
**PROCEDURE TO BE FOLLOWED AT THE
MEETING OF RENFREWSHIRE COUNCIL
TO BE HELD ON 1 MARCH 2018
DURING CONSIDERATION OF ITEM 4 CONCERNING
THE HOUSING REVENUE ACCOUNT BUDGET, RENT LEVELS
2018/2019 AND HOUSING CAPITAL INVESTMENT PLAN
2018/2019-2020/2021**

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 1 March 2018 viz:

1. The Convener of the Communities, Housing & Planning Policy Board (the Convener) will make her budget statement for financial year 2018/2019 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 Leader of the opposition group 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.
5. There shall be no formal restriction upon the length of time given to the Convener and the Leader of the opposition group 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: 1 March 2018

Report by: Director of Development & Housing Services and Director of Finance & Resources

Heading: Housing Revenue Account Budget & Rent Levels 2018/19 and Housing Capital Investment Plan 2018/19 to 2020/21

1. Summary

- 1.1 This report details the proposed Housing Revenue Account (HRA) budget for financial year 2018/19 and sets out the information which allows consideration of rent levels for 2018/19.
 - 1.2 The report provides an update on the consultation process with tenants on the annual rent setting process and also details the Housing Capital Investment Plan for the three year period 2018/19 to 2020/21.
 - 1.3 In setting the 2018/19 HRA budget, members will wish to consider the medium and longer term context for the HRA in light of the ongoing risks and challenges facing the HRA. This includes the slower than expected roll out of welfare reform including universal credit and direct payments in addition to areas of improved performance in bad debt recovery and rental loss through voids.
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2. Recommendations

- 2.1 It is recommended that Council:
 - i. Notes the findings of the recent Tenant Consultation exercise;
 - ii. Considers the contents of this report and approves an average weekly rent increase of 1% for 2018/19;
 - iii. Approves the Housing Revenue Account Budget for financial year 2018/19 as detailed in appendix 2;

- iv. Notes the Council's continued commitment to mitigate the impacts of welfare reform on Council tenants by incorporating the delivery of measures intended to support tenants, previously funded from 2013/14 to 2017/18 through the earmarked HRA resources, into the mainline service provision;
 - v. Approves the Housing Capital Investment Plan 2018/19 to 2020/21 as detailed in appendix 3 of the report; and
 - vi. Notes the continuing requirement to achieve best value and an optimum workflow over the 3 years of the investment plan and authorises the Director of Development and Housing Services to work in conjunction 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 on the basis of 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 replacement of major items such as rewiring, central heating etc aligned to the lifecycle of the element. The model ensures that rental income is sufficient over the term of the plan to cover the costs of servicing capital expenditure, the costs of appropriately maintaining the housing stock and staffing costs.
- 3.2. The Business Plan model is reviewed annually to take account of the adjusted base budget position over 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 next 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, which have placed additional financial stress on families, pressure on Council services and present a significant financial risk to the HRA.
- 3.4. The launch in October 2016 of the Fairer Scotland Action Plan provided clarity around the Scottish Government's policy intention to utilise devolved powers in relation to social security under the Scotland Act 2016, by giving claimants the option to choose to have Universal Credit payments paid fortnightly instead of monthly and also offering to pay housing costs direct to social landlords.
- 3.5. Regulations to implement the two priority flexibilities of managed payment of rent to landlords and more frequent payments were laid before the Scottish Parliament on 29 June 2017 and came into force on 4 October 2017. This allows tenants to opt for managed payments direct to the landlord, where previously the landlord had to request this if the tenant reached the trigger point of eight weeks arrears. The implementation of this option is limited at

this stage to those making new claims in full service areas and after January 2018 to those already receiving UC in a full service area or those who transfer from a live to full service. The full service roll out is not expected to be introduced in Renfrewshire until September 2018.

