

HOUSING INVESTMENT PLAN 2022/23 – 2024/25

1. The investment proposals for 2022/23 to 2024/25 can be summarised as shown below:-

Investment Heading	Programme	2022/23 £'000	2023/24 £'000	2024/25 £'000
Response and Void repairs	Response Repairs	2,460	2,534	2,610
	Void House Repairs	1,427	1,469	1,513
	Gas Heating Repairs	600	618	637
	Total Response	4,487	4,621	4,760
Estate Works	Garage Upgrades	25	26	27
	Asbestos	360	371	372
	Estates/Forum Budget	230	230	200
	Landscape Maintenance	50	60	61
	Total: Estate Works	665	687	660
Cyclic Maintenance	Gas Servicing	360	371	382
	Solid Fuel Servicing	15	5	5
	ASHP Servicing	59	61	62
	Smoke Alarm Servicing	15	15	15
	PPR/Painterwork	358	678	698
	General Servicing	50	52	53
	Fire Risk Assessments		153	159
	Total: Cyclic Works	857	1,335	1,374
Planned Maintenance	Roof and Fabric Repairs	500	650	670
	Rainwater goods	450	463	477
	Central Heating	1,500	2,121	2,186
	Insulation	1,000	3,013	3,103
	EESSEH/EESSEH 2	1,000	4,138	4,262
	Warm Homes R4 c/f	1,860	0	0
	LCTIP c/f	2,600	0	0
	Kitchen Replacements	1,000	1,030	1,061
	Bathroom Replacements	175	361	371
	Plumbing Upgrades	51	52	53
	Electrical Upgrades	396	717	738
	Doors and Windows	1,100	853	884
	Safety & Security	21	21	21
	Common Stairs	0	0	0
	Shower Installations	50	51	53
	Sheltered Housing	10	10	11
	Smoke/CO2 Upgrades	375	0	0
	Decoration Vouchers	72	74	76
	Total: Planned	12,160	13,554	13,966
	Other investment	Adaptations	360	360
Enabling Budget		10	10	10
Total: Other		370	370	370
Proposed Investment		18,539	20,567	21,130

2. Funding for Response and Void Repairs, Estates Improvements and Cyclic Maintenance is reflected within the Housing Revenue Account Budget for 2022/23. Two balances are carried forward from 2021/22: £1.860m from Warm Homes round 4 grant funding towards the installation of 245 new heating systems and £2.6m from the Low Carbon Infrastructure Transformation Programme (LCITP), which will support the installation of 121 Air Source Heat Pumps.
3. The Housing Business Plan (2022) proposed that planned expenditure would be met from available revenue resources, after allowing for a surplus of £1.100m 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 2022/23 to 2024/25 can be summarised as:-

Investment	2022/23 £'000	2023/24 £'000	2024/25 £'000
Doors and Windows	1,100	853	884
Central Heating	1,500	2,121	2,185
EESSH	1,000	4,138	4,262
Warm Homes R4 c/f	1,860	0	0
LCTIP c/f	2,600	0	0
Kitchen Replacements	1,000	1,030	1,061
Bathroom Replacements	175	361	371
Insulation	1,000	3,013	3,103
Smoke Detectors	375	0	0
Council House New Build	14,099	19,947	1,388
Total Capital Investment	24,709	31,463	13,254

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

Projected income	2022/23 £'000	2023/24 £'000	2024/25 £'000
CFCR	4,303	3,968	4,127
Prudential Borrowing	6,866	20,574	7,227
Scottish Government Grant	11,200	5,021	0
Other Grants	1,740	1,300	1,300
Council Tax Discount on 2 nd homes	600	600	600
Total	24,709	31,463	13,254