
**PROCEDURE TO BE FOLLOWED AT THE
MEETING OF RENFREWSHIRE COUNCIL
TO BE HELD ON 3 MARCH 2022
DURING CONSIDERATION OF ITEM 4 CONCERNING
THE HOUSING REVENUE ACCOUNT BUDGET, RENT LEVELS
2022/2023 AND HOUSING CAPITAL INVESTMENT PLAN
2022/2023-2024/2025**

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 3 March 2022 viz:

1. The Convener of the Communities, Housing & Planning Policy Board (the Convener) will make her budget statement for financial year 2022/2023 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.
9. Due to the Council meeting taking place remotely on Microsoft Teams, there will be separate guidance issued ahead of the meeting regarding the conduct of the meeting and including details of how members may submit and circulate motions and amendments and how they may hold confidential discussions with other members.

To: Council

On: 3 March 2022

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

Heading: Housing Revenue Account Budget & Rent Levels 2022/23 and Housing Capital Investment Plan 2022/23 to 2026/27

1. Summary

- 1.1 This report details the proposed Housing Revenue Account (HRA) budget for financial year 2022/23 and sets out the information which allows consideration of rent levels for 2022/23.
 - 1.2 The report highlights the impact of the COVID pandemic on the HRA, and also sets out the range of operational pressures that have emerged and the adjustments to budgets and resources which are required to deal with these impacts and pressures.
 - 1.3 The report provides members with the results from the consultation process with tenants regarding the annual rent setting process and notes that 93% of those consulted supported a rent increase of 2% or more.
 - 1.4 The report also details the Housing Capital Investment Plan for the five-year period from 2022/23 to 2027/28 which will deliver a total investment of £266.65m over the 5 year period in the councils housing stock. It is anticipated that this level of investment will attract £23.97m of government grant for new builds etc and this results in a net capital programme amounting to £242.68m
 - 1.5 In setting the 2022/23 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.
-

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 2022/23 for housing rents;
 - (ii) notes the findings of the recent Tenant Consultation exercise;
 - (iii) approves the Housing Revenue Account Budget for financial year 2022/23 as detailed in Appendix 2;
 - (iv) approves the Housing Capital Investment Plan 2022/23 to 2027/28 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 5 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.
-

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 from the existing rented properties is sufficient over the term of the plan to cover debt and servicing capital expenditure including significant investment and regeneration initiatives together with funding the annual costs of maintaining the 12,214 council houses and all HRA annual operating costs including staffing.
- 3.2. The Business Plan model is reviewed to take account of the adjusted base budget position from the previous year and to update any key assumptions, economic factors and known or emerging risks. This review process allows consideration to be given to the setting of rent levels for the forthcoming and future financial years through effective scenario planning.
- 3.3. The COVID-19 pandemic continues to have an ongoing impact on the HRA, both in terms of backlogs of works which result in slower turnover of voids and in turn rental income loss, and also delays to revenue and capital investment programmes. These delays have resulted in some works being carried forward from 20/21 into the current financial year 21/22. Management have sought to mitigate this by undertaking a procurement tendering exercise to increase the number of contractors on framework agreements to expand the Council's capacity to undertake void repairs and other works, equally Building Services have also sought to temporarily increase their supply of the appropriate tradespersons/operatives to undertake work on HRA properties.

- 3.4. Whilst the HRA account is projected to break even at the end of financial year 21/22 it is projected that there will be an overspend of £1.6m in property repairs and this is linked to additional works required to address the repairs backlog which resulted in lower maintenance expenditure in 2020/21 due to the pandemic. Management action has also been taken to minimise expenditure in other areas of the HRA budget, and through effective financial planning the department is projecting to achieve a break-even position at the 21/22 financial year.
- 3.5 As a consequence of effective medium to long term business planning, moderate rent increases over the medium term, combined with making prudent provision for inflationary increases in areas of expenditure, the HRA remains financially sound and viable. The strategy of using HRA surpluses to reduce existing/new debt and smooth in year debt repayments will continue to be used to ensure the medium to long term sustainability of the HRA. The HRA business plan incorporates the previously approved £100m of additional investment in the regeneration and renewal programme alongside ongoing planned investment in existing housing stock for major component renewals and external works.