- 3.6 In light of the factors outlined in paragraphs 3.3 to 3.5 the current planning assumption for financial year 2018/19 assumes that the planned provision for bad debt should remain at 2.5%. This level of bad debt is considered prudent and reflects the expected pace of the roll out of Universal Credit over the short term and the introduction of the full service roll out.
 - 3.7 The numbers affected remain small (c. 410 at January 2018), however initial reviews have highlighted that it is more likely that this group will fall into arrears due to many having existing arrears prior to migration and due to the procedural delays in making payments by DWP.
 - 3.8 The introduction of managed payment of rent to landlords will assist in the management of debt levels, however it is projected that levels may reach 4.5% in 2019/20 as tenants still require to opt for managed payments until arrears reach the trigger point of eight weeks and implementation of this option is linked to the full service roll out.
 - 3.9 The HRA is a ringfenced account and any financial strategy must ensure that service delivery can be maintained within the available resources on the account. It is therefore essential to maintain a level of general 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 2018/19.
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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:
 - Estimated housing stock for 2018 is 11,696.
 - At present no national agreement has been reached on a pay settlement for 2018/19 for any of the Council's employee groups. The public sector pay policy announced by the Scottish Government outlined a 3% pay increase for 2018/19 for those employees earning up to £36,500 with 2% predominantly applying thereafter. Local government negotiates and sets its own pay arrangements however the public sector pay policy has a significant contextual influence in this regard. Financial provision for the 2018/19 settlement is included within the figures outlined in the report reflecting the wider public sector pay environment.

- An allowance has also been made for the impact of pay inflation on payments to contractors in the 2018/19 budget.
- Savings of £200,000 will be delivered in 2018/19 through a review of Hard and Soft Facilities Management as part of the Better Council Change Programme.
- Rental loss from voids is reduced from 2.5% to 2.25% as a result of improved letting times.
- The bad debt provision is maintained at 2.5% for 2018/19, given the slower than expected roll out of universal credit, but will be subject to review thereafter.
- The budget presented for 2018/19 includes the continuation of the £500,000 investment in enhanced planned maintenance programmes approved in 2017/18, which will assist in managing the number of responsive repairs over the medium to long term, together with the £500,000 approved in 2015/16 for decoration in voids given the positive impacts on letting performance and tenant satisfaction.
- Resources to support tenants manage the implications of welfare reform are included in the mainline budget.
- Implementation of the 2018/19 rent increase will be aligned to the rent charging structure previously agreed by Council and introduced from April 2011. The revised rent structure is being implemented in phases with a transitional premium cap of £1.50 per week for any rent which requires to be increased. Consequently, the increase will exceed the rent increase agreed for 2018/19 for some tenants and for others will be less as rents move toward the target level. By the end of financial year 2018/19 it is anticipated that approximately 96% of tenants will have reached the target rent for their property.
- 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.

5. Tenant Consultation

- 5.1 Renfrewshire Council is committed to ongoing consultation with tenants on key aspects of service, including rent charges. Previously, consultation on the annual rent increase was conducted through the tenants' newsletter, the People's News. In recent years, a telephone survey of a 5% sample of Council tenants has been carried out as a means of seeking views on rent levels.
- 5.2 In order to seek views on rent levels for 2018/19, a total of 601 telephone interviews were undertaken with Renfrewshire Council tenants between 8 and 16 January 2018. Tenants were asked if the Council should continue to keep

any rent increase as low as possible while budgeting to raise sufficient rental income to cover costs. Almost all respondents (99%) said they agreed with this approach.

- 5.3 When asked last year what were the most important things that the Council should take into account when setting the annual rent increase – tenants responded that affordability for tenants, funding for improvement to existing housing stock and building new council houses were the most important. When the tenants surveyed this year were asked if they agreed that these priorities remained relevant for the financial year 2018/19, almost all respondents (99%) agreed.
- 5.4 When asked for their views on the rent increase for 2018/19, just under half of tenants (48%) felt that rents should increase slightly below the rate of inflation; 45% felt that rents should increase in line with inflation; and 6% thought that rents should increase slightly above inflation to allow scope of additional investment.
- 5.5 Tenants were then asked which two things they felt were most important to consider when setting the rent increase for 2018/19. The top priorities identified by tenants were affordability for tenants, building new Council houses, and funding for improvements to existing housing stock.

