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**PROCEDURE TO BE FOLLOWED AT THE  
MEETING OF RENFREWSHIRE COUNCIL  
TO BE HELD ON 9 MARCH 2020  
DURING CONSIDERATION OF ITEM 3 CONCERNING  
THE HOUSING REVENUE ACCOUNT BUDGET, RENT LEVELS  
2020/2021 AND HOUSING CAPITAL INVESTMENT PLAN  
2020/2021-2022/2023**

The purpose of this note is to give Members advance notice of the procedure which Provost Cameron has agreed should be followed at the Meeting of the Council on 9 March 2020 viz:

1. The Convener of the Communities, Housing & Planning Policy Board (the Convener) will make her budget statement for financial year 2020/2021 and move as appropriate. She will then speak to the principal points of her proposals. The motion will require to be seconded.
2. For the purposes of the subsequent discussion and voting, the Convener's proposals will be taken as one motion.
3. An opportunity will then be given to the Leaders of the opposition groups and any other Members to move, and to have duly seconded, comprehensive amendments to the motion (i.e. taking together budget proposals, the rent levels and the capital investment plans).
4. The motion and any amendments will require to be produced in writing and a copy given to each of the Members present prior to being spoken to at the meeting. Provost Cameron may then adjourn the meeting to allow Members to consider the terms of the motion by the administration and any amendments by the opposition groups.
5. There shall be no formal restriction upon the length of time given to the Convener and the Leaders of the opposition groups to move their respective budget statements and speak in support of the principal points of their proposals. However, Provost Cameron shall have the power to require any person speaking to limit their speech in order to facilitate the conduct of the meeting.
6. Provost Cameron will then invite other Members to take part in the debate.
7. The debate will conclude with Provost Cameron giving the Convener an opportunity to reply.
8. A vote or votes will then be taken in accordance with the provisions of standing orders.



**To: Council**

**On: 9 March 2020**

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**Report by: Director of Communities, Housing and Planning and Director of Finance & Resources**

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**Heading: Housing Revenue Account Budget & Rent Levels 2020/21 and Housing Capital Investment Plan 2020/21 to 2022/23**

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## **1. Summary**

- 1.1 This report details the proposed Housing Revenue Account (HRA) budget for financial year 2020/21 and sets out the information which allows consideration of rent levels for 2020/21.
  - 1.2 The report provides members with the results from the consultation process with tenants regarding the annual rent setting process.
  - 1.3 The report also details the Housing Capital Investment Plan for the three-year period from 2020/21 to 2022/23.
  - 1.4 In setting the 2020/21 HRA budget, members will wish to consider the medium and longer term financial context for the HRA in light of the ongoing risks and challenges facing the HRA as outlined in this report.
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## **2. Recommendations**

- 2.1 It is recommended that the Council:
  - (i) considers the contents of this report and approves an average weekly rent increase of 2% for 2020/21;
  - (ii) notes the findings of the recent Tenant Consultation exercise;
  - (iii) approves the Housing Revenue Account Budget for financial year 2020/21 as detailed in Appendix 2;

- (iv) approves the Housing Capital Investment Plan 2020/21 to 2022/23 as detailed in Appendix 3 of the report; and
  - (v) notes the continuing requirement to achieve best value in the commissioning of works by having an optimum workflow over the 3 years of the investment plan and authorises the Director of Communities, Housing and Planning to liaise with the Director of Finance and Resources to re-profile the capital programme and available resources, as necessary, in line with the appropriate limits established under the Council's capital prudential framework arrangements.
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### **3. Background and Medium Term Financial Context**

