

HOUSING INVESTMENT PLAN 2020 – 2022/23

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

| Investment Heading | Programme | 2020/21 £'000 | 2021/22 £'000 | 2022/23 £'000 |
|----------------------------------|----------------------------|------------------|------------------|------------------|
| Response and Void repairs | Response Repairs | 2,390 | 2,339 | 2,409 |
| | Void House Repairs | 1,485 | 1,377 | 1,417 |
| | Gas Heating Repairs | 420 | 324 | 334 |
| | Total Response | 4,295 | 4,040 | 4,160 |
| Estate Works | Garage Upgrades | 25 | 10 | 10 |
| | Asbestos | 260 | 225 | 225 |
| | Estates/Forum Budget | 225 | 232 | 239 |
| | Landscape Maintenance | 35 | 50 | 65 |
| | Miscellaneous | 75 | 50 | 0 |
| | Total: Estate Works | 620 | 567 | 539 |
| Cyclic Maintenance | Gas Servicing | 298 | 328 | 316 |
| | Solid Fuel Servicing | 21 | 15 | 0 |
| | ASHP Servicing | 45 | 65 | 90 |
| | Smoke Alarm Servicing | 0 | 0 | 0 |
| | PPR/Painterwork | 260 | 268 | 276 |
| | General Servicing | 50 | 51 | 53 |
| | Inspections/surveys | 45 | 0 | 0 |
| | Total: Cyclic Works | 719 | 727 | 735 |
| Planned Maintenance | Roof and Fabric Repairs | 200 | 300 | 400 |
| | Rainwater goods | 200 | 250 | 250 |
| | Central Heating | 2,600 | 1,800 | 2,200 |
| | Insulation | 200 | 50 | 50 |
| | ESSH/ESSH 2 | 2,600 | 3,150 | 3,250 |
| | Kitchen Replacements | 1,420 | 1,463 | 1,506 |
| | Plumbing Upgrades | 100 | 100 | 100 |
| | Electrical Upgrades | 372 | 383 | 395 |
| | Doors and Windows | 880 | 906 | 934 |
| | Safety & Security | 20 | 20 | 20 |
| | Common Stairs | 20 | 21 | 22 |
| | Shower Installations | 50 | 52 | 53 |
| | Sheltered Housing | 10 | 10 | 10 |
| | Smoke/CO2 Upgrades | 2,200 | 200 | 0 |
| | Total: Planned | 10,872 | 8,705 | 9,190 |
| Other investment | Adaptations | 360 | 371 | 382 |
| | Enabling Budget | 10 | 10 | 10 |
| | Total: Other | 370 | 381 | 392 |
| Proposed Investment | | 16,876 | 14,420 | 15,016 |

2. Funding for Response and Void Repairs, Estates Improvements and Cyclic Maintenance is reflected within the Housing Revenue Account Budget for 2020/21.
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 2020/21 to 2022/23 can be summarised as:-

| Investment | 2020/21 £'000 | 2021/22 £'000 | 2022/23 £'000 |
|---------------------------------|--------------------------|--------------------------|--------------------------|
| Doors and Windows | 880 | 906 | 934 |
| Central Heating | 2,600 | 1,800 | 2,200 |
| EESH | 2,600 | 3,150 | 3,250 |
| Kitchen Replacements | 1,420 | 1,463 | 1,506 |
| Disabled Adaptations | 360 | 371 | 382 |
| Smoke Detectors | 2,200 | 200 | 0 |
| Council House New Build | 18,454 | 9,739 | 7,000 |
| Total Capital Investment | 28,514 | 17,629 | 15,272 |

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

| Projected income | 2020/21 £'000 | 2021/22 £'000 | 2022/23 £'000 |
|---|--------------------------|--------------------------|--------------------------|
| CFCR | 4,793 | 6,044 | 6,725 |
| Prudential Borrowing | 13,842 | 11,035 | 5,047 |
| Scottish Government Grant | 9,329 | 0 | 2,950 |
| Council Tax Discount on 2 nd homes | 550 | 550 | 550 |
| Total | 28,514 | 17,629 | 15,272 |