
**PROCEDURE TO BE FOLLOWED AT THE
MEETING OF RENFREWSHIRE COUNCIL
TO BE HELD ON 16 FEBRUARY 2017
DURING CONSIDERATION OF ITEM 3 CONCERNING
THE HOUSING REVENUE ACCOUNT BUDGET, RENT LEVELS
2017/2018 AND HOUSING CAPITAL INVESTMENT PLAN
2017/2018-2019/2020**

The purpose of this note is to give Members advance notice of the procedure which Provost Hall has agreed should be followed at the Meeting of the Council on 16 February 2017 viz:

1. The Convener of the Housing & Community Safety Policy Board (the Convener) will make his budget statement for financial year 2017/2018 and move as appropriate. He will then speak to the principal points of his 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 Hall shall have the power to require any person speaking to limit their speech in order to facilitate the conduct of the meeting.
6. Provost Hall will then invite other Members to take part in the debate.
7. The debate will conclude with Provost Hall 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: 16 February 2017

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

Heading: Housing Revenue Account Budget & Rent Levels 2017/18 and Housing Capital Investment Plan 2017/18 to 2019/20

1. Summary

- 1.1 This report details the proposed Housing Revenue Account (HRA) budget for financial year 2017/18 and sets out the information which allows consideration of rent levels for 2017/18.
 - 1.2 The report also provides an update on the consultation process with tenants on the annual rent setting process.
 - 1.3 The report highlights an improved financial outlook over the medium term as a result of a slower than expected roll out of welfare reform including universal credit and direct payments, and improved performance in bad debt, and rental loss through voids.
 - 1.4 As a consequence the report is recommending no rent increase in 2017/18.
 - 1.5 The report also details the Housing Capital Investment Plan for the three year period 2017/18 to 2019/20.
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2. Recommendations

- 2.1 It is recommended that the Council:
 - a) Considers the contents of this report and agrees no increase in rents or charges for 2017/18,

- b) Notes the findings of the recent Tenant Consultation exercise,
 - c) Approves the Housing Revenue Account Budget for financial year 2017/18 as detailed in Appendix 2,
 - d) Notes the Council's continued commitment to mitigate the impacts of welfare reform on Council tenants through the earmarked HRA resources over the period to 2017/18 to deliver a programme of measures intended to support tenants to manage the negative impacts of welfare reform,
 - e) Approves the Housing Capital Investment Plan 2017/18 to 2019/20 as detailed in Appendix 3 of the report, and
 - f) 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, which will be required following the completion of the current 5 year investment programme. 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.
- 3.4. The roll out of Universal Credit in Renfrewshire commenced in June 2015, limited to single new claimants in receipt of Job Seekers Allowance (Income Based). The numbers affected remain small (c. 350 at December 2016), 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. In order to address this, additional resources have been allocated for staff support to the

management of this area in 2016/17 and 2017/18 and to date the current levels of bad debt have remained in line with those experienced over the previous two financial years at c. 2.5%.

- 3.5 More recently the Scottish Government have announced their 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. A consultation paper is expected to be released by the Scottish Government this month on the necessary regulations.
- 3.6 In light of the factors outlined in paragraphs 3.4 and 3.5 the current planning assumption for financial year 2017/18 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 is expected to continue into financial year 2018/19.
- 3.7 The Council set aside HRA balances of £5m to support measures to mitigate the impact of welfare reform over the period from 2013/14 to 2017/18. This included additional staffing to deal with the increased contact needed with tenants, support for the development of initiatives for unemployed Council tenants and the establishment of a Council Tenant Assistance Fund (CTAF). Changes to the funding arrangements associated with Discretionary Housing Payment (DHP) in 2014/15, together with a streamlined application process removed the need for the CTAF.
- 3.8 It is expected that £581,000 of the Welfare Reform fund will be used to support staffing to deal with the increased contact needed with tenants and the continuing employment initiatives for unemployed Council tenants during financial year 2017/18. 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 it is expected that this function will be mainlined into HRA service delivery in April 2018. Thereafter any sums remaining in the Welfare Reform Reserves will be transitioned into core funding arrangements to support the continuing level of service for tenants and any increased levels of bad debt which may occur over the medium term.
- 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 2017/18.