- 3.1. The HRA operates a rolling 30-year Business Plan model which is the standard operating practice amongst local authorities and Registered Social Landlords. The 30-year basis of the model reflects the need for a long term planned approach to the replacement of major items such as rewiring, central heating etc aligned to the lifecycle of the element. The model ensures that planned rental income is sufficient over the term of the plan to cover the costs of servicing capital expenditure including significant investment and regeneration initiatives together with funding the annual costs of maintaining the housing stock and all HRA operating costs including staffing.
- 3.2. The Business Plan model is reviewed annually to take account of the adjusted base budget position from the previous year and to update any key assumptions. This review process allows consideration to be given to the setting of rent levels for the forthcoming and future financial years.
- 3.3. The HRA has continued to operate in a period of uncertainty as a result of the UK Government's Welfare Reform policy changes. These reforms have placed additional financial stress on families, pressure on Council services and present a significant financial risk to the HRA, particularly in relation to the roll out of Universal Credit. The roll out of Universal Credit in Renfrewshire commenced in June 2015, with full service digital roll out being introduced in Renfrewshire on 19<sup>th</sup> September 2018.
- 3.4. To date 2,090 tenants have migrated on to Universal Credit and experience with these tenants highlights that 60% are on managed rent payments. Reviews have highlighted that it is more likely that those in receipt of universal credit will fall into arrears due to the procedural delays in receiving payments from the DWP. Housing staff continue to be proactive and provide assistance to tenants to progress their UC application and thus minimise the financial impact on them. The introduction of managed payments of rent to landlords directly assists in the management of HRA debt levels.
- 3.5. Members will note that the level of provision for bad debt was increased from 2.5% to 3.5% in last year's budget to reflect the roll out of universal credit. This level of provision for bad debt is considered prudent over the short to medium term.

- 3.6. After the tragic events at Grenfell Tower in June 2017, the Scottish Government introduced new fire safety regulations in relation to smoke, heat and carbon monoxide alarms and detectors and these will come into place in February 2021. Works in relation to these regulations are already underway in multi storey blocks and will be rolled out across all stock over the course of the next year to achieve compliance by February 2021. In order to strengthen Renfrewshire Council's approach to fire safety and broader compliance issues, a new post of Safety Compliance Officer is included in the budget from April 2020.
- 3.7. The HRA is a ringfenced account and any financial strategy must ensure that service delivery can be maintained within the available resources from the account. It is therefore essential to maintain a level of HRA reserves which provides adequate protection to the HRA against the short-term impact of the materialisation of any risks, including the uncertainty over the impact of welfare reform on arrears and rental collection. It is considered prudent, therefore, to maintain the level of unallocated balances on the HRA at £6.8m entering financial year 2020/21.
- 3.8 Over the course of recent months as part of the long term business planning arrangements, it has been identified that financial capacity is expected to begin to emerge over the medium term that could facilitate carefully managed growth in the long term housing investment programme beyond that currently outlined in the business plan. The scale of this potential growth will be influenced by a number of factors some of which are under the direct control of the Council such as future rents as well as factors that are subject to a degree of uncertainty, particularly around future cost and inflationary pressures and any changing statutory requirements that may emerge moving forward.
- 3.9 Further work will be taken forward to develop proposals for how such investment capacity may be utilised over the long term. This will require the Council to consider carefully a number of key factors in order to ensure that any investment maximises the opportunity it presents. This will include not just the direct benefits the investment can bring to tenants in respect to the sustainability and condition of the housing stock but also how the investment aligns to the Council's wider strategic priorities ensuring it seeks to widen significantly the benefits that flow from the investment for tenants and communities across Renfrewshire. Once this work is appropriately progressed it is proposed that an initial report will be brought to a future cycle of the Community Housing and Planning Board for consideration of the developing proposals.

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#### **4. HRA Budget Planning Assumptions**

- 4.1. The rental income generated by the HRA must support service delivery, the costs of appropriately maintaining the housing stock and the financing costs to service the investment required in HRA assets. Details are provided in Appendices 1 and 2.