4. HRA Budget Planning Assumptions for 2022/23

- 4.1. The rental income generated by the HRA must support service delivery, the costs of appropriately maintaining the housing stock and the loan debt related costs to service the capital investment required in HRA assets.
- 4.2. The proposed budget adjustments for 2022/23 are shown in summary form on the attached Appendix 1 and are further analysed in detail in the attached Appendix 2. To supplement the information contained in these appendices additional contextual commentary has been provided below and this should be read in conjunction with Appendices 1 & 2.
- 4.3 Employee costs**
- 4.3.1 An allowance of £272k has been made for HRA employee pay inflation for 2022/23. Whilst discussions regarding pay awards are due to commence and may take time to conclude it is considered prudent to make provision for such costs.
- 4.3.2 In order to expediate the turnaround in void properties and deal with a back log of works there will be a temporary increase in staffing resources costing £100k. This increase in staffing costs will be for 22/23 only and will be funded by a temporary one-year reduction in irrecoverable rent/bad debts.
- 4.3.3 An additional investment of £121k in housing support services will enhance the support and range of health and wellbeing measures currently provided to older people in sheltered housing and extend these services to tenants who live in amenity and mainstream housing across Renfrewshire.

- 4.3.4 Following a review of the housing compliance arrangements, additional resources of £220k are being invested in enhanced approach to statutory compliance with the establishment of a housing compliance team.
- 4.3.5 To support the delivery of the £100m additional housing regeneration programme and the expanded housing capital investment programme, there is an allowance of £550k to allow the recruitment of additional resources on a phased basis to reflect the expenditure profile of the capital programme.

4.4 Property Costs

- 4.4.1 To assist in property letting the service has, where appropriate/required, instructed decoration works to void properties to bring them up to an acceptable letting standard. The costs and demand for decoration works has exceeded the available budget and it is therefore proposed to increase the existing budget by £300k.
- 4.4.2 An allowance for inflation has also been added to the 22/23 HRA repairs and maintenance budget. This allowance is required to ensure the repairs budget reflects the inflationary impacts on labour costs incurred by both Building Services of £241k and external contractors of £57k to deliver repairs and maintenance works. Equally it ensures that the repairs and maintenance budget, year on year, can deliver the same volume of repairs without being eroded by inflation.
- 4.4.3 To supplement the above inflationary impact on the repairs and maintenance budget an additional allowance of £240k has been incorporated to fund increased payments to Building Services. This allowance specifically recognises the increased costs of construction materials/demand for materials due to market conditions and supply shortages. As Building Services recharge the cost of materials used for repairs and maintenance works on an “at cost” basis to the HRA it is considered prudent to increase the budget for HRA payment to Building Services for repairs and maintenance works to ensure the HRA can deliver the same volume of repairs albeit at an increased cost due to construction materials price increases.
- 4.4.4 Following a review of open space maintenance and contract specifications by Environment and Infrastructure an increased allowance of £650k is included in the budget, reflecting an enhancement to the specification and frequency of the garden maintenance programme implemented during 2021/22 and also to allow for a contribution toward the maintenance of open spaces and land that is held by the Housing Revenue Account.

4.5 Transfer Payments

- 4.5.1 As a result of the proposed rent increase for 22/23 the provision for irrecoverable rent and void rent loss requires to be increased by £49k. This adjustment is consistent with adjustments made in previous years budgets and maintains the business plan ratio between rental income yield and irrecoverables/void rent loss.

4.5.2 Rental loss from voids has historically been set at 1.5% of total rental income and in previous years this has been sufficient to fund the rent loss from void properties. However during the pandemic the HRA has experienced difficulties in increasing the work passed to contractors and this reflects both supply chain issues in materials and shortages of available contractors/labour in the marketplace to undertake works. The Council's in house contractor Building Services has also increased its supply of temporary skilled labour in an attempt to mitigate these delays. As a result of the limited capacity of contractors to undertake void works during the ongoing pandemic it is considered prudent to increase the void rent loss budget provision for 22/23 as a one-off temporary measure by £471k.

4.5.3 The increase as above can be funded from within existing HRA resources through a temporary reduction of £471k in the budget held for bad debt provisions/write offs under the budget line "irrecoverable rent".