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 2017 is 11,723.
- 4.2.2 An allowance has been made for pay inflation for 2017/18 notwithstanding it is recognised that this is subject to national negotiations which remain ongoing.
- 4.2.3 There is no provision for non pay inflation in the 2017/18 budget.
- 4.2.4 Recurrent savings of £1.145m were delivered by the service through 2016/17.
- 4.2.5 Rental loss from voids is reduced from 3% to 2.5% as a result of improved letting times.
- 4.2.6 Bad debt provision is maintained at 2.5% for 2017/18, and 2018/19 given the slower than expected roll out of universal credit, subject to review thereafter.
- 4.2.7 An additional £500,000 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.
- 4.2.8 The additional £500,000 approved in 2015/16 for decoration in voids will continue given positive impacts on letting performance, and tenant satisfaction.
- 4.2.9 The current rent charging structure was agreed by Council and introduced from April 2011. The revised charging structure was implemented to ensure the overall rental income required was redistributed across the stock in a fairer and more consistent way. Over the six financial years since April 2011, the revised system has been implemented in phases with a transitional premium cap of £1.50 per week for any rent which requires to be increased and it is expected that by the end of financial year 2016/17 approximately 96% of tenants will have reached the target rent for their property.
- 4.2.10 In order to implement a standstill rent for 2017/18 with no increase, it is proposed to suspend any transitional increase to be implemented under the charging structure to ensure all tenants benefit from no increase in rent in 2017/18.
- 4.2.11 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. The Scottish Housing Charter established the need to consult with tenants on key aspects of service, including rent charges. Consultation with tenants on

proposed changes to rents for financial years 2015/16 and 2016/17 was conducted through the Peoples News. The consultation with tenants on options for a rent increase in 2017/18 was carried out by a telephone survey of a sample of tenants, delivered by external consultants from week commencing Monday 12 December 2016.

- 5.2 A total of 600 telephone interviews were undertaken with Renfrewshire Council tenants between 13 December 2016 and 10 January 2017. Tenants were asked which two things (from a list of six) were most important for the Council to consider when setting the rent increase for 2017/18. Overall, tenants said that 'affordability for tenants' was most important, with 71% of respondents ranking this as the top or second most important factor. This was followed by 'funding for improvements to existing stock' (50%) and then 'building new Council houses' (48%).
- 5.3 Tenants were also asked about the level of rent increase for 2017/18. More than half (56%) thought that rents should remain at current levels or increase below the rate of inflation. Just over one third of respondents (34%) said rents should increase in line with inflation and 7% said that rents should increase slightly above inflation to allow scope for additional investment.
- 5.4 At the Council Wide Forum meeting in December 2016, tenant and resident representatives took part in workshop discussions on the rent increase for 2017/18. Most rated affordability as the most important factor, followed by funding for improvements to existing stock. Some representatives thought that rents should increase in line with inflation while others thought they should remain at current levels or increase below the rate of inflation.

6. **Housing Capital Investment Plan – 2017/18 to 2019/20**

6.1. Overview

- 6.1.1 The proposed Housing Capital Investment Plan for the 3 year period from 2017/18 to 2019/20 is attached at Appendix 3. The total value of the plan is £65.1m 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 2017/18 will be £19.9m, followed by £24.1m in 2018/19 and £21.1m in 2019/20. 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 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.
- 6.1.4 The table below sets out the proposed composition of the plan for 2017/18 and how it will be funded.

2017/18 Programme		Funding	
Planned Investment Programmes	£13.7m	Prudential Borrowing	£19.9m
Regeneration & New Build	£6.2m		
Total	£19.9m	Total	£19.9m

6.1.5 No receipts from Council House Sales have been assumed for 2017/18 onwards following the end of the Right to Buy Scheme in August 2016.

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 relet

The capital programme for 2017/18 to 2019/20 will deliver a total investment of £36.9m 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 has been assessed that by April 2017 around 70% of the Council's housing stock will meet the 2020 standard as a result of the measures introduced to achieve SHQS. The Council's position is that EESSH 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.

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 2017/18 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
- Other investment including disabled adaptations, asbestos removal and rotworks.

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

2017/18 Planned Improvements	Number of Properties
External fabric upgrading	340
External door replacement	1,500
Kitchen, bathroom and rewiring replacement	170
Heating renewals	250

6.3 Regeneration

6.3.1 The capital investment plan also includes an allowance of £4.4m in 2017/18 for the Council's contribution to planned regeneration programmes, including for example in the West End of Paisley. 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.