6. Housing Capital Investment Plan – 2018/19 to 2020/21

- 6.1 The proposed Housing Capital Investment Plan for the 3 year period from 2018/19 to 2020/21 is attached at appendix 3. The total value of the plan is £53.902m and includes allowances for new build homes, regeneration and the planned investment programmes required to ensure council house stock is maintained at the Scottish Housing Quality Standard (SHQS).
- 6.2 The planned capital investment in 2018/19 will be £15.440m, followed by £18.746m in 2019/20 and £19.716m in 2020/21. The plan will be reviewed on an annual basis incorporating an ongoing assessment of risk.
- 6.3 Authority is granted to the Director of Development & Housing Services 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.
- 6.4 The table below sets out the proposed composition of the plan for 2018/19 and how it will be funded.

2018/19 Programme			Funding	
Planned Investment Programmes		£9.899m	Prudential Borrowing	£15.440m
Regeneration & New Build		£5.541m		
Total		£15.440m	Total	£15.440m

7 Planned Investment Programmes

7.1 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 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 relet

The capital programme for 2018/19 to 2020/21 will deliver a total investment of £30.742m in planned investment programmes.

7.2 The Council is required to ensure that all stock achieves the minimum energy rating under the Energy Efficiency Standard for Social Housing (EESH) by the first milestone of 31 December 2020. In April 2017 over 66% of the Council's housing stock met the 2020 standard and it is anticipated this will rise to 70% by April 2018 as the external improvement programme improves the energy efficiency of properties of solid wall construction. The Council's position is that EESH will be achieved through the capital funding plans for planned investment programmes, together with Government sourced supplementary funding (e.g. HEEPS:ABS) and other external sources such as ECO.

7.3 It should be noted that the Scottish Government has commenced an EESH review to assess progress and consider further milestones beyond 2020. The outputs of this review will be publicised in due course and the impact of any increase in the energy rating requirement will be assessed and reported to a future meeting of the Communities, Housing and Planning Policy Board.

7.4 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 continues to be external improvements which will also contribute to the achievement of EESH. There will continue to be a programme of heating renewals in 2018/19 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 at least.

7.5 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
- other investment including disabled adaptations, asbestos removal and rotworks.

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

2018/19 Planned Improvements	Number of Properties
External fabric upgrading	300
Kitchen, bathroom and rewiring replacement	200
Heating renewals	250

7.7 The council owns and manages over 60 launderette blocks, outwith those which are contained within our high rise blocks, which are utilised by both tenants and homeowners in terms of their lease agreement or property title deeds.

7.8 It is proposed that an assessment of future needs and investment is conducted together with a review of charging arrangements, in consultation with launderette users and a report presented to a future meeting of the Communities, Housing and Planning Policy Board.

8 Regeneration & New Build

8.1 The capital investment plan for 2018/19 to 2020/21 also includes an allowance of c. £5.5m for the Council's contribution to planned regeneration programmes. Allowance has also been made for the acquisition of privately owned houses and the demolition of vacant blocks associated with the regeneration of Johnstone Castle, which will be progressed over the course of the next few years.

8.2 The Strategic Housing Investment Plan (SHIP) 2018/19 to 2022/23 approved by the Communities, Housing and Planning Policy Board on 7 November 2017 provides the context for the new build investment provision included in the Capital Investment Plan detailed at appendix 3.

- 8.3 The Capital Investment Plan includes provision for new build investment in affordable social housing in Renfrewshire at sites in Dargavel Village and Johnstone Castle, together with new build homes on sites across Renfrewshire including Ferguslie, Foxbar, Gallowhill, Millarston South West Johnstone and a further site at Dargavel taking the Council's total commitment to approximately 420 new homes.
- 8.4 It is intended to secure Scottish Government grant funding from the Affordable Housing Supply Programme to help deliver these new homes. The current grant benchmark for Council new build is £57,000 per unit with the remainder of the development cost being funded through the HRA.
- 8.5 The ambition over the coming 5 year period is to deliver a further 200 new affordable homes each year, which will be provided in part through Council new build and in partnership with RSL partners. An additional pipeline of projects is actively being developed to ensure that potential funding which may become available through the Scottish Government's Affordable Housing Supply Programme is maximised.
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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 2018/19 and the Housing Capital Investment Plan for 2018/19 to 2020/21.
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 by consulting tenants on the proposed changes to rents for 2018/19
 - *Building strong, safe and resilient communities* - continuing housing regeneration programmes across Renfrewshire to create sustainable communities.
 - *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 2018/19 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 2018/19 and agree rent changes for notification to tenants.
5. **Property/Assets** – The report proposes the Housing Capital Investment Plan for 2018/19 to 2020/21.

