

HOUSING INVESTMENT PLAN 2021/22 – 2023/24

1. The investment proposals for 2020/21 to 2022/23 can be summarised as shown below:-

Investment Heading	Programme	2021/22 £'000	2022/23 £'000	2023/24 £'000
Response and Void repairs	Response Repairs	2,460	2,534	2,610
	Void House Repairs	1,350	1,390	1,432
	Gas Heating Repairs	525	541	557
	Total Response	4,335	4,465	4,599
Estate Works	Garage Upgrades	25	25	25
	Asbestos	260	260	75
	Estates/Forum Budget	180	180	180
	Landscape Maintenance	42	50	60
	Total: Estate Works	507	515	340
Cyclic Maintenance	Gas Servicing	335	345	355
	Solid Fuel Servicing	21	15	5
	ASHP Servicing	25	30	36
	Smoke Alarm Servicing	35	36	37
	PPR/Painterwork	210	216	223
	General Servicing	50	50	50
	Total: Cyclic Works	676	692	706
Planned Maintenance	Roof and Fabric Repairs	400	450	500
	Rainwater goods	250	250	250
	Central Heating	2,000	2,060	2,122
	Insulation	800	600	600
	EESSEH/EESSEH 2	3,900	4,017	4,137
	Kitchen Replacements	1,470	1,514	1,560
	Plumbing Upgrades	50	50	50
	Electrical Upgrades	350	200	200
	Doors and Windows	950	979	1,008
	Safety & Security	20	20	20
	Common Stairs	40	40	40
	Shower Installations	50	50	50
	Sheltered Housing	30	10	10
	Smoke/CO2 Upgrades	2,300	75	0
	Total: Planned	12,610	10,315	10,547
Other investment	Adaptations	360	360	360
	Enabling Budget	10	10	10
	Total: Other	370	370	370
Proposed Investment		18,498	16,357	16,562

2. Funding for Response and Void Repairs, Estates Improvements and Cyclic Maintenance is reflected within the Housing Revenue Account Budget for 2021/22.
3. The Housing Business Plan (2019) proposed that planned expenditure would be met from available revenue resources, after allowing for a surplus of £1.100 million on the HRA as a cushion for unexpected expenditure/variations in the year. Bearing in mind guidance regarding what works would be more appropriately deemed as 'capital' expenditure, expenditure on window/doors, kitchens and bathrooms, and heating improvements are treated as capital expenditure. Capital from Current Revenue (CFCR) also contributes to the funding of Planned Capital works from the Housing Revenue Account, with prudential borrowing meeting any further capital expenditure required. Other revenue planned works (roofs, rainwater goods, plumbing upgrades etc.) are funded from the Housing Revenue Account.
4. Capital expenditure proposed for 2021/22 to 2023/24 can be summarised as:-

Investment	2021/22 £'000	2022/23 £'000	2023/24 £'000
Doors and Windows	950	979	1,008
Central Heating	2,000	2,060	2,122
EESH	3,900	4,017	4,137
Kitchen Replacements	1,470	1,514	1,560
Disabled Adaptations	360	360	360
Smoke Detectors	2,300	75	0
Council House New Build	16,305	15,964	0
Total Capital Investment	27,285	24,969	9,187

5. For the same period, capital funding is projected at:-

Projected income	2021/22 £'000	2022/23 £'000	2023/24 £'000
CFCR	4,910	TBC	TBC
Prudential Borrowing	10,336	TBC	TBC
Scottish Government Grant	10,489	1,729	
Other Grants	1,000		
Council Tax Discount on 2 nd homes	550	550	
Total	27,285	24,969	9,187