

Agenda



West Dunbartonshire Council

Date: Wednesday, 9 March 2022

Time: 10:00

Format: Hybrid meeting

Contact: Email: committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of **West Dunbartonshire Council** as detailed above.

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and Members will have the option to attend the meeting remotely or in person at the Civic Space, Church Street, Dumbarton.

The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

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Councillor Sally Page
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Chief Executive
Chief Officers

Date of issue: 24 February 2022

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WEST DUNBARTONSHIRE COUNCIL

WEDNESDAY, 9 MARCH 2022

AGENDA

1 STATEMENT BY CHAIR – AUDIO STREAMING

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on the agenda and the reasons for such declarations.

4 RECORDING OF VOTES

The Council is asked to agree that all votes taken during the meeting will be done by roll call vote to ensure an accurate record.

5 GENERAL SERVICES BUDGET 2022/23 AND COUNCIL TAX SETTING To Follow

Submit report by the Chief Officer – Resources on the above.

6 DUMBARTON COMMON GOOD BUDGET UPDATE 2022/23 5 - 8

Submit report by the Chief Officer – Resources providing an update on the 2021/22 Dumbarton Common Good budget and seeking approval for a revised 2022/23 budget and indicative budgets for 2023/24 and 2024/25.

7 CAPITAL STRATEGY UPDATE REPORT To Follow

Submit report by the Chief Officer – Resources on the above.

8 HOUSING REVENUE ACCOUNT (HRA) 2022/23 BUDGET SETTING 9 - 19

Submit report by the Chief Officer – Resources seeking approval of the updated HRA capital programme and HRA 2022/23 revenue budget.

9 CHARGING POLICY FOR NON-RESIDENTIAL CARE SERVICES 2022/23

To Follow

Submit report by the Chief Officer – Health and Social Care Partnership on the above.

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer - Resources

Council: 9 March 2022

Subject: Dumbarton Common Good Budget Update 2022/23

1. Purpose of Report

- 1.1** The purpose of this report is to provide Council with an update on the 2021/22 Dumbarton Common Good budget and seek approval for a revised 2022/23 budget and indicative budgets for 2023/24 and 2024/25.

2. Recommendations

- 2.1** Members are asked to:

- i) Note the probable 2021/22 outturn as set out in the Appendix.
- ii) Approve the revised 2022/23 budget as set out in the Appendix.
- iii) Note the indicative budgets to 2024/25 as set out in the Appendix.
- iv) Note the projected balances carried forward of £0.497m at 31 March 2022 and £0.367m at 31 March 2023 (based upon the revised draft 2022/23 budget).

3. Background

- 3.1** At Council on 22 March 2021 Members agreed a budget for the Dumbarton Common Good for 2021/22 - 2024/25. That budget projected annual net spend of £0.107m with a resultant balance to be carried forward into 2022/23 of £0.331m.
- 3.2** The Prudential Reserve of the Common Good remains at £0.025m.

4. Main Issues

- 4.1** The Appendix details the 2021/22 financial performance of the Common Good, a draft 2022/23 budget for consideration and approval, and indicative budgets updated to 2024/25.
- 4.2** The probable 2021/22 outturn against budget projects a net income of £0.059m – resulting in a favourable variance (underspend) of £0.166m. The variances are:

Town Centre Management not yet spent	(£0.143m)
Small Grants budget not spent	(£0.007m)
Dumbarton Fireworks event not required	(£0.009m)
Additional Rental income now anticipated	(£0.010m)
Bellsmyre Schools Out backdated grant 20/21	<u>£0.003m</u>
Total	<u>(£0.166m)</u>

- 4.3** Based upon this favourable 2021/22 variance the brought forward reserves at 31 March 2022 are projected to be £0.497m. Based on the proposed 2022/23 budget the reserves will decrease to £0.367m by 31 March 2023.
- 4.4** In terms of the adequacy of reserves, the prudential level of reserves is considered to be adequate to deal with any unforeseen financial pressures on the fund, based on previous experience and future expectations specifically in relation to income streams. The current level of reserves remains significantly above the prudential level and are therefore judged as being adequate.
- 4.5** It should be noted that the presented budgets do not assume the saving option to increase charges to the Common Good will be agreed by Members during the Council's 2022/23 budget setting process. Any increase in charges will reduce net income/ increase net spend and therefore the reserves carried forward will be adjusted accordingly.
- 5. Option Appraisal**
- 5.1** No option appraisal was required for this report.
- 6. People Implications**
- 6.1** There are no people implications.
- 7. Financial and Procurement Implications**
- 7.1** Other than the financial position noted above, there are no financial or procurement implications.
- 8. Risk Analysis**
- 8.1** The Council must consider financial and reputational risks when considering funding to external organisations. The financial risk is that the Dumbarton Common Good remains within budget and a robust budgeting being agreed and ongoing monitoring and review will ensure that this is protected. There is a risk that the voluntary organisations awarded grants don't remain financially sustainable and that grant payments made are not used for purposes expected. Organisations funded by the Common Good must comply with conditions of grant which includes providing financial accounts etc. to the Council on a regular basis. This allows officers to monitor spend as being in line with expectations as well as the financial sustainability of the organisations.
- 9. Equalities Impact Assessment (EIA)**
- 9.1** No equalities impact assessment was required in relation to this report.
- 10. Environmental Sustainability**