#### 4.2. Key Assumptions are:

- 4.2.1 Estimated housing stock for 2020 is 11,777 inclusive of new build stock at Johnstone Castle and Bishopston.
  - 4.2.2 An allowance has been made for pay inflation for 2020/21 of 3% which is in line with the agreed local government three year pay policy.
  - 4.2.3 In addition to this a budget has also been created to fund enhanced estate management services to support planned area regeneration activity, and reflecting an increased focus on safety and compliance, resources have also been included to fund a Safety Compliance Officer.
  - 4.2.4 Inflation of 3% has been added to the repairs budget reflecting the pay award, market conditions and increasing material and the supplier costs being borne by Building Services and other contractors.
  - 4.2.5 The repairs budget has been increased by £174,000 to reflect the increase in stock numbers as a result of the additional new build units.
  - 4.2.6 Previously agreed savings in maintenance and repairs costs of £200,000 per annum have been included.
  - 4.2.7 Rental loss from voids will remain at 1.5% for 2020/21 together with an allowance of 0.25% for Council Tax on empty properties in line with business plan assumptions.
  - 4.2.8 The bad debt provision will remain at 3.5% for 2020/21. We continue to review the levels of bad debt throughout the year as part of the routine budget monitoring process.
  - 4.2.9 A provision of £1.5m was made in 2019/20 as part of a planned programme of works to meet the Scottish Government's new standard relating to smoke, heat and carbon monoxide alarms. These new regulations come into force in February 2021 and therefore a further provision of £1.5m has been made in the 2020/21 capital programme to complete all the relevant works by February 2021.
  - 4.2.10 The strategy of using HRA surpluses and Capital Financed from Current Revenue (CFCR) to reduce new debt and smooth debt repayments will continue to be used to ensure the medium to long term sustainability of the HRA.
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## 5. Tenant Consultation

- 5.1 Renfrewshire Council has a statutory duty to consult tenants before increasing rents. To help inform the decision on rents for 2020/21, consultation was undertaken over December 2019 and January 2020. This involved:

- discussion with tenant representatives at the annual Council Wide Forum
  - 5% telephone survey by external consultants (over 600 interviews with Council tenants)
  - on-line survey of Council tenants (18 tenant respondents)
- 5.2 Overall the majority of tenants who took part in the consultation agreed with the 2% rent increase, with strong support in the telephone survey (75% of respondents were in agreement with the proposed increase) and at the Council Wide Forum.
- 5.3 Tenants were asked what the long term priorities should be. The top priorities were:
- More new build Council housing (70%)
  - Higher levels of investment in existing housing (59%)
  - Improvements in environmental standards, such as bin stores, paths, communal areas, open space maintenance (56%)
  - Improvements to the letting standard for empty houses (40%)
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## **6. Housing Capital Investment Plan – 2020/21 to 2022/23**

### **6.1 Overview**

- 6.1.1 The proposed Housing Capital Investment Plan for the 3-year period from 2020/21 to 2022/23 is attached at Appendix 3. The total value of the plan is £74.98m and includes allowances for new build homes and related Scottish Government grants, regeneration and the planned investment programmes required to ensure council house stock is maintained at the Scottish Housing Quality Standard (SHQS).
- 6.1.2 The planned net capital investment in 2020/21 will be £24.03m, followed by £29.76m in 2021/22 and £21.20m in 2022/23. The plan will be reviewed on an annual basis incorporating an ongoing assessment of risk.
- 6.1.3 Authority is granted to the Director of Communities, Housing and Planning to flexibly manage the capital investment programme as necessary to ensure optimum use of resources within the corporate limits of prudential borrowing. It is proposed that this facility remains in place over the life of the new three-year plan detailed in Appendix 3.
- 6.1.4 The table overleaf sets out the proposed composition of the plan for 2020/21 and how it will be funded.

2020/21 Programme		Funding	
Planned Investment Programmes	£19.28m	Prudential Borrowing	£17.84m
Regeneration, New Build and retrofit	£4.75m	Government New Build Grant and grant for retrofit works	£6.19m
<b>Total</b>	<b>£24.03m</b>	<b>Total</b>	<b>£24.03m</b>

## 6.2 Planned Investment Programmes

6.2.1 Since achieving compliance with the Scottish Housing Quality Standard (SHQS) in April 2015, there has been an ongoing requirement to ensure our housing stock continues to be maintained at this standard. This requirement will continue to be the driver for the planned investment programmes which will focus on:

- Investing in those properties which had been assessed as complying prior to 2015 but which subsequently drop below the standard
- Ensuring properties in the abeyance category which subsequently become void are upgraded prior to being re-let

The capital programme for 2020/21 to 2022/23 will deliver a total investment of £51.03m in planned investment programmes in the existing housing stock. Further longer-term housing investment proposals in relation to the additional capacity identified in para 3.8, will be brought forward to a future meeting of the Communities, Housing and Planning Policy Board.

