
**PROCEDURE TO BE FOLLOWED AT THE
MEETING OF RENFREWSHIRE COUNCIL
TO BE HELD ON 28 FEBRUARY 2019
DURING CONSIDERATION OF ITEM 5 CONCERNING
THE HOUSING REVENUE ACCOUNT BUDGET, RENT LEVELS
2019/2020 AND HOUSING CAPITAL INVESTMENT PLAN
2019/2020-2021/2022**

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 28 February 2019 viz:

1. The Convener of the Communities, Housing & Planning Policy Board (the Convener) will make her budget statement for financial year 2019/2020 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: 28 February 2019

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

Heading: Housing Revenue Account Budget & Rent Levels 2019/20 and Housing Capital Investment Plan 2019/20 to 2021/22

1. Summary

- 1.1 This report details the proposed Housing Revenue Account (HRA) budget for financial year 2019/20 and sets out the information which allows consideration of rent levels for 2019/20.
 - 1.2 The report provides an update on the consultation process with tenants on the annual rent setting process.
 - 1.3 The report also details the Housing Capital Investment Plan for the three year period 2019/20 to 2021/22.
 - 1.4 In setting the 2019/20 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 as detailed in this report.
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2. Recommendations

- 2.1 It is recommended that the Council:
 - a) Considers the contents of this report and approves an average weekly rent increase of 2% for 2019/20,
 - b) Notes the findings of the recent Tenant Consultation exercise;
 - c) Approves the Housing Revenue Account Budget for financial year 2019/20 as detailed in Appendix 2;

- d) Approves the Housing Capital Investment Plan 2019/20 to 2021/22 as detailed in Appendix 3 of the report; and
 - e) 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 Communities, Housing and Planning 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, particularly relating 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 19th September 2018.
- 3.4. 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.
- 3.5. At February 2019, 984 households had migrated on to Universal Credit. Initial reviews have highlighted that it is more likely that this group will fall into arrears due to the procedural delays in making payments by DWP, however, housing staff will continue to be proactive and provide assistance to tenants to progress their UC application and minimise the impact on them. The introduction of managed payment of rent to landlords will assist in the management of debt levels, however it is projected that bad debt levels may reach 4.5% in 2020/21

as tenants still require to opt for managed payments until arrears reach the trigger point of eight weeks.

- 3.6. In light of the factors outlined in paragraphs 3.3 to 3.5 the current planning assumption for financial year 2019/20 assumes that the planned provision for bad debt should increase from 2.5% to 3.5%. This level of bad debt is considered prudent over the short term and reflects the expected pace of the roll out of full service Universal Credit.
 - 3.7. The staffing levels to support the increased contact needed with tenants has become embedded in the Housing Officer function over the period from 2013/14 to date and the function was mainlined into HRA service delivery in April 2018, together with an allowance to continue to support the development of initiatives.
 - 3.8. After the tragic events at Grenfell in June 2017, national reviews are ongoing which could have an impact on the investment required in the Council's own multi storey blocks to meet any recommendation that arise. The Council currently comply with all fire safety rules and regulations in place and will continue to respond appropriately to any proposals made. The Scottish Government has introduced new standards which will come into place in February 2021. We are currently developing our strategy to deliver a comprehensive programme of upgrades to smoke, heat and carbon monoxide alarms to meet the new standard set out by Scottish Government. These works are already underway in our multi storey blocks and will be rolled out across all stock over the course of the next 2 years to achieve compliance by 2021.
 - 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 2019/20.
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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 2019 is 11,628.
 - 4.2.2 An allowance has been made for pay inflation for 2019/20 to reflect the balance of the 3.5% increase in 2018/19 and the 3% proposed for 2019/20.
 - 4.2.3 Inflation of 3.5% has been added to the repairs budget reflecting the pay award, market conditions and increasing material and supplier costs borne by Building

Services and other contractors. An additional allowance of £400k has also been included to mitigate additional pressures relating to new investment requirements, including the replacement of smoke alarms and carbon monoxide detectors and other emerging pressures as reported to the CHaPS Board in the 2018/19 revenue budget monitoring reports.

