                     | 501,530                   | 250,424             | 236,553                   | (13,871)         | 489,058                    | (12,472)             | 1,659                      | (14,132)                   |
| Tenant participation and support        | 914,300                   | 450,206             | 423,904                   | (26,302)         | 884,968                    | (29,332)             | (9,105)                    | (20,227)                   |
| Estate management                       | 768,290                   | 383,706             | 334,910                   | (48,796)         | 730,928                    | (37,362)             | (13,389)                   | (23,973)                   |
| Development                             | 260,190                   | 129,992             | 139,331                   | 9,339            | 295,209                    | 35,019               | 32                         | 34,987                     |
| Management and technical staff          | 1,821,650                 | 883,420             | 838,329                   | (45,091)         | 1,709,113                  | (112,537)            | (19,329)                   | (40,709)                   |
| Business support                        | 1,632,820                 | 817,236             | 622,839                   | (194,397)        | 1,570,012                  | (62,808)             | (27,140)                   | (88,168)                   |
| <b>Supervision and management total</b> | <b>5,898,780</b>          | <b>2,914,984</b>    | <b>2,595,866</b>          | <b>(319,118)</b> | <b>5,679,288</b>           | <b>(219,492)</b>     | <b>(67,271)</b>            | <b>(152,222)</b>           |
| <b>Total operations</b>                 | <b>(9,777,940)</b>        | <b>(5,466,717)</b>  | <b>(5,749,315)</b>        | <b>(282,598)</b> | <b>(10,188,897)</b>        | <b>(410,957)</b>     | <b>(136,249)</b>           | <b>(274,707)</b>           |

|                                             | Current budget<br>2025/26 | Profiled budget    | Spend /<br>(income) at Q2 | Variance at Q2   | Year end<br>forecast at Q2 | Year end<br>variance | Forecast<br>variance at Q1 | Change from<br>Q1 forecast |
|---------------------------------------------|---------------------------|--------------------|---------------------------|------------------|----------------------------|----------------------|----------------------------|----------------------------|
|                                             | £                         | £                  | £                         | £                | £                          | £                    | £                          | £                          |
| <b>Year end adjustments</b>                 |                           |                    |                           |                  |                            |                      |                            |                            |
| Financing costs and bad debt provision      | 2,618,800                 | -                  | 7,080                     | 7,080            | 2,625,880                  | 7,080                | -                          | 7,080                      |
| Recharge from central services              | 842,820                   | -                  | -                         | -                | 842,820                    | -                    | -                          | -                          |
| Recharge from housing services              | 25,130                    | -                  | -                         | -                | 25,130                     | -                    | -                          | -                          |
| <b>Year end adjustments total</b>           | <b>3,486,750</b>          | <b>-</b>           | <b>7,080</b>              | <b>7,080</b>     | <b>3,493,830</b>           | <b>7,080</b>         | <b>-</b>                   | <b>7,080</b>               |
|                                             |                           |                    |                           |                  |                            |                      |                            |                            |
| <b>Total revenue (surplus) / deficit</b>    | <b>(6,291,190)</b>        | <b>(5,466,717)</b> | <b>(5,742,235)</b>        | <b>(275,518)</b> | <b>(6,695,067)</b>         | <b>(403,877)</b>     | <b>(136,249)</b>           | <b>(267,627)</b>           |
|                                             |                           |                    |                           |                  |                            |                      |                            |                            |
| <b>Capital expenditure account</b>          |                           |                    |                           |                  |                            |                      |                            |                            |
| Capital expenditure                         | 24,520,814                | -                  | 10,149,295                | -                | 22,055,671                 | (2,465,143)          | -                          | -                          |
| Capital grants receivable                   | (9,172,674)               | -                  | -                         | -                | (9,172,674)                | -                    | -                          | -                          |
| Other contributions                         | -                         | -                  | -                         | -                | -                          | -                    | -                          | -                          |
| <b>Total capital (surplus) / deficit</b>    | <b>15,348,140</b>         | <b>-</b>           | <b>10,149,295</b>         | <b>-</b>         | <b>12,882,997</b>          | <b>(2,465,143)</b>   | <b>-</b>                   | <b>-</b>                   |
|                                             |                           |                    |                           |                  |                            |                      |                            |                            |
| <b>Capital deficit funded by</b>            |                           |                    |                           |                  |                            |                      |                            |                            |
| Revenue surplus                             | (6,291,190)               | -                  | -                         | -                | (6,695,067)                | (403,877)            | -                          | -                          |
| HRA reserve                                 | (6,820,303)               | -                  | -                         | -                | (6,187,930)                | 632,373              | -                          | -                          |
| Unsupported borrowing                       | (2,236,647)               | -                  | -                         | -                | -                          | 2,236,647            | -                          | -                          |
| <b>Total funding of capital expenditure</b> | <b>(15,348,140)</b>       | <b>-</b>           | <b>-</b>                  | <b>-</b>         | <b>(12,882,997)</b>        | <b>2,465,143</b>     | <b>-</b>                   | <b>-</b>                   |
|                                             |                           |                    |                           |                  |                            |                      |                            |                            |
| Opening HRA balance                         | (7,975,679)               | -                  | -                         | -                | (7,975,679)                | -                    | -                          | -                          |
| Net (increase) / decrease in HRA reserve    | 6,820,303                 | -                  | -                         | -                | 6,187,930                  | (632,373)            | -                          | (632,373)                  |
| <b>Closing HRA reserve</b>                  | <b>(1,155,376)</b>        | <b>-</b>           | <b>-</b>                  | <b>-</b>         | <b>(1,787,749)</b>         | <b>(632,373)</b>     | <b>-</b>                   | <b>(632,373)</b>           |