6.2.2 The Council is required to ensure that all stock achieves the minimum energy rating under the Energy Efficiency Standard for Social Housing (ESSH) by the first milestone of 31 December 2020. It is anticipated that by April 2020 78% of the Council's housing stock will meet the 2020 standard. The Council's position is that ESSH will be achieved through the capital funding for planned investment programmes, together with Government sourced supplementary funding (e.g. HEEPS:ABS - Home Energy Efficiency Programmes for Scotland) and other external sources such as ECO (Energy Company Obligation).

6.2.3 As a result of the level of investment during the SHQS programme which saw internal improvements delivered to 10,700 homes, the main focus of the planned investment programme has now shifted towards external improvements which will also contribute to the achievement of ESSH. There will continue to be a programme of heating renewals in 2020/21 and the smaller programme of kitchen, bathroom and rewiring combinations will only be carried out in properties which are void or were otherwise in abeyance at the end of the SHQS programme. This is likely to remain the position with internal upgrades until 2020/21 at least.

6.2.4 The main categories of planned investment programmes are:

- External improvements which includes renewal of roofs, rainwater goods and external fabric,
- Internal improvements which includes replacing or upgrading kitchens, bathrooms, electrical wiring and heating systems,
- Multi storey flat and sheltered housing improvements, and the roll out of the new standards relating to smoke, heat and carbon monoxide detectors.
- Other investment including launderettes, disabled adaptations, asbestos removal and rotworks.

6.2.5 The main elements of the planned investment programme for next year will include the following:

<b>2020/21 Planned Improvements</b>	<b>Number of Properties</b>
External fabric upgrading	436
Kitchen, bathroom and rewiring replacement	200
Heating renewals	250

6.2.6 In August 2019, an Acquisition Scheme was approved by the Communities, Housing and Planning Policy Board which will enable these funds to be reinvested in replacement housing stock. Privately owned properties will be identified for acquisition by the Council where they meet criteria set out in the scheme (i.e. properties which would meet identified needs, close to existing Council housing and where the purchase represents good value for money).

### 6.3 **New Build**

6.3.1 The Capital Investment Plan continues to include provision for investment in building new Council Housing. Two new build projects will be completed by May 2020 at Johnstone Castle (95 new homes) and Bishopton (80 new homes) and the plan approved in February 2019 also included provision for further newbuild Council projects at additional sites across Renfrewshire.

6.3.2 Work is expected to start on site at two other newbuild sites later in 2020:

- Ferguslie Park (101 new Council homes)
- South West Johnstone – Auchengreoch Rd (39 new Council homes)

6.3.3 In addition to these sites, further new build sites are planned at :

Gallowhill (around 60 new Council homes)

Foxbar (mixed tenure development, with around 40 new Council homes)

- 6.3.4 The Strategic Housing Investment Plan 2020/21 to 2024/25, approved by the Communities, Housing and Planning Policy Board on 29 October 2019, includes provision for Scottish Government grant funding for Council newbuild projects.
- 6.3.5 The current new build grant benchmark rate for local authorities is £59,000 per unit. At present there is no certainty about the Affordable Housing Programme beyond March 2021, but allowance is made in the Housing Capital Investment Plan to fund the cost of developing these new Council homes, net of the anticipated grant contribution and assuming that grant continues to be available at the current rate.
- 6.3.6 These newbuild Council houses will make a significant contribution towards meeting the Council's target of 1,000 new affordable homes for Renfrewshire over the five-year period to 2021 in partnership with housing associations and the Scottish Government.
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## Implications of the Report