- 4.2.4 Savings of £200,000 per annum for 4 years from 2019/20 will be delivered through the review of Hard and Soft Facilities Management as part of the Better Council Change Programme.
- 4.2.5 Rental loss from voids is reduced from 2.25% to 1.95% as a result of improved letting times, this is inclusive of 0.45% for Council Tax on empty properties in line with business plan assumptions.
- 4.2.6 The bad debt provision has been increased from 2.5% to 3.5% for 2019/20, to reflect the roll out of Universal Credit full service. This will be subject to review as the roll out progresses.
- 4.2.7 The additional £500,000 approved in 2017/18 will continue to be invested in an enhanced planned maintenance programme which will assist in managing the number of responsive repairs over the medium to long term, together with the additional £500,000 approved in 2015/16 for decoration in voids given the positive impacts on letting performance, and tenant satisfaction.
- 4.2.8 An additional provision will be required in 2019/20, and 2020/21 to meet the Scottish Government's new standard relating to smoke, heat and carbon monoxide alarms which comes into force in February 2021. A delivery and procurement strategy is currently being developed. This work can be delivered within the existing capital programme resources over the medium term.
- 4.2.9 An additional allowance of £190k has been included for an enhanced caretaking service, allowing the extension of the caretaking presence in those blocks not currently covered by a 24-hour concierge service.
- 4.2.10 Investment of £200k in expanding the Neighbourhood Environmental Trainees Scheme (NETS). This will allow an additional team of environmental trainees to be appointed to address estate management in council housing areas providing a total of 20 training opportunities per year.
- 4.2.11 Implementation of the 2019/20 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 2019/20 it is anticipated that approximately 180 tenants (1.5%) have still to reach 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. The Council is progressing a medium term debt smoothing strategy with the intention

of releasing savings over the medium term. This will include a detailed review of the HRA loans fund over the next 12 months, the results of which will be reported to Council as part of the budget setting process next year.

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 2019/20, consultation was undertaken in January 2019. This involved:

- discussion with tenant representatives at the annual Council Wide Forum
- on-line survey of Council tenants (85 respondents)
- 5% telephone survey by external consultants (over 600 interviews with Council tenants)

5.2 There was very strong agreement (97% in the telephone survey and 89% in the on-line survey) with the following housing priorities for the Council:

- delivering high quality services
 - keeping Council houses in a good state of repair
 - investing to improve the standard of existing Council housing
 - improving insulation to reduce heating costs and the impact on the environment
- investing in building new Council houses.

5.3 To set the context for the rent increase proposal, tenants were advised that a 2% rent increase is the minimum required to cover the cost of running the service while also:

- delivering the ongoing capital investment programme of around £35m over the next 3 years
- building over 400 new Council houses over the next three years
- investing in improving the management of Council estates.

5.4 The majority of tenants who took part in the consultation agreed with the 2% rent increase proposal. Just over half of those who responded to the Council's online survey (56%) and more than eight out of ten tenants (82%) who took part in the telephone survey agreed with the proposed 2% rent increase.

6. Housing Capital Investment Plan – 2019/20 to 2021/22

6.1. Overview

6.1.1 The proposed Housing Capital Investment Plan for the 3 year period from 2019/20 to 2021/22 is attached at Appendix 3. The total value of the plan

is £86.6m 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).

6.1.2 The planned capital investment in 2019/20 will be £26.3m, followed by £33.8m in 2020/21 and £26.5m in 2021/22. 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 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.

6.1.4 The table below sets out the proposed composition of the plan for 2019/20 and how it will be funded.

2019/20 Programme		Funding	
Planned Investment Programmes	£8.4m	Prudential Borrowing	£22.9m
Regeneration & New Build	£17.9m	Scottish Government New Build Grant	£3.4m
Total	£26.3m	Total	£26.3m

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 2019/20 to 2021/22 will deliver a total investment of £30.6m in planned investment programmes.

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 (EESSH) by the first milestone of 31 December 2020. It is anticipated that by April 2019 74% of the Council's housing stock will meet the 2020 standard. The Council's position is that EESSH will be achieved through the capital funding for planned investment programmes, together with Government sourced supplementary funding (e.g. HEEPS:ABS) and other external sources such as ECO.

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 now shifts towards external improvements

which will also contribute to the achievement of EESSH. There will continue to be a programme of heating renewals in 2019/20 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.