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** – None.
9. **Procurement** – The proposed Capital Investment Plan for 2018/19 to 2020/21 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 relevant cost.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not applicable.

List of Background Papers

None.

21 February 2018

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Housing Revenue Account – Budget Changes for 2018/19

Expenditure					
Subjective Heading	2017/18	Change	2018/19	Major Changes	Change
	Budget		Budget		£000
	£000	£000	£000		£000
Employee Costs	7,413	356	7,769	Funding for 4 additional housing assistants to manage Universal Credit cases.	100
				Allowance for pay inflation for APT&C and manual staff (including the apprenticeship levy).	256
				Total Movement in Employee Costs	356
Property Costs	13,679	93	13,772	Reduction in repairs budget to reflect efficiencies made by Building Services.	(200)
				Increase in the repairs budget to reflect an allowance for pay inflation on payments to contractors	218
				Increase in factoring, commercial property repairs and cleaning budgets to reflect additional requirements.	75
				Total Movement in Property Costs	93
Supplies & Services	323	0	323		
Contractors	23	0	23		
Transport	17	(13)	4		
Administration Costs	3,055	57	3,112		
Payments to Other Bodies	3,731	(113)	3,618	Reduction in void loss budget to reflect continuing efficiencies made in this area and some minor changes to reflect the impact of the rent increase on void and irrecoverables.	(113)
Loan Charges	22,551	(699)	21,852	Realignment of repayment of principal debt to reflect the debt smoothing strategy.	(699)
Total Expenditure	50,792	(319)	50,473		

Housing Revenue Account – Budget Changes for 2018/19 (cont'd)

Income					
Subjective Heading	2017/18	Change	2018/19	Major Changes	Change
	Budget		Budget		Change
	£000	£000	£000		£000
House Rents	45,807	349	46,156	Reduction in income to reflect stock movements	(108)
				Rental Increase	457
				Total Movement in House Rents	349
Transfer from balances to fund Welfare Reform activity	581	(581)	0	Realignment of transfer from balances to reflect the inclusion in mainline service delivery of Welfare Reform activity to support tenants	(581)
Supporting People Income	897	0	897		
Commercial Rents	1,131	0	1,131		
SHQS Professional Fees	915	0	915		
Service Charges	317	25	342		
Building Services Rebate	224	0	224		
Temporary Interest	131	0	131		
Lock Up Rents	290	3	293		
Renewable Heat Initiative (RHI) income	100	0	100		
Other Income	399	(115)	284	Removal of recovery from Building Services for Clark Street refurbishment upon completion of repayment period.	(145)
Total Income	50,792	(319)	50,473		
HRA surplus transferred to balances	0	0	0		

Appendix 2

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2019
Housing Revenue Account
Subjective Summary