1. **Financial** – The report and appendices detail the proposed HRA budget and average weekly rent increase for 2020/2021 and the Housing Capital Investment Plan for 2020/21 to 2022/23.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning**
  - *Our Renfrewshire is well* – enabling communities to have their voices heard, and influence the places and services that affect them – consulting tenants on the proposed changes to rents for 2020/21
  - *Building strong, safe and resilient communities* - continuing housing regeneration programmes across Renfrewshire to create sustainable communities.
  - *Tackling inequality, ensuring opportunities for all* - improving and maintaining housing conditions for the benefit of tenants and providing assistance to tenants to mitigate the impacts of Welfare Reform.
  - *Creating a sustainable Renfrewshire for all to enjoy* – accessing supplementary external funding where available to support the achievement of the minimum energy rating under the Energy Efficiency Standard for Social Housing.
  - *Working together to improve outcomes* – consulting tenants on the proposed changes to rents for 2020/21 and involving tenant representatives in the specification and monitoring of the investment programme.
4. **Legal** – The council is required to set an HRA budget for 2020/21 and agree any rent changes for notification to tenants. The council must give tenants at least 28 days notification in advance of any changes.

5. **Property/Assets** – The report proposes the Housing Capital Investment Plan for 2020/21 to 2022/23.
6. **Information Technology** – None.
7. **Equality & Human Rights** - The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – The proposed new post of Safety Compliance Officer, as contained within this report, will enhance and strengthen the council's approach to fire safety .
9. **Procurement** – The proposed Capital Investment Plan for 2020/21 to 2022/23 will include procurement of contracts.
10. **Risk** – The HRA Business Plan remains subject to a number of risks including the impact of welfare reform and economic factors such as interest rates and inflation.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not applicable.
13. **Climate Risk** - None

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## List of Background Papers

None.

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**Housing Revenue Account - Budget Changes for 2020/21**

<b>Expenditure</b>					
<b>Subjective Heading</b>	<b>2019/20</b>	<b>Change</b>	<b>2020/21</b>	<b>Major Changes</b>	<b>Change</b>
	<b>Budget</b>		<b>Budget</b>		<b>£000</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>		<b>£000</b>
Employee Costs	8,274	650	8,924	Funding for the proposed Estate Management Service to support future investment.	350
				Fire Safety Officer post	45
				Allowance for pay inflation for APT&C and manual staff.	255
				<b>Total Movement in Employee Costs</b>	<b>650</b>
Property Costs	14,462	354	14,816	Reduction in repairs budget to reflect efficiencies to be made by Building Services through the review of hard and soft facilities management.	-200
				3% increase in the repairs budget to reflect an allowance for pay inflation and other inflationary pressures.	350
				Increase to repairs budget to reflect the additional stock relating to new build completions during the year.	174
				Property costs incurred by the proposed Estate Management team	30
				<b>Total Movement in Property Costs</b>	<b>354</b>
Supplies & Services	714	0	714		
Support Services	2,425	0	2,425		
Transfer Payments	3,832	78	3,910	Increased allowance for bad debt and void loss as a result of the rent increase and increase in stock numbers due to new build.	78
Transport	83	20	103	Travel costs incurred by the proposed Estate Management team	20
Loan Charges	21,375	446	21,821	Realignment of repayment of principal debt to reflect the debt smoothing strategy.	446
<b>Total Expenditure</b>	<b>51,165</b>	<b>1,548</b>	<b>52,713</b>	<b>Total movement in Expenditure</b>	<b>1,548</b>