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:

2019/20 Planned Improvements	Number of Properties
External fabric upgrading	400
Kitchen, bathroom and rewiring replacement	200
Heating renewals	250

6.2.6 Since the approval of the last house in the block policy in 2014, 39 properties have been sold, generating £1.6m of capital receipts. Proposals are being developed to reinvest these funds in replacement housing stock and will be reported to a future Policy Board.

6.3 New Build

6.3.1 The Capital Investment Plan continues to include provision for investment in building new Council Housing. Two newbuild projects are currently on site at Johnstone Castle (95 new homes) and Bishopton (80 new homes) and the plan approved in February 2018 also included provision for additional newbuild Council projects at additional sites across Renfrewshire.

6.3.2 Work is in progress to undertake feasibility work to inform the planning of further newbuild projects and the procurement of a contractor to undertake construction work. Including the two developments currently on site, this will take the number of new Council houses developed over the next three years to over 400. In addition to the developments at Johnstone Castle and Bishopton as noted above, there will be further newbuild Council houses at :

- Ferguslie Park (around 100 new Council homes)
- Gallowhill (mixed tenure development, with around 60 new Council homes)

- South West Johnstone (up to 70 new Council homes)
 - Foxbar (mixed tenure development, with around 40 new Council homes)
- 6.3.3 The Strategic Housing Investment Plan 2019/20 to 2023/24, approved by the Communities, Housing and Planning Policy Board on 30 October 2018, includes provision for Scottish Government grant funding for Council newbuild projects.
- 6.3.4 The Council has a formal offer of grant from the Scottish Government for the two newbuild projects which are currently on site at Johnstone Castle and Bishopton (at the current new build grant benchmark rate for local authorities of £59,000 per unit, including the Greener Homes Innovation Scheme subsidy) and it is intended to secure grant funding for the other newbuild projects listed above. Allowance is made in the Council's Capital Investment Plan to fund the cost of developing these new Council homes, net of the anticipated grant contribution
- 6.3.5 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.

Implications of the Report

1. **Financial** – The report and appendices detail the proposed HRA budget and average weekly rent increase for 2019/20 and the Housing Capital Investment Plan for 2019/20 to 2021/22.
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 2019/20
 - *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 2019/20 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 2019/20 and agree rent changes for notification to tenants.
5. **Property/Assets** – The report proposes the Housing Capital Investment Plan for 2019/20 to 2021/22.
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 2019/20 to 2021/22 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.

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Housing Revenue Account – Budget Changes for 2019/20

Expenditure					
Subjective Heading	2018/19 Budget	Change	2019/20 Budget	Major Changes	Change
	£000	£000	£000		£000
Employee Costs	7,769	543	8,312	Funding for an enhanced caretaking service.	190
				Digital participation officer to continue support and Clerk of Works post to support capital programme.	78
				Allowance for pay inflation for APT&C and manual staff.	275
				Total Movement in Employee Costs	543
Property Costs	13,772	655	14,427	Reduction in repairs budget to reflect efficiencies made by Building Services through the review of hard and soft facilities management.	-200
				3.5% increase in the repairs budget to reflect an allowance for pay inflation and other inflationary pressures.	396
				Additional allowance of £400k to mitigate additional pressures relating to new investment requirements, including the replacement of smoke alarms and carbon monoxide detectors and other emerging pressures.	400
				Allowance for projected increase in gas and electricity for 2019/20.	59
				Total Movement in Property Costs	655
Supplies & Services	323	0	323		
Contractors	23	0	23		
Transport	4	0	4		
Administration Costs	3,112	0	3,112		
Payments to Other Bodies	3,618	341	3,959	Increased allowance for bad debt (irrecoverable rent) to reflect the impact of the ongoing rollout of Universal Credit full service.	480
				Extension and expansion of the Neighbourhood Environmental Trainees Scheme.	200
				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.	-127
				Main lining of Welfare Reform budget to other budget lines.	-212
				Total Movement in PTOB	341
Loan Charges	21,852	-852	21,000	Realignment of repayment of principal debt to reflect the debt smoothing strategy.	-852
Total Expenditure	50,473	687	51,160	Total movement in Expenditure	687

Housing Revenue Account – Budget Changes for 2019/20 (cont'd)

