

Appendix 4a

Housing Capital Programme

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
1	Disabled Facilities Grants (GF)	2,400,000	800,000	800,000	800,000	Actual level of BCF grant to be confirmed
2	Bathroom Replacement	157,000	50,000	52,000	55,000	excludes capital salaries
4	Kitchens Replacement	7,875,000	2,500,000	2,625,000	2,750,000	excludes capital salaries
5	Boiler Replacement	2,670,000	850,000	890,000	930,000	excludes capital salaries
3	Roofing Improvements	630,000	200,000	210,000	220,000	excludes capital salaries
6	Electric Periodic Improvement	1,100,000	350,000	365,000	385,000	excludes capital salaries
7	Electrical Rewiring Works	157,000	50,000	52,000	55,000	excludes capital salaries
8	Aids and Adaptation	1,410,000	450,000	470,000	490,000	excludes capital salaries
9	Fire Safety Assessment and Remedial Works	6,200,000	2,035,000	2,035,000	2,130,000	excludes capital salaries
10	Doors and Windows Replacement	1,410,000	450,000	470,000	490,000	excludes capital salaries
11	Decent Neighbourhood	2,400,000	800,000	800,000	800,000	excludes capital salaries
12	Structural Remedial Repairs	630,000	200,000	210,000	220,000	excludes capital salaries
13	Major Relets	655,000	380,000	135,000	140,000	excludes capital salaries
14	Asbestos Survey and Remedial Works	1,950,000	620,000	650,000	680,000	excludes capital salaries

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
15	Energy Efficiency Works	6,100,000	2,000,000	2,000,000	2,100,000	£2.79m grant from DESNZ with £3.39m from HRA Borrowing
16	Damp Proofing Works	450,000	150,000	150,000	150,000	Mix of Major Repairs Reserve and/or HRA Borrowing.
17	AICO Environment Monitoring	315,000	100,000	105,000	110,000	Exclude capital salaries
18	Other Major Works - Capital Investment Plan	360,000	120,000	120,000	120,000	Mix of Major Repairs Reserve and/or HRA Borrowing
19	Sheltered scheme Safety and Communal Areas	365,000	120,000	120,000	125,000	The purchase of various pieces of equipment for the Councils sheltered schemes.
20	Capital Salaries (Capital Works)	1,890,000	620,000	630,000	640,000	Total capital salaries to be reallocated to schemes at outturn. Reviewed by Finance.
21	Capital Salaries (HRA)	390,000	125,000	130,000	135,000	Housing Repairs staff time to be reallocated to capital.
22.	HRA Contingency	300,000	100,000	100,000	100,000	
TOTAL		39,814,000	13,070,000	13,119,000	13,625,000	

Housing Delivery Capital Programme

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
1.	Acquisition of Properties*	4,400,000	1,400,000	1,500,000	1,500,000	Funded by RTB receipts
2.	New Build – Land at Bramcote Crematorium	5,338,000	3,500,000	1,838,000	0	Balance of total scheme budget at £9.37m across multiple financial years being funded by mix of S106 contributions and HRA borrowing
3.	52 Church Street – Nursery Site	1,900,000	1,900,000	0	0	Site was purchased in 2025. Estimated build cost at around £1.9m to be funded by S106 contributions and HRA borrowing
5.	Pamela Cottage	300,000	300,000	0	0	Total scheme budget at £940k, funded by S106 contributions and HRA borrowing
6.	New Developments - Housing Feasibility Costs	750,000	250,000	250,000	250,000	HRA Borrowing
7.	Housing Delivery Capital Salaries	900,000	300,000	300,000	300,000	Capital Salaries
TOTAL		13,588,000	7,650,000	3,888,000	2,050,000	

*More housing acquisition and development opportunities in accordance with the Housing Delivery Plan and with robust business cases can come forward to cabinet for consideration during the year

Housing Capital Programme 2026/27

General Fund Housing

1. Disabled Facilities Grants (£800,000)

A budget to provide grants to improve facilities for disabled people living in private sector dwellings. The budget is funded via Nottinghamshire County Council through the Better Care Fund. The actual budget available will be determined at a later date.

Housing Revenue Account

2. Bathroom Replacements (£50,000)

A budget to continue essential works to the Housing stock to prevent 'non-decency', to meet the demands of 'future non-decency' and to maintain the good condition of the housing stock in line with the Government's Decent Homes Guidance and the Broxtowe Standard.