6.4 New Build

6.4.1 The Capital Investment Plan also continues to include provision for investment in affordable social housing in Renfrewshire. The plan includes provision for over 300 new build properties, which includes around 100 Council homes at Dargavel Village, Bishopton and around 100 in the Johnstone Castle area. Provision for a further 100 new build Council homes has been made as part of the regeneration initiatives currently being progressed in regeneration areas across Renfrewshire.

6.4.2 These projects are included in the Strategic Housing Investment Plan (SHIP) 2017/18 to 2021/22 and 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.

6.4.3 In the period between 2011/12 and 2016/17 working with housing association partners a total of 950 new affordable homes have been delivered in Renfrewshire. The ambition over the coming 5 year period is to deliver up to 300 new affordable homes per 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.

Implications of the Report

1. **Financial** – The report and appendices detail the proposed HRA budget and average weekly rent increase for 2017/18 and the Housing Capital Investment Plan for 2017/18 to 2019/20.
2. **HR & Organisational Development** – None.
3. **Community Planning**
Community Care, Health & Well-being - Improving and maintaining housing conditions for the benefit of tenants.
Empowering our Communities – Tenants were consulted on the proposed changes to rents for 2017/18 and tenant representatives are involved in the specification and monitoring of the investment programme.
Safer and Stronger – Ensuring the long term stability of the housing stock.
4. **Legal** – The council is required to set an HRA budget for 2017/18 and agree rent changes for notification to tenants.
5. **Property/Assets** – The report proposes the Housing Capital Investment Plan for 2017/18 to 2019/20.
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 2017/18 to 2019/20 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.

List of Background Papers

None.

Author: Valerie Howie, Finance Business Partner (Development & Housing Services), 0141 618 7796, valerie.howie@renfrewshire.gov.uk

Housing Revenue Account – Budget Changes for 2017/18

Expenditure					
Subjective Heading	2016/17	Change	2017/18	Major Changes	Change
	Budget		Budget		Change
	£000	£000	£000		£000
Employee Costs	7,270	143	7,413	Reallocation of employee costs budget to Administration Costs to reflect the transfer of staff (Rents Team) to Finance & Resources.	(131)
				Realignment of National Insurance costs to reflect the revision to rates in financial year 2016/17.	128
				Realignment of staffing costs to reflect the posts required to progress capital projects which will be recovered through fees charged to capital.	115
				Reduction in additional pension costs to reflect pension fund profiles.	(40)
				1% pay award for APT&C and manual staff.	71
				Total Movement in Employee Costs	143
Property Costs	14,339	(660)	13,679	Transfer of CFCR budget from Property Costs to Loan Charges.	(1,387)
				Increase in repairs budget to implement further planned maintenance programmes.	500
				District Heating maintenance contract cost for new systems installed.	132
				Increase in garden assistance scheme budget.	75
				Increase in cleaning budget to reflect additional requirements.	20
				Total Movement in Property Costs	(660)
Supplies & Services	330	(7)	323	Realignment in supplies costs to reflect prior years levels.	(7)
Contractors	23	0	23		
Transport	17	0	17		
Administration Costs	2,924	131	3,055	Increase in the Central Administration Recharge to reflect the transfer of budget from Employee Costs for staff (Rents Team) to Finance & Resources.	131
Payments to Other Bodies	3,983	(252)	3,731	Reduction in void loss budget to reflect efficiencies made in this area.	(252)
Loan Charges	22,809	(258)	22,551	Transfer of CFCR budget from Property Costs to Loan Charges.	1,387
				Realignment of repayment of principal debt to reflect the debt smoothing strategy.	406
				Realignment of interest and expenses payable to reflect the debt smoothing strategy.	(664)
				Realignment of the CFCR budget transferred from Property Costs to reflect the debt smoothing strategy.	(1,387)
				Total Movement in Loan Charges	(258)
Total Expenditure	51,695	(903)	50,792		

Housing Revenue Account – Budget Changes for 2017/18 (cont'd)