4.6 Loan Charges

4.6.1 Members will be aware that the HRA has applied the financial policy of debt smoothing over the medium to long term. This policy allows for early repayment of debt where in year resources exist without resulting in an overspend and it is financially prudent to do so. As a result of debt smoothing the payments on existing HRA debt will reduce over the short to medium term thus allowing the HRA to divert a proportion of its budget held for debt payments to fund other HRA expenditure/reductions in income. It is therefore proposed, as a one off measure, to reduce loan debt budgets and divert resources of £1,461 to other areas such as employee costs, property costs etc to fund HRA expenditure/reductions in income.

4.7 Income

4.7.1 The proposed 2% increase in house rents will generate an additional £988k of income to the HRA. This rental income increase will partially fund the proposed increases in expenditure across employee costs, property costs etc.

4.7.2 As a result of the Housing Regeneration programme there will be properties which will be held vacant earmarked for either demolition or significant capital investment and therefore these properties will not generate rental income. Management have reviewed the investment programme and have assessed that the reduction in income in 22/23 in relation to these properties will be £204k and therefore it is considered appropriate to reduce the rental income budget by £204k in 22/23.

4.7.3 To support the delivery of the £100m additional housing regeneration programme, there is an allowance within employee costs to support the implementation of the programme (4.3.5 above). These employee costs will be charged direct to the HRA and then will be recovered from the individual capital projects within the regeneration programme and this will generate additional income of £550k to the HRA to fully offset these additional employee costs.

4.8 HRA one off reserves will be maintained at £6.497m.

5. Tenant Consultation for 22/23 Rent Increase

- 5.1 Renfrewshire Council has a statutory duty to consult tenants before increasing rents. To help inform the decision on rents for 2022/23, consultation was undertaken in December 2021 and January 2022 involving discussion with tenant representatives as the annual Council Wide Forum, an on-line survey of Council tenants and a telephone survey of Council tenants.
- 5.2 The majority of tenants who took part in the consultation agreed with a 2% rent increase. Over 600 telephone interviews with tenants were conducted by external consultants during January (this represents 5% of Council tenants).
- 5.3 Of those who took part in the telephone survey, 93% were in agreement with a rent increase of 2% or higher. (47.7% said they agreed with a 2% rent increase, 31.3% supported a rent increase of 2.5% and 14% an increase of 3%) only 7% of tenants did not support any rent increase.
- 5.4 In terms of investment priorities the most popular three answers from tenants were:
- Higher levels of investment in existing housing
 - More new build Council housing
 - Improve the energy efficiency of Council housing

6. Housing Capital Investment Plan – 2021/22 to 2026/27

6.1 Overview

- 6.1.1 The proposed Housing Capital Investment Plan for the 5-year period from 2022/23 to 2026/27 is attached at Appendix 3. The net value of the plan is £242.68m and includes allowances for new build homes, related Scottish Government grants, regeneration & renewal and the planned investment programmes required to ensure council house stock is maintained at the appropriate standards.

- 6.1.2 The planned net capital investment for each year is as follows:

- 2022/23 - £27.17m
- 2023/24 - £48.51m
- 2024/25 - £60.85m
- 2025/26 - £60.44m
- 2026/27 - £45.71m

Total £242.68m

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 and Housing in consultation with the Director of Finance and Resources, 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 five-year plan detailed in Appendix 3.
- 6.1.4 The table below sets out the proposed composition of the plan for 2022/23 and how it will be funded.

2022/23 Programme		2022/23 Funding	
Planned Investment Programmes	£15.46m	Prudential Borrowing	£24.67m
Regeneration & New Build etc	£11.71m	Government New Build Grant	£2.50m
Total	£27.17m	Total	£27.17m

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 least at this standard. There is an over-arching emphasis on improving the housing stock to the latest energy efficiency standards to bring the stock up to the standards as set out in the Energy Efficiency Standards for Social Housing post 2020 (ESSH2).
- 6.2.2 These energy efficiency investments will continue to act as a driver for reducing fuel poverty and ensure that our homes are warmer and greener to contribute to a lower carbon economy across Renfrewshire.
- 6.2.3 The capital programme for 2022/23 to 2026/27 as per the attached Appendix 3 will deliver a total of £128.97m in planned investment programmes in existing housing stock, £41.99m in Regeneration and New Build and a further £95.69m included as part of the Regeneration and Renewal Plan Investment Plan. The capital programme for the same period will attract £23.97m of income from government grants.
- 6.2.4 The Council is required to ensure that the HRA has capacity to deliver on regulatory requirements and standards including ensuring that properties meet requirements such as SHQS and ESSH. At March 2021, 86.6% of Council housing stock was compliant with the ESSH1 target (after applying allowable exemptions). All social rented housing landlords must now seek to achieve ESSH2 standard by 2032 and work is underway to set out the Council's strategy to do so. In addition, new policy targets relating to the decarbonisation of social housing are likely including the requirement to transition from Gas Central Heating systems to energy efficient heating types.
- 6.2.5 The Council has also completed a condition survey of all high-rise properties to identify longer term investment requirements. This has identified a future spend requirement of £25.14m over the next decade including cladding, foyer improvements and lift refurbishments which is reflected in the capital programme.