The bathroom replacement programme will be delivered by the current contractor and consists of bathrooms that have been identified through stock condition surveys and a modelling exercise conducted by consultants. Additionally, a provision for five bathrooms has been included to address poor-condition bathrooms arising from the voids work stream and tenant recharge cases.

3. Kitchen Replacements (£2,500,000)

The budget will continue essential kitchen improvements to the Housing stock which is vital to prevent properties from falling into 'non-decency', address 'future non-decency' and maintain the overall condition of our housing in line with both the Government's Decent Homes Guidance and the Broxtowe Standard. This work is critical to protecting the value of assets and safeguarding the long-term investment.

The kitchen replacement programme will be delivered by the current contractor and consists of 250 kitchens, identified through stock condition surveys and a modelling exercise conducted by consultants. Additionally, a provision for 15 kitchens has been included to address poor-condition kitchens arising from the voids work stream and tenant recharge cases.

4. Boiler Replacements (£850,000)

A budget to continue essential work to the housing stock to prevent 'non-decency', meet the demands of 'future non-decency' and maintain the good condition of the housing stock in line with the Government's Decent Homes Guidance and the Broxtowe Standard.

The programme will replace a stock of older gas boilers that are coming to the end of their cost-effective lifecycle and parts are becoming harder to source. The old boilers will be replaced with high efficiency condensing combination boilers that are SEDBUCK A rated. The replacement will cover 436 boilers which consist of boiler breakdowns and planned boiler replacement programme which have been identified from the stock condition report and forecast trends from boiler breakdowns over the last three years.

5. Roofing Improvements (£200,000)

The budget will continue essential roofing improvements to the Housing stock which is vital to prevent properties from falling into 'non-decency', addressing 'future non-decency' and maintaining the overall condition of our housing in line with both the Government's Decent Homes Guidance and the Broxtowe Standard. This work is critical to protecting the value of assets and safeguarding the long-term investment.

The roofing replacement programme will be delivered by our current contractor and consists of 15 roofs, identified through stock condition surveys and a modelling exercise conducted by external consultants. Additionally, a provision for three roofs has been included to address poor-condition roofs arising from the voids work stream and repairs service.

6. Electrical Periodic Improvement Works (£350,000)

This budget will assist with compliance with the Institute of Electrical Engineers (IEE) Wiring Regulations (18th Edition) and the Institute of Engineering and Technology – Requirements for Electrical Installations BS7671:2008 and subsequent amendments. Arc fault protection developments will be included as the development rolls out. Part of the requirements is to regularly test all fixed installations within the Housing stock and communal areas. This testing is ongoing by the Housing Repairs team and there will be several improvements required to meet the latest amendments of the regulations.

A particular requirement will be the replacement of consumer units to meet amendment 3 of the IEE wiring regulation for fire safety. The Council will take the opportunity to ensure the smoke/heat and CO detectors are hard wired and linked within the dwelling.

Work will also be completed to communal fixed electrical equipment including Fire detection panels were identified for improvement, external communal lighting and smoke detection, and fixed smoke/heat and CO detection to monitored systems within independent living scheme dwellings which is currently under review. With an ongoing requirement to make essential changes to the monitored system during the re-classification of retired schemes to general housing.

7. Electrical Rewiring Works (£50,000)

The budget will assist in complying with regulatory obligation that aligns with the 19th Edition of the IEE Wiring Regulations and the Institute of Engineering and Technology's BS7671:2008, including all subsequent amendments. This includes the integration of Arc Fault Detection Devices (AFDDs) as part of the electrical upgrade programme.

8. Aids and Adaptations – Disabled Persons (£450,000)

Budget to continue the essential work to the Housing stock to provide targeted adaptations to assist tenants with disabilities. This important work ranges from simple adjustments and replacements to major adaptations including property extensions that allow residents to continue to live independently in their homes. All major works will be subject to an independent occupational therapist assessment and internal approval process.

9. Fire Safety Assessment and Remedial Works (£2,035,000)

The introduction of the Regulatory Reform (Fire Safety) Order 2005 included for the first time a mandatory requirement for Housing providers to carry out a fire risk assessment (FRA) on the communal areas of flats within its Housing stock. This will identify fire risk assessment actions that will need completing and managing to ensure compliance. The Council is required to appoint a component body to carry out all required FRA and complete recommendations to remain compliant and keep our occupants safe.