Income					
Subjective Heading	2018/19	Change	2019/20	Major Changes	Change
	Budget		Budget		
	£000	£000	£000		£000
House Rents	46,156	649	46,805	Reduction in income to reflect stock movements	-269
				Rental Increase	918
				Total Movement in House Rents	649
Supporting People Income	897	0	897		
Commercial Rents	1,131	0	1,131		
SHQS Professional Fees	915	38	953		
Service Charges	342	0	342		
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	284	0	284		
Total Income	50,473	687	51,160	Total movement in Income	687
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 2020
Housing Revenue Account
Subjective Summary

Line No	Expenditure	2018/19 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2019/20 Estimates £
1	Employee Costs	7,769,230	78,000	190,000	274,380	8,311,610
2	Salaries - APT&C	5,354,970	61,460	0	189,580	5,606,010
3	Superannuation - APT&C	931,470	10,690	0	32,980	975,140
4	National Insurance - APT&C	508,570	5,850	0	18,000	532,420
5	Overtime - APT&C	1,040		0	30	1,070
6	Salaries - manual workers	470,780		140,000	21,380	632,160
7	Superannuation - manual workers	106,490		32,000	4,850	143,340
8	National Insurance - manual workers	59,720		18,000	2,720	80,440
9	Overtime - manual workers	138,290		0	4,840	143,130
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	13,772,070	0	200,000	454,580	14,426,650
14	Community alarm maintenance	55,000		0	0	55,000
15	Contract trading service - cleaning	184,400		0	0	184,400
16	Electricity	276,380		0	27,640	304,020
17	Factoring & common charges	65,000		0	0	65,000
18	Garden assistance scheme	371,200		0	0	371,200
19	Gas	209,610		0	31,440	241,050
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	11,100,080		200,000	395,500	11,695,580
24	Property insurance	334,200		0	0	334,200
25	Rates	112,700		0	0	112,700
26	Office Rent	47,000		0	0	47,000
27	Water metered charges	13,500		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	Other Property Costs	8,000		0	0	8,000
33	Supplies and Services	322,700	0	0	0	322,700
34	Clothing/Uniforms	25,700		0	0	25,700
35	Computer software & licenses	146,600		0	0	146,600
36	Equipment maintenance & replacement	43,400		0	0	43,400
37	Publicity	26,000		0	0	26,000
38	Removal costs	25,300		0	0	25,300
39	Temporary Accommodation	11,500		0	0	11,500
40	Other supplies & services	44,200		0	0	44,200
41	Contractors	23,300	0	0	0	23,300
42	Customer research	23,300		0	0	23,300
43	Transport	4,200	0	0	0	4,200
44	Internal Transport - Hire	2,200		0	0	2,200
45	Internal Transport - Maintenance	1,000		0	0	1,000
46	Internal transport - Fuel	1,000		0	0	1,000
47	Carried Forward	21,891,500	78,000	390,000	728,960	23,088,460

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2020
Housing Revenue Account
Subjective Summary

Line No	Income	2018/19 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2019/20 Estimates £
1	Other Income	50,472,980	38,000	-269,200	917,700	51,159,480
2	District heating income - Tenants	29,700		0	0	29,700
3	District heating income - Owner Occupiers	85,100		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	Sheltered Housing contribution	150,000		0	0	150,000
9	Customer Support contribution	746,990		0	0	746,990
10	Rental income - commercial properties	1,131,000		0	0	1,131,000
11	Rental income - houses	46,156,500		-269,200	917,700	46,805,000
12	Rental income - lock ups	292,690		0	0	292,690
13	Rechargeable Repairs Income (net of write offs)	180,000		0	0	180,000
14	Temporary interest	131,500		0	0	131,500
15	SHQS Professional Fees	915,000	38,000	0	0	953,000
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	Other income	40,600		0	0	40,600
20	Property Enquiry Fees	5,000		0	0	5,000
21	Carried Forward	50,472,980	38,000	-269,200	917,700	51,159,480

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2020
Housing Revenue Account
Subjective Summary