6.2.6 There will continue to be a programme of heating renewals in 2022/23 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.

6.2.7 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
- Other investment including disabled adaptations, asbestos removal, rotworks and the delivery of the final stages of the investment relating to smoke, heat and carbon monoxide detectors.

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

2022/23 Planned Improvements	Number of Properties
External fabric upgrading	600
Kitchen, bathroom and rewiring replacement	220
Heating renewals	250

6.2.9 In August 2019, an Acquisition Scheme was approved by the Communities, Housing and Planning Policy Board which will enable funds generated from the sale of properties 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 and Regeneration

6.3.1 Phase 1 of the Housing Led Regeneration and Renewal Plan covering eight communities across Renfrewshire was approved by the Communities, Housing and Planning Policy Board on 18 January 2022. The Capital Investment Plan outlines the anticipated timetable for this significant regeneration programme for the next five years.

6.3.2 In addition to the Regeneration and Renewal Plan, the Capital Investment Plan continues to include provision for investment in building new Council Housing. Two new build projects at Johnstone Castle and Bishopton are now complete and work is now on site at Auchengreoch Road (39 new homes) and Tannahill, Ferguslie Park (101 new homes).

- 6.3.3 Flood Risk Assessments are currently being carried out at Howwood Road and Gallowhill ahead of proposed development works. Howwood Road Phase 1 would deliver approximately 70 units and Gallowhill approximately 60 units.
- 6.3.3 In terms of the capital programme, sites at Broomlands (18 units) and Foxbar Rivers (60 units) have been identified for development with initial feasibility studies proposed.
- 6.3.4 The Strategic Housing Investment Plan 2022-27 approved by the Communities, Housing and Planning Policy Board on 26 October 2021, includes provision for Scottish Government grant funding for Council newbuild projects.
- 6.3.5 The revised new build grant benchmark rate for local authorities is a 3 person equivalent benchmark of £71,500 per unit. The new build specification is being updated to include the quality measures required to maximise grant claim. (Silver level as a minimum, balconies to flatted developments, space for home working / study, digital enablement, fire suppression and zero emission heating). The additional measures will incur higher capital costs but will also attract additional grant funding over and above the £71,500 benchmark.
-

Implications of the Report

1. **Financial** – The report and appendices detail the proposed HRA budget and average weekly rent increase for 2022/2023 and the Housing Capital Investment Plan for 2022/23 to 2026/27.
2. **HR & Organisational Development** – As a result of the budget adjustments proposed in this report there will be additional staffing posts created which will be recruited to in accordance with the councils approved recruitment policy/processes.
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 2022/23.
 - *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 any Welfare Reform changes..
 - *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 2022/23 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 2022/23 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 2022/23 to 2026/27.
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 2022/23 to 2026/27 will include procurement of contracts.
10. **Risk** – The HRA Business Plan remains subject to a number of risks and economic factors such as interest rates and inflation however these risks are routinely reviewed as part of the HRA business planning process.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not applicable.
13. **Climate Risk** - None

List of Background Papers

None.