The work can be complicated, time consuming and is property type specific. As the way the FRA are completed evolves further to meet the changing legislative needs, so too will the focus of the work. Although an estimate can be provided for the cost of surveys and works, it is difficult to predict the total cost. In addition to this, it may prove necessary to look at additional providers to assist with the work requirements should acceleration of the work be needed. This budget application is made with a note that it may need to change significantly moving forward

10. Doors and Windows Replacements (£450,000)

This spending forms part of a programme targeting old external doors and any failing double-glazed windows. This will allow the Council to continue fitting high security composite doors and frames as well as new double-glazed windows.

Both items were high on the residents' list of priorities and will help with the commitment to community safety. New installations will also help improve the energy efficiency of properties, whilst fire doors will be fitted where required.

11. Decent Neighbourhoods (£800,000)

The Council owns paths, paving and hard standings that service the Housing stock. These areas have fixed lives beyond which they require either replacement or refurbishment. Surveys are periodically carried out on the condition of these areas, and this budget will enable the resulting required work to be undertaken.

12. Structural Remedial Repairs (£200,000)

A budget to support essential work to the housing stock to prevent 'non-decency', meet the demands of 'future non-decency' and maintain the good condition of the housing stock in line with the Government's Decent Homes Guidance. It is essential to protect the value of the Council's assets and its investment. There is also work recently identified during stock condition surveys for some of non-traditional properties, all work contributes to the huge task of maintaining the Council's Housing stock standards for now and into the future.

13. Major Relets (£380,000)

This budget is for extensive work to void properties that are in a serious state of disrepair to bring them to a suitable standard to be re-let as quickly as possible. The work can comprise of door replacements, bathroom and kitchen replacements, extensive plastering and other repairs.

14. Asbestos Surveys and Remedial Works (£620,000)

Legislation now places a greater responsibility upon property owners for the management, detection and removal of asbestos. This is intended to promote safety for both the occupiers of properties and any staff, contractors or other stakeholders that may be affected by this.

This budget will enable ongoing asbestos surveys to be undertaken in the Council's housing stock along with any accompanying work that may be considered necessary to support other project work.

15. Energy Efficiency Works (£2,000,000)

There are non-binding Government targets for social housing to achieve an EPC 'C rating' by 2030. This is anticipated to become law, with the Government recently announcing they are going to run a consultation on implementing an EPC by 2030 requirement on social housing.

Works are anticipated to around 1,500 houses over the coming years to achieve this. Measures that will be installed include fabric first such as cavity/external wall insulation, roof/loft insulation alongside low carbon technologies such as solar PV, air source and ground source heat pumps.

16. Damp Proofing Works (£150,000)

These damp proofing works have previously been included as part of the Structural Remedial Repairs managed by the Capital Works team. The Housing Repairs team is now responsible for all works in relation to damp and mould, so it is proposed to split the budget accordingly.

17. AICO Environmental Monitoring (£100,000)

The budget will ensure compliance with new legislation, Awaab's Law, which came into effect from October 2025 by installing sensors as a proactive approach to damp and mould and disrepair.

18. Major Works – Capital Investment Plan (£120,000)

A five-year Capital Investment Plan that goes beyond the traditional Decent Homes scope. While kitchens, bathrooms, and windows remain essential, many high-value and critical works, such as structural repairs, communal systems, and external refurbishments, often fall outside this remit and risk being overlooked without a broader investment strategy. The key objectives of the plan will be to capture essential works not covered by Decent Homes compliance and to support asset management and financial planning.

19. Sheltered Scheme Safety and Communal Areas (£120,000)

This budget is intended to allow for the purchase of various pieces of capital equipment for the Council's sheltered schemes, such as safety kit, including emergency alarm equipment, and furniture for communal areas.

20. Capital Salaries – Capital Works (£620,000)

Earlier arrangements of adding Capital Works salaries recharges to individual schemes causes issues when monitoring budgets. Capital Salaries will now be recharged as a separate budget item with the recharge apportioned across the various assets when entered onto the Balance Sheet at year-end.

21. Capital Salaries – Housing (£125,000)

HRA Capital Salaries will now be recharged as a separate budget item with the recharge apportioned across the various assets when entered onto the Balance Sheet at year-end.