Line No	Expenditure	2017/18 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2018/19 Estimates £
1	Employee Costs	7,413,580	0	99,600	256,050	7,769,230
2	Salaries - APT&C	4,971,250	103,030	99,600	181,090	5,354,970
3	Superannuation - APT&C	911,750	(11,780)	0	31,500	931,470
4	National Insurance - APT&C	567,190	(75,820)	0	17,200	508,570
5	Overtime - APT&C	1,000		0	40	1,040
6	Salaries - manual workers	436,440	18,420	0	15,920	470,780
7	Superannuation - manual workers	75,180	27,710	0	3,600	106,490
8	National Insurance - manual workers	52,260	5,440	0	2,020	59,720
9	Overtime - manual workers	200,610	(67,000)	0	4,680	138,290
10	Travel and Subsistence	85,300		0	0	85,300
11	Pension Increases	65,100		0	0	65,100
12	Training Costs	47,500		0	0	47,500
13	Property Costs	13,678,870	75,550	(200,000)	217,650	13,772,070
14	Community alarm maintenance	55,000		0	0	55,000
15	Contract trading service - cleaning	153,400	31,000	0	0	184,400
16	Electricity	273,380	3,000	0	0	276,380
17	Factoring & common charges	39,000	26,000	0	0	65,000
18	Garden assistance scheme	371,200		0	0	371,200
19	Gas	209,560	50	0	0	209,610
20	Improve garden / close cleaning	494,400		0	0	494,400
21	Maintenance of Gardens and Open Spaces	233,800		0	0	233,800
22	Maintenance of Commercial Units		30,000	0	0	30,000
23	Maintenance of houses	11,082,430		(200,000)	217,650	11,100,080
24	Property insurance	334,200		0	0	334,200
25	Rates	104,700	8,000	0	0	112,700
26	Office Rent	32,000	15,000	0	0	47,000
27	Water metered charges	16,000	(2,500)	0	0	13,500
28	Repairs direct	23,000		0	0	23,000
29	Special uplift service	198,900		0	0	198,900
30	Commercial Refuse	3,200		0	0	3,200
31	Supply of bins	11,700		0	0	11,700
32	Running costs of Home Exchange shop	35,000	(35,000)	0	0	0
33	Other Property Costs	8,000		0	0	8,000
34	Supplies and Services	322,700	0	0	0	322,700
35	Clothing/Uniforms	25,700		0	0	25,700
36	Computer software & licenses	146,600		0	0	146,600
37	Equipment maintenance & replacement	43,400		0	0	43,400
38	Publicity	26,000		0	0	26,000
39	Removal costs	25,300		0	0	25,300
40	Temporary Accommodation	11,500		0	0	11,500
41	Other supplies & services	44,200		0	0	44,200
42	Contractors	23,300	0	0	0	23,300
43	Customer research	23,300		0	0	23,300
44	Transport	16,950	(12,750)	0	0	4,200
45	Internal Transport - Hire	9,850	(7,650)	0	0	2,200
46	Internal Transport - Maintenance	2,500	(1,500)	0	0	1,000
47	Internal Transport - Garaging	2,000	(2,000)	0	0	0
48	Vehicle Licenses	100	(100)	0	0	0
49	Internal transport - Fuel	2,500	(1,500)	0	0	1,000
50	Carried Forward	21,455,400	62,800	(100,400)	473,700	21,891,500

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2019
Housing Revenue Account
Subjective Summary

Line No	Income	2017/18 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2018/19 Estimates £
1	Other Income	50,791,650	(90,000)	(688,570)	459,900	50,472,980
2	District heating income - Tenants	29,700		0	0	29,700
3	District heating income - Owner Occupiers	60,100	25,000	0	0	85,100
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	20,000		0	0	20,000
8	Supporting People - Sheltered	150,000		0	0	150,000
9	Supporting People - Customer Support Team	746,990		0	0	746,990
10	Rental income - commercial properties	1,131,000		0	0	1,131,000
11	Rental income - houses	45,807,070		(107,570)	457,000	46,156,500
12	Rental income - lock ups	289,790		0	2,900	292,690
13	Rechargeable Repairs Income (net of write offs)	150,000	30,000	0	0	180,000
14	Temporary interest	131,500		0	0	131,500
15	SHQS Professional Fees	915,000		0	0	915,000
16	Admin Recoveries	30,000		0	0	30,000
17	Building Services Rebate	224,000		0	0	224,000
18	Commission on Insurance	8,000		0	0	8,000
19	Recharge of Capital costs to Building Services	145,000	(145,000)	0	0	0
20	Other income	40,600		0	0	40,600
21	Property Enquiry Fees	5,000	0	0	0	5,000
22	Transfer from balances to fund Welfare Reform Activity	581,000		(581,000)	0	0
23	Carried Forward	50,791,650	(90,000)	(688,570)	459,900	50,472,980

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2019
Housing Revenue Account
Subjective Summary

