

## RUNNYMEDE'S SOCIAL HOUSING: A FIVE-YEAR IMPROVEMENT PLAN

### Summary:

- Runnymede Borough Council owns 2850 properties across the borough;
- Since 2021 as part of our capital works programme, 7827 upgrades have taken place. This has been an investment of more than £24 million, in addition to all the standard repairs and health and safety checks we do.
- In 2026/27, a further £10.2 million will be further invested in the borough's social housing stock.
- The Council has a significant decarbonisation programme providing additional measures to those homes which are less-thermally efficient, by 2027 we will have invested more than £5 million in improving 474 properties.
- The Council has invested in building a fully integrated IT system for management of its homes.
- The council's Tenant Survey in 2025/26 showed that 72% were satisfied with the overall service provided by Runnymede Borough Council Housing Services – an increase on the previous year.
- The Council had identified that additional roles were needed to fulfil all the requirements of the standards and new roles have been approved and are being recruited.

### Upgrades completed in the current main contracts:

Year	Bathroom	Kitchen	Door	Boiler & Heating	Roof Renewal	Windows	Total
2021	160	217		402			779
2022	347	394		484			1225
2023	331	367		651			1349
2024	383	338	353	436		376	1886
2025	394	324	550	393	340	581	2582
	<b>1615</b>	<b>1640</b>	<b>903</b>	<b>2366</b>	<b>340</b>	<b>963</b>	<b>7827</b>

Five-year spend on main Decent Homes contracts undertaken since the 2018-2021 stock condition survey:

<b>Description</b>	<b>Actual Spend (£)</b>
Central Heating	6,847,752
Kitchen & bathrooms	8,616,959
Windows & Doors (Years 1 & 2 of a five-year contract)	2,834,994
Flat Fire Doors	1,693,233
Electrical	1,914,237
Roof (Year 1 of five- year contract)	2,145,692
<b>Total</b>	<b>24,052,867</b>

### **Housing Revenue Account Budget**

**Approved by Housing Committee in January 2026 for 2026/27**

<b>Major works budget for 2026/27</b>	
<b>Internal Works Programme</b>	<b>£000's</b>
Kitchens & Bathrooms	700
Boiler replacement	1,695
Electrical Rewires	240
Fire Door replacement (including Surrey Towers)	1,400
Surrey Towers FRA works	400
Warm Homes (Social Housing De-Carbonisation)	898
<b>External Works Programme</b>	
Replacement windows and doors	2,000
Roofing, Chimneys & rainwater goods (Gutters, downpipes etc)	2,500
External Wall finishes	400
<b>Total Major Works budget in 2026/27</b>	<b>10,233</b>