22. HRA Capital Contingency (£100,000)

This budget is intended to meet the cost of HRA related unexpected capital items that need to be addressed during the financial year.

Housing Delivery Capital Programme 2026/27**1. Acquisition of Properties (£1,400,000)**

One of the work streams within the Housing Delivery Plan is the acquisition of existing properties, particularly in the north of the Borough, in accordance with identified need. This can include former right to buy properties where the Council has 'first right of refusal' if a property comes onto the market. This budget is intended to meet the cost of acquisitions throughout.

2. New Build – Land at Bramcote Crematorium (£3,500,000)

This scheme is for the construction of 51 new homes on this 240-unit Section 106 site in Bramcote. This is a major scheme that will cover multiple financial years up to 2028/29. The scheme has taken time to progress as construction costs have increased since the land sale was agreed in 2021. Following ongoing negotiations with the developer, overall scheme costs have increased by £1.368m to £9.368m. The Council's units will include 34 for rental and 17 for shared ownership, with Section 106 contributions partly funding the purchase of 30% of the homes per the agreed statutory arrangement under S106.

3. 52 Church Street – Nursery Site (£1,900,000)

Site purchased. This development budget will assist in the demolition of the nursery and construction of affordable social rental accommodation. There are up to 12 flats earmarked for construction pending finalisation of plans, which are being worked on by architects. The project is scheduled to commence in 2026 and will be developed alongside Lawrence Street and 84 Church Street. S106 contributions will partly fund the project.

4. Pamela Cottage (£300,000)

The budget will assist in the development of two houses as part of the Pamela Cottage site. The site will be purchased from Bramcote Crematorium for the HRA with a sale price to be determined. Total scheme costs currently estimated at £940k, with £640k already included in the Capital Programme in 2025/26. The project will be funded by Section 106 contributions and prudential borrowing.

5. New Developments - Housing Feasibility Costs (£250,000)

This budget is for feasibility costs in respect of new build housing schemes as set out in the Housing Delivery Plan. This includes surveys and professional advice and services in relation to potential and current developments.

6. Housing Delivery Capital Salaries (£300,000)

The cost of officers working directly on the Housing Delivery Plan, including Housing Delivery Manager and the Housing Delivery team; Housing Acquisitions Officer; Legal Services and part of the costs of the Assistant Directors.

Environment and Climate Change Capital Programme

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
1	Fleet and Plant Replacement Programme	1,980,600	527,400	704,800	748,400	Prudential Borrowing
2	Implementation of Food Waste Collections	605,000	605,000	-	-	Mix of Prudential Borrowing and New Burdens Funding from government to be confirmed
3	Pride in Parks – Accessibility and Inclusivity	434,800	172,300	126,000	136,500	Mix of Prudential Borrowing and Grants - Potential FCC funding to be confirmed. Capital Salaries at £10k
4	Pride in Parks – Play Provision	614,300	194,300	204,750	215,250	Mix of Prudential Borrowing and Grants - Potential FCC funding to be confirmed. Capital Salaries at £10k
5	Chilwell Cemetery Extension	140,000	140,000	-	-	Prudential Borrowing
6	Garage Equipment Replacement	41,000	11,000	15,000	15,000	Prudential Borrowing
TOTAL		3,815,700	1,650,000	1,050,550	1,115,150	

Environment and Climate Change Capital Programme 2026/27**1. Fleet and Plant Replacement Programme (£527,400)**

The capital programme has been updated to reflect any price variations and capture the investment required to replace vehicles and plant machinery that have reached their lifecycle limit that underpins individual financial viability. In addition, capital provision has been identified for designated fleet vehicle mid-life refurbishment. The continuation of vehicle and plant operations beyond this limit would lead to an increase in maintenance costs, breakdown and frequency of items having to be removed from service on a temporary or permanent basis

2. Implementation of Food Waste Collections (£605,000)

In September 2021, the Council approved an Interim Waste Strategy to be reviewed and an action plan compiled once the Environment Bill had received Royal Assent. The Environment Act was mandated in November 2021 and one of the key outcomes anticipated from the Environment Act was the introduction of consistent waste and recycling collections and a mandate for local authorities to collect food waste from the kerbside on a weekly schedule.