Income					
Subjective Heading	2016/17	Change	2017/18	Major Changes	Change
	Budget		Budget		Change
	£000	£000	£000		£000
House Rents	46,710	(903)	45,807	Reduction in income to reflect RTBs and other stock movements.	(903)
Transfer from balances to fund Welfare Reform activity	581	0	581		
Supporting People Income	897	0	897		
Commercial Rents	1,131	0	1,131		
SHQS Professional Fees	800	115	915	Increase in fees charged to capital projects to reflect posts required to deliver capital projects.	115
Service Charges	317	0	317		
Building Services Rebate	444	(220)	224	Reduction in the surplus rebated back to the HRA due to additional contractor operating costs.	(220)
Temporary Interest	131	0	131		
Lock Up Rents	290	0	290		
Renewable Heat Initiative (RHI) income	0	100	100	Grant income associated with the new District Heating systems installed.	100
Other Income	394	5	399	Small recovery relating to property enquiry fees.	5
				Total Movement in Income	(903)
Total Income	51,695	(903)	50,792		
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 2018
Housing Revenue Account
Subjective Summary

Line No	Expenditure	16/17 Board Estimates £	2016/17 Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2017/18 Estimate £
1	Employee Costs	7,270,120	(42,840)	115,000	71,300	7,413,580
2	Salaries - APT&C	4,937,840	(130,790)	115,000	49,200	4,971,250
3	Superannuation - APT&C	902,750		0	9,000	911,750
4	National Insurance - APT&C	433,640	127,950	0	5,600	567,190
5	Overtime - APT&C	1,000		0	0	1,000
6	Salaries - manual workers	432,140		0	4,300	436,440
7	Superannuation - manual workers	74,480		0	700	75,180
8	National Insurance - manual workers	51,760		0	500	52,260
9	Overtime - manual workers	198,610		0	2,000	200,610
10	Travel and Subsistence	87,400	(2,100)	0	0	85,300
11	Pension Increases	103,000	(37,900)	0	0	65,100
12	Training Costs	47,500		0	0	47,500
13	Property Costs	14,338,870	(1,235,000)	575,000	0	13,678,870
14	Community alarm maintenance	55,000		0	0	55,000
15	Contract trading service - cleaning	133,400	20,000	0	0	153,400
16	Electricity	273,380		0	0	273,380
17	Factoring & common charges	39,000		0	0	39,000
18	Garden assistance scheme	296,200		75,000	0	371,200
19	Gas	209,560		0	0	209,560
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 houses	10,457,600	124,830	500,000	0	11,082,430
23	CFCR Contribution to SHQS Investment Programme	1,387,000	(1,387,000)	0	0	0
24	Property insurance	334,200		0	0	334,200
25	Rates	104,700		0	0	104,700
26	Office Rent	0	32,000	0	0	32,000
27	Water metered charges	16,000		0	0	16,000
28	Repairs direct	47,830	(24,830)	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		0	0	35,000
33	Other Property Costs	8,000		0	0	8,000
34	Supplies and Services	329,700	(7,000)	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	51,200	(7,000)	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	0	0	0	16,950
45	Internal Transport - Hire	9,850		0	0	9,850
46	Internal Transport - Maintenance	2,500		0	0	2,500
47	Internal Transport - Garaging	2,000		0	0	2,000
48	Vehicle Licenses	100		0	0	100
49	Internal transport - Fuel	2,500		0	0	2,500
50	Carried Forward	21,978,940	(1,284,840)	690,000	71,300	21,455,400

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2018
Housing Revenue Account
Subjective Summary

Line No	Income	16/17 Board Estimates £	2016/17 Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2017/18 Estimate £
1	Other Income	51,694,750	105,000	(1,008,100)	0	50,791,650
2	District heating income - Tenants	29,700		0	0	29,700
3	District heating income - Owner Occupiers	60,100		0	0	60,100
4	Renewable Heat Incentive (RHI) income	0	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	46,709,570		(902,500)	0	45,807,070
12	Rental income - lock ups	289,790		0	0	289,790
13	Rechargeable Repairs Income (net of write offs)	150,000		0	0	150,000
14	Temporary interest	131,500		0	0	131,500
15	SHQS Professional Fees	800,000		115,000	0	915,000
16	Admin Recoveries	30,000		0	0	30,000
17	Building Services Rebate	444,600		(220,600)	0	224,000
18	Commission on Insurance	8,000		0	0	8,000
19	Recharge of Capital costs to Building Services	145,000		0	0	145,000
20	Other income	40,600		0	0	40,600
21	Property Enquiry Fees	0	5,000	0	0	5,000
22	Transfer from balances to fund Welfare Reform Activity	581,000		0	0	581,000
23	Carried Forward	51,694,750	105,000	(1,008,100)	0	50,791,650