Author: Mary Crearie, Director of Communities and Housing

Housing Revenue Account - Budget Adjustments for 2022/23

Expenditure					
Subjective Heading	21/22 Budget	Change	22/23 Budget	Major Changes	Change
	£000	£000	£000		£000
Employee Costs	£9,212	£1,356	£10,568	Allowance for pay inflation for employees	£272
				Temporary Repairs & Maintenance Staff	£100
				Sheltered Housing staffing review	£121
				Compliance staffing review	£220
				Improvement Officer/Policy review	£53
				Investment Team review	£42
				Housing Regeneration Staffing	£548
				Total Movement in Employee Costs	£1,356
Property Costs	£14,907	£1,488	£16,395	Increase in decorating related works	£300
				Inflation - payments Building Services	£241
				Inflation - payments to external contractors	£57
				Inflation - payments to Building Services materials	£240
				Review of grounds maintenance service payments to E&I	£650
				Total Movement in Property Costs	£1,488
Supplies & Services	£737	£0	£737		
Support Services	£2,490	£0	£2,490		
Transfer Payments	£3,949	£-49	£3,900	Increase in Irrecoverable rent and voids rent loss budget as a result of the 22/23 proposed rent increase	£49
				Temporary one year increase in void rent loss reflecting higher level of voids	£471
				Temporary one year reduction in irrecoverable rent/bad debt budget to fund temporary increase in void rent loss as detailed above	£-471
				Temporary one year reduction in irrecoverable rent/bad debt budget to fund temporary increase in repairs and maintenance staff	£-100
				Housing Regeneration Apprenticeship Levy	£2
				Total Movement in Transfer Payments	£-49
Transport	£103	£0	£103		
Loan Charges	£22,235	£-1,461	£20,775	Realignment of repayment of principal debt budget reflecting the debt smoothing strategy	£-1,461
				Total Movement in Loan Charges	£-1,461
Total Expenditure	£53,633	£1,334	£54,967	Total movement in Expenditure	£1,334

Income					
Subjective Heading	21/22 Budget	Change	22/23 Budget	Major Changes	Change
	£000	£000	£000		£000
House Rents	£49,393	£784	£50,177	Proposed 2% increase in house rents	£988
				Reduction in house rental income regarding properties vacated due to the regeneration programme	£-204
				Total Movement in House Rents	£784
Supporting People Income	£898	£0	£898		
Commercial Rents	£1,181	£0	£1,181		
Professional Fees recovered from capital programme	£1,052	£550	£1,602	Housing regeneration - income from capital	£550
Service Charges	£325	£0	£325		
Temporary Interest	£132	£0	£132		
Lock Up Rents	£297	£0	£297		
Renewable Heat Initiative (RHI) income	£100	£0	£100		
Other Income	£255	£0	£255		
Total Income	£53,633	£1,334	£54,967	Total movement in Income	£1,334
Movement in net expenditure	£-0	£0	£-0		

1
Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2023
Housing Revenue Account
Subjective Summary

Line No	Expenditure	2021/22 Estimates £	22/23 Rent Increase £	Temporary adjustments for 22/23 only	Other Adjustments for 22/23	22/23 Inflation Pressures £	2022/23 Estimates £
1	Employee Costs	9,211,959	0	100,070	984,111	271,500	10,567,640
2	Salaries - Apt&C	6,452,115		77,997	762,823	193,560	7,486,495
3	Overtime - Apt & C	69,670				2,090	71,760
4	Superannuation - Apt&C	1,243,995		14,975	146,860	37,320	1,443,150
5	National Insurance - Apt&C	620,076		7,098	74,428	18,600	720,202
6	Salaries - Manual Workers	597,300				17,920	615,220
7	Overtime - Manual Workers	84,580				2,540	87,120
8	Contractual Overtime - Manual Workers	54,380				1,630	56,010
9	Superannuation - Manual Workers	120,200				3,610	123,810
10	National Insurance - Manual Workers	51,300				1,540	52,840
11	Employee Turnover Savings	-243,743				-7,310	-251,053
12	Occupational Health Services	54,800					54,800
13	Conference Expenses	1,500					1,500
14	Pension Increases	68,285					68,285
15	Training Costs	37,500					37,500
16	Property Costs	14,906,931	0	0	950,000	538,039	16,394,970
17	Community alarm maintenance	51,000					51,000
18	Contract cleaning	154,449					154,449
19	Electricity	448,020					448,020
20	Factoring & common charges	52,000					52,000
21	Garden assistance scheme	371,200					371,200
22	Gas	147,030					147,030
23	Improve garden / close cleaning	494,400			650,000		1,144,400
24	Maintenance of Gardens and Open Spaces	246,800					246,800
25	Maintenance of Shops/Commercial Units	30,000					30,000
26	Maintenance of houses	12,068,972			300,000	538,039	12,907,011
27	Property insurance	335,400					335,400
28	Rates	131,900					131,900
29	Office Rent	72,000					72,000
30	Temporary Accommodation	9,000					9,000
31	Water metered charges	10,000					10,000
32	Repairs - fixtures and fittings	11,000					11,000
33	Special uplift service	224,900					224,900
34	Commercial Refuse	3,860					3,860
35	Supply of bins	5,700					5,700
36	Estate Management costs	30,000					30,000
37	Cleaning Materials & Soap /Handwash	5,000					5,000
38	Other Property Costs	4,300					4,300
39	Supplies and Services	737,360	0	0	0	0	737,360
40	Advertising	3,600					3,600
41	Bank Charges	7,000					7,000
42	PPE/Clothing/Uniforms	21,700					21,700
43	ICT Software & Licenses	202,600					202,600
44	ICT Equipment Maintenance & Replacement	13,500					13,500
45	Office Equipment And Furniture	9,700					9,700
46	Legal Expenses, Sheriff Officer Services	148,500					148,500
47	Publicity	18,000					18,000
48	Removal Services	11,800					11,800
49	Customer Research	18,300					18,300
50	Consultancy Services	45,000					45,000
51	Energy Management Services	23,400					23,400
52	Postage	68,600					68,600
53	Printing And Stationery	44,050					44,050
54	Telephones	69,810					69,810
55	Translation And Interpreting Services	1,700					1,700
56	Other Supplies & Services	30,100					30,100
57	Carried Forward	24,856,250	0	100,070	1,934,111	809,539	27,699,970

Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2023
Housing Revenue Account
Subjective Summary

Line No	Income	2021/22 Estimates £	22/23 Rent Increase £	Temporary adjustments for 22/23 only	Other Adjustments for 22/23	22/23 Inflation Pressures £	2022/23 Estimates £
1	Income	53,633,174	987,900	0	346,000	0	54,967,074
2	District Heating Income - Tenants	79,700					79,700
3	District Heating Income - Owner Occupiers	15,100					15,100
4	Renewable Heat Incentive (Rhi) Income	100,000					100,000
5	Launderette Income - Tenants	65,975					65,975
6	Launderette Income - Owner Occupiers	164,328					164,328
7	Other Charges To Owners	10,000					10,000
8	Recovery Of Legal Fees	40,000					40,000
9	Sheltered Housing Contribution	151,300					151,300
10	Customer Support Contribution	746,990					746,990
11	Rental Income - Shops/ Commercial Properties	1,181,000					1,181,000
12	Rental Income - Houses	49,392,800	987,900		-204,000		50,176,700
13	Rental Income - Lock Ups	297,081					297,081
14	Rechargeable Repairs Income	95,900					95,900
15	Temporary Interest	131,500					131,500
16	Professional Fees recovered from capital projects	1,052,000			550,000		1,602,000
17	Admin Recoveries from Services	56,500					56,500
18	Commission On Insurance	5,000					5,000
19	Energy Management System Recharge	15,000					15,000
20	Other Accounts Of The Authority	25,000					25,000
21	Property Enquiry Fees	5,000					5,000
22	Property Management Service	3,000					3,000
23	Carried Forward	53,633,174	987,900	0	346,000	0	54,967,074

Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2023
Housing Revenue Account
Subjective Summary

Line No	Expenditure	2021/22 Estimates £	22/23 Rent Increase £	Temporary adjustments for 22/23 only	Other Adjustments for 22/23	22/23 Inflation Pressures £	2022/23 Estimates £
58	Expenditure Brought Forward	24,856,250	0	100,070	1,934,111	809,539	27,699,970
59	Support Services	2,490,081	0	0	0	0	2,490,081
60	Apportionment Of Central Administration	1,085,100					1,085,100
61	Apportionment Of Central Administration Business Support	308,110					308,110
62	Apportionment Of Central Administration Non Defined	475,790					475,790
63	Support Services Recharge from CEX	31,081					31,081
64	Mss Recharge - Comm & Housing Services	175,000					175,000
65	Asist & Mediation Recharge from E&I	245,250					245,250
66	Insurance	123,000					123,000
67	Membership Fees & Subscriptions	31,750					31,750
68	Tenant Consultation	15,000					15,000
69	Transfer Payments	3,949,240	48,900	-100,070	1,923	0	3,899,993
70	Council Tax	118,500					118,500
71	Garden Competition	5,700					5,700
72	Apprenticeship Levy	31,260			1,923		33,183
73	Grants To Tenants Associations	8,000					8,000
74	Irrecoverable Rent - Housing	1,702,900	34,100	-571,070			1,165,930
75	Neighbourhood Housing Forums	269,500					269,500
76	Neighbourhood Environmental Trainees Scheme	200,000					200,000
77	Voids - Shops/Commercial	170,000					170,000
78	Voids - Houses	740,800	14,800	471,000			1,226,600
79	Voids - Lock Ups	50,880					50,880
80	Strategy & Quality Initiatives	67,690					67,690
81	Commissioned Costs - Customer Support	584,010					584,010
82	Transport	102,500	0	0	0	0	102,500
83	Travel And Subsistence	78,300					78,300
84	Internal Transport - Hire	22,200					22,200
85	Internal Transport - Maintenance	1,000					1,000
86	Internal Transport - Fuel	1,000					1,000
87	Loan Charges	22,235,103	0	0	-1,460,573	0	20,774,530
88	Loan Charges - Expenses	103,300					103,300
89	Loan Charges - Interest	5,043,000					5,043,000
90	Loan Charges - Principal	17,088,803			-1,460,573		15,628,230
91	Total Expenditure	53,633,174	48,900	-0	475,461	809,539	54,967,074

Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2023
Housing Revenue Account
Subjective Summary

Line No	Income	2021/22 Estimates £	22/23 Rent Increase £	Temporary adjustments for 22/23 only	Other Adjustments for 22/23	22/23 Inflation Pressures £	2022/23 Estimates £
92	Income Brought Forward	53,633,174	987,900	0	346,000	0	54,967,074
93	Total Income	53,633,174	987,900	0	346,000	0	54,967,074
94	Total Expenditure	53,633,174	48,900	-0	475,461	809,539	54,967,074
95	Net Expenditure	0	-939,000	-0	129,461	809,539	0

Expenditure Category	2022-23 £m	2023-24 £m	2024-25 £m	2025-26 £m	2026-27 £m	5 Year Totals £m
Existing Housing Stock						
Internal Investment	3.330	4.980	7.420	7.320	4.810	27.860
Low Rise External Improvements	6.300	14.625	10.625	11.625	9.125	52.300
Multi Storey Flats Improvements	1.337	4.100	4.900	6.400	8.400	25.137
Sheltered Housing Improvements	0.300	0.625	0.400	0.400	0.400	2.125
Others e.g. Adapts, Rotworks & Asbestos	2.315	2.215	2.115	1.815	1.815	10.275
Smoke and Heat Detectors	0.125	0.000	0.000	0.000	0.000	0.125
Professional Fees	1.750	2.350	2.350	2.350	2.350	11.150
Total Existing Housing Stock	15.457	28.895	27.810	29.910	26.900	128.972
Regeneration and New Build						
Demolitions and Acquisitions	0.810	0.645	1.125	0.225	0.180	2.985
New Build Tannahill	7.000	0.000	0.000	0.000	0.000	7.000
New Build Auchengreoch	2.000	0.000	0.000	0.000	0.000	2.000
New Build Gallowhill	0.000	6.400	5.600	0.000	0.000	12.000
New Build Foxbar Rivers	0.000	1.000	3.000	4.000	0.000	8.000
New Build replacement projects	0.000	1.000	3.000	3.000	3.000	10.000
Total Regeneration and New Build	9.810	9.045	12.725	7.225	3.180	41.985
Regeneration and Renewal Investment Programme						
Howard Street	2.692	3.313	0.002	0.000	0.000	6.006
Auchentorlie	0.148	1.400	1.807	(0.515)	0.000	2.839
Thrushcraigs	0.101	0.286	0.762	3.075	6.150	10.374
Broomlands	0.234	5.000	5.434	2.169	2.771	15.607
Waverley Road	0.120	0.192	0.893	2.445	0.000	3.649
Moorpark	(0.120)	0.000	1.781	5.004	5.511	12.175
Howwood Road	0.163	3.119	13.513	9.257	0.665	26.717
Springbank	0.262	0.498	1.661	4.639	6.915	13.974
Professional fees	0.800	0.950	0.950	0.950	0.700	4.350
Regeneration and Renewal Investment Programme	4.398	14.757	26.802	27.024	22.711	95.692
Government Grant Income	(2.500)	(4.190)	(6.481)	(3.717)	(7.079)	(23.966)
Net Housing Investment Expenditure	27.165	48.507	60.856	60.442	45.713	242.683