Food waste collections look likely to be implemented by late 2027. These collections will be a positive step change towards increasing recycling rates and reducing carbon emissions. It is not yet known what level of funding support will be available from the government 'New Burdens Fund' but the costs associated with the implementation of these collections are significant. The funding available through capital grants may not be adequate to cover all the kerbside food waste costs. Any shortfalls will require the Council to undertake prudential borrowing.

3. Pride in Parks – Accessibility and Inclusivity (£172,300)

A continuation of the Pride in Parks investment programme which facilitates improvements across the Borough's parks and open spaces, building on a work programme that has been undertaken over the past five years.

4. Pride in Parks – Play Provision (£194,300)

As the Council's new Play Strategy for 2026-2031 is currently under development, work will be undertaken to align the Pride in Parks programme and the Play Strategy. The purpose of this capital submission is to serve as a link between the completed Pride in Parks programme and the new programme of works that will be scheduled in alignment with the revised Play Strategy, 2026 onwards.

5. Chilwell Cemetery Extension (£140,000)

Identified remaining capacity of two years of burials at existing Chilwell Cemetery. This phase 2 extension work will provide a further 1,400 grave plots. The land is already owned by the Council with previous planning permission granted. The phase 1 development works have been completed and burials are taking place.

6. Garage Equipment Replacement (Capital) (£11,000)

Significant pieces of equipment within the garage identified to fall under a capital replacement programme due to their value. To address this, the team is developing a structured equipment replacement programme and has already identified key assets that will require replacement. This is essential to maintain compliance with health and safety standards.

Business Growth Capital Programme

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
1.	Stapleford Towns Deal	-	-	-	-	Total scheme at £21.1m plus additional funding. Although no planned budget remaining for 2026/27, any likely slippage in earlier years will be brought forward to complete the delivery programme
2.	Kimberley Means Business	-	-	-	-	Total scheme at £16.5m plus additional funding. Although no planned budget remaining for 2026/27, any likely slippage in earlier years will be brought forward to complete the delivery programme.
3.	Craft Workshops – Scargill Walk	65,000	65,000	-	-	Prudential borrowing
4.	Capital Salaries (Business Growth) *	200,000	200,000	-	-	Capital salaries to be allocated to schemes at outturn. Funded from external grants, with any shortfall being met by prudential borrowing
	TOTAL	265,000	265,000	-	-	

*This item will be dependent upon the significant grant funded schemes, relating to Stapleford Towns Fund (1) and Kimberley Means Business (2), having an element of budget brought forward into 2026/27. This is highly likely as both significant economic regeneration schemes are likely to be completed in 2026/27.

Business Growth Capital Programme 2026/27

1. Stapleford Towns Deal

There is no remaining budget balance of the £21.1m Towns Fund investment for Stapleford, although any slippage in earlier years will be carried forward. In addition, to the large capital sums from MHCLG for this regeneration programmes, the Council is also expecting to receive further match funding from the likes of the Football Foundation and the East Midlands Combined Counties Authority (EMCCA), in support of these projects, which for Stapleford could amount to a further £2.0m. This investment funded a range of projects including:

- Construction of the new Stapleford Community Pavilion at Hickings Lane facilitated a range of services and community activities in one location.
- Updated Street Improvement Scene along Derby Road in the town centre with the aim of improving the viability and vitality of the town centre, including a new 44 space car park on Derby Road.
- Active Travel and Associated Infrastructures aimed to encourage green active transport around Stapleford, including a new cycle training track and all-wheel park and a puffin crossing.
- Construction of a new Enterprise Hub to address the decline in the retail sector and promote the revitalisation of the town centre, focusing in on Derby Road through the introduction of a modern building offering flexible space with town centre offices, food, and beverage unit and three retail units. It is anticipated that the ground floor would include makers space and other flexible creative space, set against renewed public realm.
- Working with Nottinghamshire County Council to deliver additional learning spaces within the Stapleford Library and Learning Facility split into internal and external works, providing learning space and additional learning courses.
- Stapleford Town Centre Recovery Scheme to assist in bounce-back for the local businesses following Covid-19, including the improvement of internal and frontages of premises.

2. Kimberly Means Business

There is no remaining budget balance of the £16.5m regeneration investment for Kimberley, although any slippage in earlier years will be carried forward. In addition to the large capital sums from MHCLG for this regeneration programmes, the Council is also expecting to receive further match funding from the likes of EMCCA, in support of these projects, which for Stapleford could amount to a further £950k. This investment has funded a range of interventions under three main projects:

Town Centre Improvement Project:

- Construction of a new Business and Community Hub offering co-working and office space for start-ups and small businesses, as well as improved space for community activities.
- Small Business Grants to improve the feel and appearance of the town and the functionality of businesses.
- Lighting equipment to create light displays and VR attractions to encourage events-based attractions in and visitors to Kimberley.