Income					
Subjective Heading	2019/20 Budget	Change	2020/21 Budget	Major Changes	Change
	£000	£000	£000		£000
House Rents	46,805	1,548	48,353	Net increase in rents to reflect new build properties, less any demolitions or disposals	600
				Rental Increase	948
				<b>Total Movement in House Rents</b>	<b>1,548</b>
Supporting People Income	898	0	898		
Commercial Rents	1,181	0	1,181		
SHQS Professional Fees	961	0	961		
Service Charges	322	0	322		
Building Services Rebate	224	0	224		
Temporary Interest	131	0	131		
Lock Up Rents	293	0	293		
Renewable Heat Initiative (RHI) income	100	0	100		
Other Income	250	0	250		
<b>Total Income</b>	<b>51,165</b>	<b>1,548</b>	<b>52,713</b>	<b>Total movement in Income</b>	<b>1,548</b>
<b>HRA surplus transferred to balances</b>	<b>0</b>	<b>0</b>	<b>0</b>		

Renfrewshire Council  
 Estimates of Expenditure and Income for the Year Ending 31st March 2021  
 Housing Revenue Account  
 Subjective Summary

Line No	Expenditure	2019/20 Estimates £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2020/21 Estimates £
<b>1</b>	<b>Employee Costs</b>	<b>8,273,910</b>	<b>395,000</b>	<b>255,260</b>	<b>8,924,170</b>
2	Salaries - APT&C	5,690,650	311,300	180,060	6,182,010
3	Superannuation - APT&C	1,098,170	54,200	34,570	1,186,940
4	National Insurance - APT&C	537,140	29,500	17,000	583,640
5	Salaries - manual workers	545,640	0	16,370	562,010
6	Superannuation - manual workers	119,360	0	3,580	122,940
7	National Insurance - manual workers	49,930	0	1,500	51,430
8	Overtime - manual workers	72,820	0	2,180	75,000
9	Occupational Health Contribution	54,800	0	0	54,800
10	Conference expenses	1,500	0	0	1,500
11	Pension Increases	66,400	0	0	66,400
12	Training Costs	37,500	0	0	37,500
<b>13</b>	<b>Property Costs</b>	<b>14,461,940</b>	<b>3,860</b>	<b>350,230</b>	<b>14,816,030</b>
14	Community alarm maintenance	51,000	0	0	51,000
15	Contract trading service - cleaning	159,450	0	0	159,450
16	Electricity	402,020	0	0	402,020
17	Factoring & common charges	52,000	0	0	52,000
18	Garden assistance scheme	371,200	0	0	371,200
19	Gas	147,030	0	0	147,030
20	Improve garden / close cleaning	494,400	0	0	494,400
21	Maintenance of Gardens and Open Spaces	246,800	0	0	246,800
22	Maintenance of Commercial Units	30,000	0	0	30,000
23	Maintenance of houses	11,700,580	-26,140	350,230	12,024,670
24	Property insurance	335,400	0	0	335,400
25	Rates	131,300	0	0	131,300
26	Office Rent	72,000	0	0	72,000
27	Temporary Accommodation	9,000	0	0	9,000
28	Water metered charges	10,000	0	0	10,000
29	Repairs direct	11,000	0	0	11,000
30	Special uplift service	224,900	0	0	224,900
31	Commercial Refuse	3,860	0	0	3,860
32	Supply of bins	5,700	0	0	5,700
33	Estate Management costs	0	30,000	0	30,000
34	Other Property Costs	4,300	0	0	4,300
<b>35</b>	<b>Supplies and Services</b>	<b>713,860</b>	<b>0</b>	<b>0</b>	<b>713,860</b>
36	Advertising	3,600	0	0	3,600
37	Bank Charges	7,000	0	0	7,000
38	Clothing/Uniforms	21,700	0	0	21,700
39	ICT software & licenses	196,600	0	0	196,600
40	ICT Equipment maintenance & replacement	10,000	0	0	10,000
41	Office equipment and furniture	5,900	0	0	5,900
42	Legal expenses, Sheriff Officer services	136,000	0	0	136,000
43	Publicity	18,000	0	0	18,000
44	Removal costs	11,800	0	0	11,800
45	Customer research	18,300	0	0	18,300
46	Energy Management Recharge	23,400	0	0	23,400
47	Postage	68,600	0	0	68,600
48	Printing and stationery	40,050	0	0	40,050
49	Telephones	109,810	0	0	109,810
50	Translation and Interpreting Services	1,700	0	0	1,700
51	Other supplies & services	41,400	0	0	41,400
<b>52</b>	<b>Carried Forward</b>	<b>23,449,710</b>	<b>398,860</b>	<b>605,490</b>	<b>24,454,060</b>