**APPENDIX B**

**HOUSING REVENUE ACCOUNT CAPITAL BUDGET 2025/26**

|                                                                         | <b>Annual<br/>Budget<br/>2025/26</b> | <b>Expenditure<br/>Q2</b> | <b>Year End<br/>Forecast</b> | <b>Year End<br/>Variance</b> | <b>Year End<br/>Forecast<br/>at Q1</b> | <b>Variance in<br/>Forecast<br/>to Q1</b> |
|-------------------------------------------------------------------------|--------------------------------------|---------------------------|------------------------------|------------------------------|----------------------------------------|-------------------------------------------|
|                                                                         | £                                    | £                         | £                            | £                            | £                                      | £                                         |
| Central Heating Contract                                                | 200,000                              | 89,190                    | 104,000                      | (96,000)                     | 200,000                                | (96,000)                                  |
| Planned Maintenance Contract                                            | 3,000,000                            | 780,807                   | 2,000,000                    | (1,000,000)                  | 3,000,000                              | (1,000,000)                               |
| Energy Performance Improvement                                          | 3,300,000                            | 1,312,253                 | 3,300,000                    | -                            | 3,300,000                              | -                                         |
| Environmental Works                                                     | 500,000                              | 9,020                     | 300,000                      | (200,000)                    | 500,000                                | (200,000)                                 |
| Acquisition of Existing Properties and<br>Development of New Properties | 10,387,814                           | 3,853,826                 | 9,218,671                    | (1,169,143)                  | 9,395,814                              | (177,143)                                 |
| Public Sector Adaptations                                               | 500,000                              | 177,202                   | 500,000                      | -                            | 500,000                                | -                                         |
| Fire Risk                                                               | 500,000                              | 199,944                   | 500,000                      | -                            | 500,000                                | -                                         |
| WHQS                                                                    | 1,483,000                            | 696,340                   | 1,483,000                    | -                            | 1,483,000                              | -                                         |
| Kitchen Replacement Programme                                           | 4,000,000                            | 3,030,713                 | 4,000,000                    | -                            | 3,500,000                              | 500,000                                   |
| Fleet Renewal                                                           | 650,000                              | -                         | 650,000                      | -                            | 650,000                                | -                                         |
| <b>Total</b>                                                            | <b>24,520,814</b>                    | <b>10,149,295</b>         | <b>22,055,671</b>            | <b>(2,465,143)</b>           | <b>23,028,814</b>                      | <b>(973,143)</b>                          |

**NEW DEVELOPMENT BUDGET 2025/26**

**APPENDIX C**

| Schemes / Projects                 | Number of additional units | Budget 2025/26<br>£ | Expenditure Q2<br>£ | Year end forecast<br>£ | Year end variance<br>£ | Year end forecast at Q1<br>£ | Variance in forecast to Q1<br>£ |
|------------------------------------|----------------------------|---------------------|---------------------|------------------------|------------------------|------------------------------|---------------------------------|
| New build dwellings                |                            |                     |                     |                        |                        |                              |                                 |
| Newborough Old School Site         | 14                         | 1,427,530           | 679,690             | 1,427,530              | -                      | 1,427,530                    | -                               |
| Cae Braenar, Caergybi              | 23                         | 1,535,707           | 432,215             | 1,535,707              | -                      | 1,535,707                    | -                               |
| Parc Y Coed, Llangejni, Phase 2    | 2                          | 293,200             | 183,639             | 293,200                | -                      | 293,200                      | -                               |
| Stad y Bryn, Llanfaethlu           | 10                         | 562,736             | 479,360             | 562,736                | -                      | 562,736                      | -                               |
| Plas Alltran, Holyhead             | 4                          | -                   | -                   | -                      | -                      | -                            | -                               |
| Acquisition of existing properties |                            |                     |                     |                        |                        |                              |                                 |
| Acquisitions                       | 10                         | 2,312,356           | 657,030             | 2,312,356              | -                      | 1,438,356                    | 874,000                         |
| Refurbishment                      | 15                         | 2,370,000           | 836,142             | 1,786,142              | (583,858)              | 2,370,000                    | (583,858)                       |
| Collaboration with social services | 4                          | 718,648             | 424,945             | 701,000                | (17,648)               | 600,648                      | 100,352                         |
| Aethwy Extra Care                  | 73                         | 867,637             | 128,016             | 500,000                | (367,637)              | 867,637                      | (367,637)                       |
| Projects in pre-development stages |                            | 300,000             | 32,789              | 100,000                | (200,000)              | 300,000                      | (200,000)                       |
| <b>Total</b>                       | <b>155</b>                 | <b>10,387,814</b>   | <b>3,853,826</b>    | <b>9,218,671</b>       | <b>(1,169,143)</b>     | <b>9,395,814</b>             | <b>(177,143)</b>                |