New Industrial Units and Sports Facilities:

- Redevelopment of sports sites: building of a new pavilion and changing rooms, improving an existing sports pavilion and football pitch, and improving cricket club facilities for the community and sports teams.
- Develop 14 new industrial units on sites near Bennerley Viaduct and in Giltbrook to encourage new businesses to Kimberley, driving job creation and economic growth.
- Develop a new sports facility at a new location, with a new football and cricket pitch to support local sports teams.

Bennerley Viaduct Eastern Ramp and Active Travel:

- Create a plan for a new active travel route to link up Kimberley, Giltbrook, the Phoenix Park Tram Stop and Bennerley Viaduct.
- Construction of an accessible Eastern Ramp, a Visitors' Centre and car parking at Bennerley Viaduct, an asset of great historical and cultural significance and important tourist attraction.
- These facilities will allow more people to cycle and walk for work and leisure purposes and encourage visitors to the area. It would also support reducing carbon emissions and healthier lifestyle choices.

3. Craft Workshops – Scargill Walk (£65,000)

The Craft Workshops at Eastwood require scheduled and regular maintenance to the roof and woodwork and painting. These properties are heritage assets so suitable techniques and materials will be required.

4. Capital Salaries – Business Growth (£200,000)

Earlier arrangements of adding Economic Development salaries recharges to individual schemes causes issues when monitoring budgets. Capital Salaries are now recharged as a separate budget item with the recharge apportioned across the various assets when entered onto the Balance Sheet at year-end.

This item will be dependent upon the significant grant funded schemes, relating to Stapleford Towns Fund and Kimberley Means Business, having an element of budget brought forward into 2026/27. This is highly likely as both significant economic regeneration schemes are likely to be completed in 2026/27.

Resources Capital Programme

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
1	ICT Technical Infrastructure Architecture	153,000	53,000	50,000	50,000	Prudential borrowing
2	ICT Replacement and Development	260,000	120,000	90,000	50,000	Prudential borrowing
3	ICT E-Facilities (Digital by Design)	145,000	65,000	40,000	40,000	Prudential borrowing
4	Council Offices, Beeston – External Works	75,000	75,000	-	-	Prudential borrowing
5	Contingency	300,000	100,000	100,000	100,000	Prudential borrowing
TOTAL		933,000	413,000	280,000	240,000	

Resources Capital Programme 2026/27**1. ICT Technical Infrastructure Architecture (£53,000)**

This project provides for the replacement of key elements of the Council's technical infrastructure architecture. As core security and infrastructure technologies become end of life, the result exposes critical components of equipment which will no longer be supported. This increases the potential risk if an equipment failure occurs, or the Council's security is compromised.

2. ICT Replacement and Development (£120,000)

This project provides for the replacement of PCs, laptops, servers, printers, and scanners in accord with the Council's ICT replacement programme.

3. ICT E-Facilities (Digital by Design) (£65,000)

The project includes the major themes of digital engagement and development including website and mobile technologies development:

- Continued investment of the Council's website and content management system with an open-source solution
- Continued investment of the Council's mobile technologies
- Exploiting the Council's data.

The former continues to drive and enhance the Council's web-presence including improved transactional capability. The open-source solution will reduce revenue costs. Additional specific business cases will be developed as part of the continued process to achieve efficiencies and cost savings. While costings are estimated at this stage, experience shows that investment at this level is required.

4. Council Offices Beeston – External Works (£75,000)

The budget will assist in works required at the Council Offices in Beeston, which will include scaffolding, repairing, and upgrading rainwater goods, replacing facias with UPVC facias, inspection and repair of roof tiles and removal of rubbish from site. These upgrades and replacements will reduce future maintenance costs.

5. Capital Contingency (£100,000)

This budget is intended to meet the cost of General Fund related unexpected capital items that need to be addressed during the financial year.