**Renfrewshire Council**  
**Estimates of Expenditure and Income for the Year Ending 31st March 2021**  
**Housing Revenue Account**  
**Subjective Summary**

Line No	Income	2019/20 Estimates £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2020/21 Estimates £
1	<b>Income</b>	<b>51,164,680</b>	<b>599,800</b>	<b>948,100</b>	<b>52,712,580</b>
2	District heating income - Tenants	79,700	0	0	79,700
3	District heating income - Owner Occupiers	15,100	0	0	15,100
4	Renewable Heat Incentive (RHI) income	100,000	0	0	100,000
5	Launderette income - Tenants	65,000	0	0	65,000
6	Launderette income - Owner Occupiers	161,900	0	0	161,900
7	Other charges to Owners	10,000	0	0	10,000
8	Recovery of Legal fees	40,000	0	0	40,000
9	Sheltered Housing contribution	151,300	0	0	151,300
10	Customer Support contribution	746,990	0	0	746,990
11	Rental income - commercial properties	1,181,000	0	0	1,181,000
12	Rental income - houses	46,805,000	599,800	948,100	48,352,900
13	Rental income - lock ups	292,690	0	0	292,690
14	Rechargeable Repairs Income (net of write offs)	90,000	0	0	90,000
15	Temporary interest	131,500	0	0	131,500
16	SHQS Professional Fees	961,000	0	0	961,000
17	Admin Recoveries	56,500	0	0	56,500
18	Building Services Rebate	224,000	0	0	224,000
19	Commission on Insurance	5,000	0	0	5,000
20	Energy Management system recharge	15,000	0	0	15,000
21	Other Accounts of the Authority	25,000	0	0	25,000
22	Property Enquiry Fees	5,000	0	0	5,000
23	Property Management Service	3,000	0	0	3,000
24	<b>Carried Forward</b>	<b>51,164,680</b>	<b>599,800</b>	<b>948,100</b>	<b>52,712,580</b>

Renfrewshire Council  
 Estimates of Expenditure and Income for the Year Ending 31st March 2021  
 Housing Revenue Account  
 Subjective Summary

Line No	Expenditure	2019/20 Estimates £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2020/21 Estimates £
<b>53</b>	<b>Expenditure Brought Forward</b>	<b>23,449,710</b>	<b>398,860</b>	<b>605,490</b>	<b>24,454,060</b>
<b>54</b>	<b>Support Services</b>	<b>2,425,000</b>	<b>0</b>	<b>0</b>	<b>2,425,000</b>
55	Apportionment of Central Administration	1,085,100	0	0	1,085,100
56	Apportionment of Central Administration Business Support	308,110	0	0	308,110
57	Apportionment of Central Administration Non Defined	441,790	0	0	441,790
58	MSS Recharge - Devt & Housing Services	175,000	0	0	175,000
59	ASIST & Mediation recharge from Environmental Services	245,250	0	0	245,250
60	Insurance	123,000	0	0	123,000
61	Membership fees & subscriptions	31,750	0	0	31,750
62	Tenant Consultation	15,000	0	0	15,000
<b>63</b>	<b>Transfer Payments</b>	<b>3,832,010</b>	<b>29,700</b>	<b>47,880</b>	<b>3,909,590</b>
64	Council tax	118,500	0	0	118,500
65	Garden competition	5,700	0	0	5,700
66	Apprenticeship Levy	31,260	0	0	31,260
67	Grants to tenants associations	8,000	0	0	8,000
68	Irrecoverable rent - housing	1,613,600	20,700	32,700	1,667,000
69	Welfare Reform Initiatives	38,000	0	0	38,000
70	Neighbourhood housing forums	269,500	0	0	269,500
71	Neighbourhood Environmental Trainees Scheme	200,000	0	0	200,000
72	Voids - commercial	170,000	0	0	170,000
73	Voids - operational	702,100	9,000	14,200	725,300
74	Voids - lock ups	49,150	0	980	50,130
75	Strategy & Quality Initiatives	67,690	0	0	67,690
76	Commissioned Costs - Customer Support	558,510	0	0	558,510
<b>77</b>	<b>Transport</b>	<b>82,500</b>	<b>20,000</b>	<b>0</b>	<b>102,500</b>
78	Travel and Subsistence	78,300	0	0	78,300
79	Internal Transport - Hire	2,200	20,000	0	22,200
80	Internal Transport - Maintenance	1,000	0	0	1,000
81	Internal transport - Fuel	1,000	0	0	1,000
<b>82</b>	<b>Loan Charges</b>	<b>21,375,460</b>	<b>-2,937,460</b>	<b>3,383,430</b>	<b>21,821,430</b>
83	Loan charges - expenses	108,000	-11,000	0	97,000
84	Loan charges - interest	4,199,000	-182,000	0	4,017,000
85	Loan charges - principal	17,068,460	-2,744,460	3,383,430	17,707,430
<b>86</b>	<b>Total Expenditure</b>	<b>51,164,680</b>	<b>-2,488,900</b>	<b>4,036,800</b>	<b>52,712,580</b>