Line No	Expenditure	2017/18 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2018/19 Estimates £
51	Expenditure Brought Forward	21,455,400	62,800	(100,400)	473,700	21,891,500
52	Administration Costs	3,054,700	15,680	41,400	0	3,111,780
53	Advertising	21,600		0	0	21,600
54	Apportionment of Central Administration	1,287,490	112,000	41,400	0	1,440,890
55	Apportionment of Central Administration Business Support	394,110		0	0	394,110
56	MSS Recharge	507,300	(49,670)	0	0	457,630
57	MSS Recharge - Centralised Printing	38,850	(38,850)	0	0	0
58	ASIST & Mediation recharge from Environmental Services	245,250		0	0	245,250
59	Bank Charges - Costs of Giro Collection	7,000		0	0	7,000
60	Conference/Course Expenses	5,500		0	0	5,500
61	Insurance	123,000		0	0	123,000
62	Legal expenses	83,600		0	0	83,600
63	Membership fees & subscriptions	33,750		0	0	33,750
64	Tenant Consultation	15,000		0	0	15,000
65	Postage	93,600		0	0	93,600
66	Printing and stationery	55,050		0	0	55,050
67	Telephones	105,000		0	0	105,000
68	Other Administration Costs	30,800		0	0	30,800
69	path/hnda	7,800	(7,800)	0	0	0
70	Payments to Other Bodies	3,730,550	0	(132,440)	19,880	3,617,990
71	Council tax re empty properties	238,500		0	0	238,500
72	Garden competition prizes	9,700		0	0	9,700
73	Grants to tenants / housing associations	12,000		0	0	12,000
74	Irrecoverable rent - housing	1,137,900		(16,000)	11,200	1,133,100
75	Employment Initiatives	250,000		0	0	250,000
76	Neighbourhood housing forums	269,500		0	0	269,500
77	Voids - commercial	200,000		0	0	200,000
78	Voids - operational	939,040		(116,440)	8,200	830,800
79	Voids - lock ups	47,710		0	480	48,190
80	Strategy & Quality Initiatives	67,690		0	0	67,690
81	Commissioned Costs - Customer Support	558,510		0	0	558,510
82	Loan Charges	22,551,000	(168,480)	0	(530,810)	21,851,710
83	Loan charges - expenses	141,000		0	0	141,000
84	Loan charges - interest	6,200,000		0	0	6,200,000
85	Loan charges - principal	16,210,000	(168,480)	0	(530,810)	15,510,710
86	Capital Financed from Current Revenue (CFCR)	0		0	0	0
87	Total Expenditure	50,791,650	(90,000)	(191,440)	(37,230)	50,472,980

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2019
Housing Revenue Account
Subjective Summary

Line No	Income	2017/18 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2018/19 Estimates £
88	Income Brought Forward	50,791,650	(90,000)	(688,570)	459,900	50,472,980
89	Total Income	50,791,650	(90,000)	(688,570)	459,900	50,472,980
90	Total Expenditure	50,791,650	(90,000)	(191,440)	(37,230)	50,472,980
91	Net Expenditure	0	0	497,130	(497,130)	0

Housing Capital Investment Plan – 2018/19 to 2020/21

Expenditure Category	2018-19 £m	2019-20 £m	2020-21 £m
Existing Housing Stock			
Internal Investment	2.374	1.846	1.883
Low Rise External Improvements	2.464	4.051	4.133
Multi Storey Flats Improvements	0.253	0.256	0.262
Sheltered Housing Improvements	1.010	0.103	0.105
Other Investments	1.980	2.215	2.260
Professional Fees	1.818	1.846	1.883
Total Existing Housing Stock	9.899	10.317	10.526
Regeneration and New Build			
General	0.805	0.210	3.825
Johnstone Castle Regeneration	2.073	3.606	0.510
Tannahill Regeneration	0.000	1.950	2.985
Dargavel New Build	2.663	2.663	0.000
Seedhill Regeneration	0.000	0.000	1.870
Total Regeneration and New Build	5.541	8.429	9.190
Overall Housing Investment Total	15.440	18.746	19.716