Leisure and Health Capital Programme

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
	LEISURE					
1	Gym Equipment Replacement	650,000	650,000	-	-	Prudential borrowing. £120k previously included in 2025/26 for new Stapleford Community Pavilion with option appraisals now being considered for Bramcote and Chilwell equipment replacement.
2	Pitch Replacement Fund – Stapleford Community Pavilion	141,000	47,000	47,000	47,000	Prudential borrowing at £47k per annum for 10 years.
3	Padel Canopy – Stapleford Community Pavilion	200,000	200,000	-	-	Prudential borrowing.
4	D H Lawrence Museum – External Works	55,000	55,000	-	-	Prudential Borrowing
5	D H Lawrence Museum - Internal Works	10,000	10,000	-	-	Prudential Borrowing
	TOTAL	1,056,000	962,000	47,000	47,000	
	Reserve Items – Bramcote Leisure Centre (BLC)					These schemes have been classified by Liberty Leisure Limited by priority.
6R	BLC - Main Pool Filter Media Replacement 1	44,000	44,000	-	-	Higher priority but not yet confirmed as a 'red-flag'

No.	Scheme	Estimated Total Cost £	Budget 2026/27 £	Budget 2027/28 £	Budget 2028/29 £	Comments (also see narrative further below)
7R	BLC - Main Pool Filter Replacement 2	210,000	210,000	-	-	Medium priority not considered a 'red-flag'
8R	BLC - Main Pool Surrounds	220,000	220,000	-	-	Medium priority not considered a 'red-flag'
9R	BLC - Replacement Hot Water Pipework	1,540,000	1,540,000	-	-	Medium priority not considered a 'red-flag'
10R	BLC - Replacement HV Transformer	170,000	170,000	-	-	Medium priority not considered a 'red-flag'
11R	BLC - Replace Circulation Pumps Main Pool	80,000	80,000	-	-	Medium priority not considered a 'red-flag'
12R	BLC - Replacement Teaching Pool Water Filter	55,000	55,000	-	-	Medium priority not considered a 'red-flag'
13R	BLC - Replacement Tiles	40,000	40,000	-	-	Higher priority but not yet confirmed as a 'red-flag'
14R	BLC - Replacement Heating Valves	40,000	40,000	-	-	Higher priority but not yet confirmed as a 'red-flag'
15R	BLC - Replacement Building Management System	266,000	266,000	-	-	Higher priority but not yet confirmed as a 'red-flag'
16R	Rewiring of facility	990,000	990,000	-	-	Higher priority but not yet confirmed as a 'red-flag'
TOTAL – RESERVE ITEMS		3,655,000	3,655,000	-	-	

Leisure and Health Capital Programme 2026/27**1. Gym Equipment Replacement (£650,000)**

The suite of gym equipment was due to be replaced in 2021, but the programme was delayed due to the impact of the pandemic lockdown closures and reduced attendances. Gym equipment has a lifespan of up to seven years and most of the kit was last replaced in 2016. The equipment is no longer within warranty and is now at an age where reliability is diminishing and costlier repairs are required.

The proposed allocation for 2026/27 is in respect of the equipment replacement at Bramcote Leisure Centre and Chilwell Olympia. It is likely that this spend will not be committed until at least Winter 2026.

2. Stapleford Pavilion – 3G Pitch Replacement Fund (£47,000)

The Council, alongside Stapleford Town Football Club, were successful in acquiring over £1.4m funding from the Football Foundation to provide a full-sized stadium pitch and a small sided 7-a-side 3G pitch in addition to contributing towards the Stapleford Pavilion building itself. The funding has enabled Stapleford Town Football Club and the Steven Gerrard Academy to train and play matches as well as some recreational play across both pitches.

It is a requirement of the funding award for the Council to contribute towards a fund to replace the pitch at the end of its life, expected at 10 years depending on usage and maintenance. The annual cost of £47k over 10 years will cover both pitches.

3. Padel Canopy – Stapleford Community Pavilion (£200,000)

The padel courts have been delivered as part of the Stapleford Community Pavilion project through the Stapleford Towns Fund. There is however insufficient funding to allow for the courts to be covered. It is therefore proposed for the Council to fund the addition of a canopy that will boost activity and sales.

4. D H Lawrence Museum - External Works (£55,000)

It has been identified that the property requires external works to the brickwork, rainwater goods, woodwork, and roofing, to ensure it is watertight and does not deteriorate, thus leading to more substantial work and a greater outlay.