Renfrewshire Council  
 Estimates of Expenditure and Income for the Year Ending 31st March 2021  
 Housing Revenue Account  
 Subjective Summary

Line No	Income	2019/20 Estimates £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2020/21 Estimates £
87	Income Brought Forward	51,164,680	599,800	948,100	52,712,580
88	Total Income	51,164,680	599,800	948,100	52,712,580
89	Total Expenditure	51,164,680	-2,488,900	4,036,800	52,712,580
90	Net Expenditure	0	-3,088,700	3,088,700	0

**Housing Capital Investment Plan – 2020/21 to 2022/23**

<b>Expenditure Category</b>	<b>2020-21 £m</b>	<b>2021-22 £m</b>	<b>2022-23 £m</b>	<b>3 Year Totals £m</b>
<b>Existing Housing Stock</b>				
Internal Investment	2.770	2.850	2.530	8.150
Low Rise External Improvements	10.700	7.400	8.600	26.700
Multi Storey Flats Improvements	1.250	0.250	3.250	4.750
Sheltered Housing Improvements	0.100	0.100	0.100	0.300
Others e.g. Adapts, Rotworks & Asbestos	1.860	2.160	2.160	6.180
Smoke and Heat Detectors	1.500	0.000	0.000	1.500
Professional Fees	1.100	1.100	1.250	3.450
<b>Total Existing Housing Stock</b>	<b>19.280</b>	<b>13.860</b>	<b>17.890</b>	<b>51.030</b>
<b>Regeneration and New Build</b>				
General	0.825	1.030	1.275	3.130
Tannahill Regeneration	4.000	9.200	0.000	13.200
Gallowhill New Build	2.610	6.090	0.000	8.700
Auchengreoch Rd & Spateston	3.500	2.487	0.000	5.987
Foxbar New Build	0.000	1.450	4.350	5.800
Alternative new build provision	0.000	5.075	0.000	5.075
<b>Total Regeneration and New Build</b>	<b>10.935</b>	<b>25.332</b>	<b>5.625</b>	<b>41.892</b>
<b>Overall Gross Housing Investment Total</b>	<b>30.215</b>	<b>39.192</b>	<b>23.515</b>	<b>92.922</b>
<b>Government Grant Income</b>	<b>-6.189</b>	<b>-9.428</b>	<b>-2.320</b>	<b>-17.937</b>
<b>Net Housing Investment Expenditure</b>	<b>24.026</b>	<b>29.764</b>	<b>21.195</b>	<b>74.985</b>

*Govt grant income of £6.189m in 20/21 includes £1.8m of grant income from Dept of Business, Energy and Industrial Strategy for the whole house retrofit initiative - as reported to Board 14th January 2020*