Line No	Expenditure	2018/19 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2019/20 Estimates £
48	Expenditure Brought Forward	21,891,500	78,000	390,000	728,960	23,088,460
49	Administration Costs	3,111,780	0	0	0	3,111,780
50	Advertising	21,600		0	0	21,600
51	Apportionment of Central Administration	1,225,100		0	0	1,225,100
52	Apportionment of Central Administration Business Support	394,110		0	0	394,110
53	Apportionment of Central Administration Non Defined	215,790		0	0	215,790
54	MSS Recharge - Devt & Housing Services	125,000		0	0	125,000
55	MSS Recharge - Finance and Resources	332,630		0	0	332,630
56	ASIST & Mediation recharge from Environmental Services	245,250		0	0	245,250
57	Bank Charges - Costs of Giro Collection	7,000		0	0	7,000
58	Conference/Course Expenses	5,500		0	0	5,500
59	Insurance	123,000		0	0	123,000
60	Legal expenses	83,600		0	0	83,600
61	Membership fees & subscriptions	33,750		0	0	33,750
62	Tenant Consultation	15,000		0	0	15,000
63	Postage	93,600		0	0	93,600
64	Printing and stationery	55,050		0	0	55,050
65	Telephones	105,000		0	0	105,000
66	Other Administration Costs	30,800		0	0	30,800
67	Payments to Other Bodies	3,617,990	-212,000	506,400	46,360	3,958,750
68	Council tax	238,500		0	0	238,500
69	Garden competition	9,700		0	0	9,700
70	Grants to tenants associations	12,000		0	0	12,000
71	Irrecoverable rent - housing	1,133,100		448,900	31,600	1,613,600
72	Welfare Reform Initiatives	250,000	-212,000	0	0	38,000
73	Neighbourhood housing forums	269,500		0	0	269,500
74	Neighbourhood Environmental Trainees Scheme	0		200,000	0	200,000
75	Voids - commercial	200,000		0	0	200,000
76	Voids - operational	830,800		-142,500	13,800	702,100
77	Voids - lock ups	48,190		0	960	49,150
78	Strategy & Quality Initiatives	67,690		0	0	67,690
79	Commissioned Costs - Customer Support	558,510		0	0	558,510
80	Loan Charges	21,851,710	172,000	-3,517,710	2,494,490	21,000,490
81	Loan charges - expenses	141,000		-33,000	0	108,000
82	Loan charges - interest	6,200,000		-2,001,000	0	4,199,000
83	Loan charges - principal	15,510,710	172,000	-1,483,710	2,494,490	16,693,490
84	Capital Financed from Current Revenue (CFCR)	0		0	0	0
85	Total Expenditure	50,472,980	38,000	-2,621,310	3,269,810	51,159,480

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2020
Housing Revenue Account
Subjective Summary

Line No	Income	2018/19 Estimates £	Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2019/20 Estimates £
86	Income Brought Forward	50,472,980	38,000	-269,200	917,700	51,159,480
87	Total Income	50,472,980	38,000	-269,200	917,700	51,159,480
88	Total Expenditure	50,472,980	38,000	-2,621,310	3,269,810	51,159,480
89	Net Expenditure	0	0	-2,352,110	2,352,110	0

Housing Capital Investment Plan – 2019/20 to 2021/22

Expenditure Category	2019-20 £m	2020-21 £m	2021-22 £m
Existing Housing Stock			
Internal Investment	2.000	2.000	3.000
Low Rise External Improvements	3.000	4.100	6.300
Multi Storey Flats Improvements	0.250	0.250	0.250
Sheltered Housing Improvements	0.100	0.100	0.100
Other Investments	1.960	1.960	1.960
Professional Fees	1.050	1.050	1.200
Total Existing Housing Stock	8.360	9.460	12.810
Regeneration and New Build			
General	0.825	1.030	1.275
Johnstone Castle Regeneration	9.250	0.000	0.000
Tannahill Regeneration	0.340	9.000	4.667
Dargavel New Build	7.066	0.000	0.000
Gallowhill New Build	0.200	4.805	3.360
SW Johnstone New Build	0.250	9.490	2.066
Foxbar New Build	0.000	0.015	2.360
Total Regeneration and New Build	17.931	24.340	13.728
Overall Gross Housing Investment Total	26.291	33.800	26.538
Scottish Government Grant Income	(3.381)	(5.016)	(10.574)
Net Housing Investment Expenditure	22.910	28.784	15.964