5. D H Lawrence Museum – Internal Works (£10,000)

Electrical upgrade project at £6,000 will ensure that the Council owned listed building is properly maintained and continues providing heritage and education attraction. Proposed works include removing and replacing dated distribution boards, mounted heaters with panel heaters and removal of rubbish on site.

The parlour flooring also requires work at £4,000. The current floor covering to the parlour is not breathable nor appropriate for a listed building. It is trapping dampness into the walls contributing to a deterioration of internal fabric of the building

Reserve Items – Bramcote Leisure Centre**6. BLC - Replacement Heating Valves (£40,000 Reserve)**

Several service valves within the plant area need replacing as they either do not operate correctly or leak. These include heating to the main pool hall and domestic hot water services. The valves require replacement however due to historical asbestos removal issues and increased legislative requirements of managing asbestos this work requires specialist operatives to undertake the work.

7. BLC - Main Pool Filter Media Replacement 1 (£44,000 Reserve Item)

The filter media was replaced in 2009, and the glass media has an extended working period up to 10 years. The media will be over its recommended working life by three years which will result in reduced filtering efficiency and could lead to poor water quality and potential health and safety issues.

8. BLC - Main Pool Filter Replacement 2 (£210,000 Reserve Item)

The main pool water filters are developing pin hole leaks within the structural metal. These are being welded through patching. The holes are indicative of the state and thickness of the metal structure and eventually patching will not be an option.

9. BLC - Main Pool Surrounds (£220,000 Reserve Item)

The tiled surrounds of both swimming pools have deteriorated considerably since being laid over 58 years ago. There are numerous areas where past patchwork has been undertaken following developments, which require further remedial work. It is proposed to 'recover' the existing tiled surface with a non-slip coating specifically designed for wet surfaces. The coating would improve the general appearance of the facility and allow for easy maintenance.

10. BLC - Replacement Hot Water Pipework (£1,540,000 Reserve Item)

The existing cast iron hot water pipes are from when building was built. There are various leaks on joints. Recently, a pin hole leak within a pipe has identified that the pipes have corroded internally and this could be indicative of all the pipework.

Eventually a catastrophic leak will force the heating to be shut down, and closure of the site would be required. Further leaks have been identified within the system visible through the insulation however further investigation is not appropriate for site staff due to the potential risk of asbestos exposure.

There is pipework in areas of the building which are not accessible nor visible. Similar failures to the pipework in these areas may not be repairable locally and will potentially cause a catastrophic failure of the entire hot water and heating systems rendering the facility unusable requiring full closure.

11. BLC - Replacement HV Transformer (£170,000 Reserve Item)

The existing oil filled High Voltage (HV) transformer has been in use for over 58 years. The transformer is responsible for converting the high voltage electricity supply into a voltage suitable for consumption on site. Studies have indicated that this type of transformer has a 50% chance of failure after 50 years.

12. BLC - Replacement Circulation Pumps Main Pool (£80,000 Reserve Item)

The existing pumps are used to provide filtration circulation for the main pool water. The pumps are the original cast iron pump casing from 60 years ago and have been adapted over the years. Ongoing maintenance is now becoming increasingly costly and difficult with only one local pump repair specialist willing to provide a repair and maintenance service.

13. BLC - Replacement Teaching Pool Water Filter (£55,000 Reserve Item)

The filter is a fibreglass bobbin wound structure which undertakes the fundamental role of filtering the pool water. The existing filter was replaced over 18 years ago due to weeping through the fibre glass structure. The existing filter is now showing signs of weeping which is currently being maintained through local fibreglass repairs. Replacement is required before total failure.

14. BLC - Replacement Tiles (£40,000 Reserve Item)

There are multiple areas within the swimming pool areas where tiles are cracked and/or falling off walls. The tiling in the pool area is almost 60 years old with various adaptations being made over the years although this work has caused on-going problems with tiling.

15. BLC - Replacement Building Management System (£266,000)

The existing BMS system is now not repairable. Service parts are not available and the software operating the elements that are operational is based on Windows XP operating program.

Failure of any of the internal elements could result in closure of all or parts thereof of the facilities predominantly pools which could impact on income.

16. BLC - Rewiring of facility (£990,000)

A large amount of the fixed wiring dates to the initial build of the facility. The required fixed wiring tests are undertaken and all identified urgent maintenance work is completed. The wires do not meet the current building regulations and should be replaced.