

Table 76 Welsh housing capital plans and investment including private finance

£ million

	1986/87	1990/91	1995/96	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26 estimate	
Local authorities:																						
Capital provision	141.9	183.9	261.5	194.2	211.2	173.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Net local financial resources	45.4	71.2	43.2	0.5	46.3	36.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
= Gross investment (A)	187.3	255.1	304.7	194.7	257.5	210.1	230.1	216.4	223.6	260.3	316.5	330.5	318.3	336.7	382.5	311.0	373.8	389.8	473.4	541.6	632.1	
+ Dowry funding for RSLs (B)	-	-	-	-	4.0	37.3	47.6	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8
Housing associations (RSLs):																						
Net provision	46.4	92.2	93.7	54.9	77.7	102.8	96.9	101.0	83.0	79.7	74.0	98.0	89.0	198.6	208.2	300.0	250.0	310.0	330.0	365.0	437.3	
+ Local authority transfers	0.0	14.3	6.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Capital receipts	5.1	9.5	6.5	-	-	-	-	18.0	31.0	33.0	37.0	44.0	42.0	46.0	42.0	0.0	-	-	-	-	-	
= Gross HA provision	51.5	116.0	106.4	54.9	77.7	102.8	96.9	119.0	114.0	112.7	111.0	142.0	131.0	244.6	250.2	300.0	250.0	310.0	330.0	365.0	437.3	
+ Private finance	0.0	33.0	76.2	39.8	56.3	74.4	70.2	73.1	57.5	57.7	76.6	108.4	113.1	143.8	158.0	217.0	181.0	224.4	238.9	264.3	316.6	
= Gross investment (C)	51.5	149.0	182.6	94.7	134.0	177.2	167.1	192.1	167.9	170.3	219.3	302.1	311.4	388.4	408.2	517.0	431.0	534.4	568.9	629.3	753.8	
Other provision (D)	-	-	-	-	-	-	-	-	11.6	16.6	1.6	14.8	14.9	38.9	38.8	48.6	45.7	92.5	106.6	154.7	111.2	
Total gross investment (A+B+C+D)	238.8	404.1	487.3	289.4	395.5	424.6	444.8	452.3	446.9	491.1	581.2	691.2	688.4	807.8	873.3	920.4	894.3	1,060.6	1,192.7	1,369.4	1,541.0	

Sources: Welsh Government Main Expenditure Group (MEG) Allocations, Local Government Finance Statistics, Financial Statements of Welsh Housing Associations (Global Accounts); for older sources see earlier versions.

- Notes:
1. Local authority provision and investment figures for years to 1998/99 do not include credit approvals transferred to Housing for Wales.
 2. Net local financial resources include the use of capital receipts and revenue contributions to capital outlay and use of 'housing' credit approvals for other investment. For the years to 2007/08 net local financial resources are balancing figures between capital provision and outturn housing investment. For 2009/10 they are an estimate based on trends in available receipts and 'unsupported' prudential borrowing.
 3. For the years to 2003/04 capital provision includes capital grants and credit approvals. From 2004/05 capital provision includes capital grants, Major Repairs Allowance (MRA) and indicative levels of supported prudential borrowing. Unsupported' prudential borrowing is included in net local financial resources.
 4. Local authority gross investment includes capital grants, MRA, leasehold for elderly and other LCHO schemes on land owned by local authorities, plus indicative levels of supported prudential borrowing.
 5. Gross local authority investment for 2015/16 does not include the £919 million additional borrowing to enable the 11 local authorities with council housing stock to exit the HRA subsidy system and become self-financing.
 6. The Welsh Government provides 10 LSVT housing associations dowry grant funding where the cost of improvement work exceeds anticipated rental income. Like the local authorities' MRA, it supports delivery of the Welsh Housing Quality Standard (WHQS). The total MRA for 2025/26 is £60.4 million. The Welsh Government's 2025/26 Draft Budget also included £95 million for decarbonisation of the existing social housing stock.
 7. HA net provision figures are outturn for years to 2012/13 and budget estimates from 2013/14, typically supplementary Budget allocations are made during the financial year. It includes the Land for Housing loan funding.
 8. Capital receipts are those received in the year as reported in annual global accounts. Other provision includes the Integrated Housing and Care Fund and other minor schemes but not funding for building safety and decarbonisation.
 9. The Review's editors advise that data in this table are subject to reappraisal for future editions.