

## APPENDIX II

### HOUSING INVESTMENT PLAN 2019/20 – 2021/22

1. The investment proposals for 2019/20 to 2021/22 can be summarised as shown below:-

Investment Heading	Programme	2019/20 £'000	2020/21 £'000	2021/22 £'000
<b>Response and Void repairs</b>	Response Repairs	2,019	2,080	2,142
	Void House Repairs	1,372	1,413	1,456
	Gas Heating Repairs	560	577	594
	<b>Total Response</b>	<b>3,951</b>	<b>4,070</b>	<b>4,192</b>
<b>Estate Works</b>	Garage Upgrades	25	26	27
	Asbestos	258	266	274
	Estates/Forum Budget	258	266	274
	Landscape Maintenance	35	36	37
	Miscellaneous	75	77	80
	<b>Total: Estate Works</b>	<b>651</b>	<b>671</b>	<b>692</b>
<b>Cyclic Maintenance</b>	Gas Servicing	213	219	226
	Solid Fuel Servicing	41	42	43
	ASHP Servicing	82	84	87
	Smoke Alarm Servicing	120	124	127
	PPR/Painterwork	271	279	288
	General Servicing	88	91	93
	Inspections/surveys	140	25	26
	<b>Total: Cyclic Works</b>	<b>955</b>	<b>864</b>	<b>890</b>
<b>Planned Maintenance</b>	Roof and Fabric Repairs	225	232	239
	Rainwater goods	200	206	212
	Central Heating	2,527	2,603	2,681
	Insulation	200	206	212
	EESH	1,189	713	1,000
	Kitchen Replacements	1,375	1,416	1,459
	Plumbing Upgrades	200	206	206
	Electrical Upgrades	150	155	159
	Doors and Windows	793	817	841
	Safety & Security	20	21	21
	Common Stairs	20	21	21
	Shower Installations	50	52	53
	Sheltered Housing	10	10	11
	<b>Total: Planned</b>	<b>6,959</b>	<b>6,658</b>	<b>7,115</b>
<b>Other investment</b>	Adaptations	350	361	371
	Enabling Budget	10	10	11
	<b>Total: Other</b>	<b>360</b>	<b>371</b>	<b>382</b>
<b>Proposed Investment</b>		<b>12,876</b>	<b>12,634</b>	<b>13,271</b>

2. Funding for Response and Void Repairs, Estates Improvements and Cyclic Maintenance is reflected within the Housing Revenue Account Budget for 2019/20.
3. The Housing Business Plan (2016) proposed that planned expenditure would be met from available revenue resources, after allowing for a minimum surplus of £0.750 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 2019/20 to 2021/22 can be summarised as:–

<b>Investment</b>	<b>2019/20 £'000</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>
Doors and Windows	793	817	841
Central Heating	2,527	2,603	2,681
EESSH	1,189	713	1,000
Kitchen Replacements	1,375	1,416	1,459
Disabled Adaptations	350	361	371
Council House New Build	17,131	16,392	6,302
<b>Total Capital Investment</b>	<b>23,365</b>	<b>22,302</b>	<b>12,654</b>

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

<b>Projected income</b>	<b>2019/20 £'000</b>	<b>2020/21 £'000</b>	<b>2021/22 £'000</b>
CFCR	3,705	3,677	3,881
Prudential Borrowing	12,237	10,932	8,248
Scottish Government Grant	6,898	7,168	0
Council Tax Discount on 2 <sup>nd</sup> homes	525	525	525
<b>Total</b>	<b>23,365</b>	<b>22,302</b>	<b>12,654</b>