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2018
Housing Revenue Account
Subjective Summary

Line No	Expenditure	16/17 Board Estimates £	2016/17 Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2017/18 Estimate £
51	Expenditure Brought Forward	21,978,940	(1,284,840)	690,000	71,300	21,455,400
52	Administration Costs	2,923,910	130,790	0	0	3,054,700
53	Advertising	21,600		0	0	21,600
54	Apportionment of Central Administration	1,156,700	130,790	0	0	1,287,490
55	Apportionment of Central Administration Business Support	394,110		0	0	394,110
56	Apportionment of mgt support costs - property services	507,300		0	0	507,300
57	ASIST & Mediation recharge from Environmental Services	245,250		0	0	245,250
58	Bank Charges - Costs of Giro Collection	7,000		0	0	7,000
59	Conference/Course Expenses	5,500		0	0	5,500
60	Insurance	123,000		0	0	123,000
61	Legal expenses	83,600		0	0	83,600
62	Membership fees & subscriptions	33,750		0	0	33,750
63	Tenant Consultation	15,000		0	0	15,000
64	Postage	93,600		0	0	93,600
65	Printing and stationery	55,050		0	0	55,050
66	MSS Recharge - Centralised Printing	38,850		0	0	38,850
67	Telephones	105,000		0	0	105,000
68	Other Administration Costs	30,800		0	0	30,800
69	path/hnda	7,800		0	0	7,800
70	Payments to Other Bodies	3,982,650	0	(252,100)	0	3,730,550
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		0	0	1,137,900
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	1,191,140		(252,100)	0	939,040
79	Voids - lock ups	47,710		0	0	47,710
80	Strategy & Quality Initiatives	67,690		0	0	67,690
81	Commissioned Costs - Customer Support	558,510		0	0	558,510
82	Loan Charges	22,809,250	1,259,050	0	(1,517,300)	22,551,000
83	Loan charges - expenses	102,710		38,290	0	141,000
84	Loan charges - interest	6,902,050		(702,050)	0	6,200,000
83	Loan charges - principal	15,804,490	(127,950)	663,760	(130,300)	16,210,000
84	Capital Financed from Current Revenue (CFCR)	0	1,387,000	0	(1,387,000)	0
85	Total Expenditure	51,694,750	105,000	437,900	(1,446,000)	50,791,650

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Renfrewshire Council
Estimates of Expenditure and Income for the Year Ending 31st March 2018
Housing Revenue Account
Subjective Summary

Line No	Income	16/17 Board Estimates £	2016/17 Virements £	Tsfrs, Savings & Unavoidables £	Rent Increase/ Inflation, etc £	2017/18 Estimate £
86	Income Brought Forward	51,694,750	105,000	(1,008,100)	0	50,791,650
87	Total Income	51,694,750	105,000	(1,008,100)	0	50,791,650
88	Total Expenditure	51,694,750	105,000	437,900	(1,446,000)	50,791,650
89	Net Expenditure	0	0	1,446,000	(1,446,000)	0

Housing Capital Investment Plan – 2017/18 to 2019/20

Expenditure Category	2017-18 £m	2018-19 £m	2019-20 £m
Existing Housing Stock			
Internal Investment	2.4	2.3	2.3
Low Rise External Improvements	7.0	5.1	6.4
Multi Storey Flats Improvements	0.1	0.0	0.0
Sheltered Housing Improvements	0.6	0.5	0.2
Other Investments	1.7	1.8	1.6
Professional Fees	1.9	1.5	1.5
Total Existing Housing Stock	13.7	11.2	12.0
Regeneration and New Build			
General	0.1	0.1	0.1
Johnstone Castle Regeneration	2.2	2.8	2.3
Tannahill Regeneration	1.0	2.9	1.7
West End Regeneration	1.5	2.9	2.7
Dargavel New Build	1.4	4.0	1.4
Seedhill Regeneration	0.0	0.3	0.9
Total Regeneration and New Build	6.2	13.0	9.1
Overall Housing Investment Total	19.9	24.2	21.1