10.1 No assessment of environmental sustainability was required in relation to this report.

11. Consultation

11.1 Legal and Financial Officers have been consulted in preparing this report.

12. Strategic Assessment

12.1 Good financial governance is essential to the delivery of each of the Council's Strategic Priorities.

Laurence Slavin
Chief Officer - Resources
Date: 21 February 2022

Person to Contact: Gillian McNeilly, Finance Manager,
Council Offices, Church Street, Dumbarton,
Email: Gillian.mcneilly@west-dunbarton.gov.uk

Appendices: Appendix: Financial Analysis and Revised Budget

Background Papers: Minute of Council – 6 February 2013 – *Dumbarton Common Good Fund budget 2013/14*
Report to Council – 22 March 2021 – *Dumbarton Common Good Fund budget 2021/22*

Wards Affected: 2 and 3.

DUMBARTON COMMON GOOD FUND
Estimates 2022/23

Appendix 1

	2020/21 Actual Outturn	2021/22 Budget	2021/22 Probable Outturn	2022/23 Indicative Budget	2023/24 Indicative budget	2024/25 Indicative budget
Description	£	£	£	£	£	£
Alcoholics Anonymous - Grant for Property	9,699	8,000	8,000	8,000	8,000	8,000
Repairs & maintenance of CG property	7	0	0	0	0	0
Alternatives	5,000	5,000	5,000	5,000	5,000	5,000
Bellsmyre Digital Project	35,602	35,601	35,601	35,601	35,601	35,601
Bellsmyre Schools Out	3,500	6,000	8,500	6,000	6,000	6,000
Bellsmyre Development Trust	36,000	36,000	36,000	36,000	36,000	36,000
Christmas Lights	15,000	15,000	15,000	15,000	15,000	15,000
Dumbarton Senior Citizens	10,000	10,000	10,000	10,000	10,000	10,000
Dumbarton Fireworks	0	9,050	0	9,050	9,050	9,050
Town Centre Management - Capital	0	168,771	26,224	142,547	0	0
Rockvale Rebound - Rent	2,600	2,630	2,600	2,630	2,630	2,630
Scottish Maritime Museum	50,000	50,000	50,000	50,000	50,000	50,000
Small Grants	0	7,000	0	7,000	7,000	7,000
West Dunbartonshire Citizen's Advice Bureau	40,000	40,000	40,000	40,000	40,000	40,000
Central Admin Allocation	14,000	14,000	14,000	14,000	14,000	14,000
Estates Dept - Management Fee	10,840	10,840	10,840	10,840	10,840	10,840
Total Expenditure	232,234	417,892	261,765	391,668	249,121	249,121
Interest on Revenue Balance / Investments	(1,161)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)
Rental Income	(313,621)	(310,000)	(319,859)	(319,000)	(319,000)	(319,000)
Total Income	(314,782)	(311,100)	(320,959)	(320,100)	(320,100)	(320,100)
Net Expenditure	(82,548)	106,792	(59,194)	71,568	(70,979)	(70,979)
Balance b/fwd	(438,094)	(438,094)	(438,094)	(438,094)	(366,526)	(437,505)
Balance c/fwd	(520,642)	(331,302)	(497,288)	(366,526)	(437,505)	(508,484)

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer- Housing and

Employability

Council: 9th March 2022

Subject: Housing Revenue Account (HRA) 2022/23 Budget Setting

1. Purpose

- 1.1** The purpose of this report is to seek Council approval of the updated HRA capital programme and the HRA 2022/23 revenue budget.

2. Recommendations

- 2.1** It is recommended that Council:

- i) Notes the progress made, per Appendix 1, in the HRA capital programme for 2021/22.
- ii) Agrees the updated five year capital programme of work set out in Appendix 2 inclusive of the Council's new house building programme and the overall resources to fund the programme.
- iii) Agrees the 2022/23 revenue budget as detailed in Appendix 3.
- iv) Notes the increase in the prudential reserve target for 2021/22 (from £0.923m to £0.940m).

3. Background

- 3.1** West Dunbartonshire Council (the Council) is the landlord for a stock of some 10,000 homes located in communities across West Dunbartonshire. In delivering this role, good quality, affordable, safe, secure and warm housing is fundamental to the health and well-being of individuals and families as well as the sustainability of local communities and the success of the local economy.
- 3.2** In June 2012 the Council took the decision to halt the partial stock transfer process and retain the housing stock and to address the challenges of improving homes and meeting housing need by:

- investing approximately £161 million to improve homes and meeting the Scottish Housing Quality Standard;
 - embarking on a programme of demolition and regeneration of sites; and
 - progressing a council house building programme.
- 3.3** In addition, through successive Strategic Housing Investment Plans (SHIP), supported by the Scottish Government's Affordable Housing Programme, more than 1,500 new social homes for rent will have been completed in West Dunbartonshire by the Council and its RSL partners in the period to February 2022. This includes 500 new council homes.
- 3.4** In considering the structure of the budget, consideration has been given to:
- Increasing revenue and reducing costs by:
 - focused strategic asset management of our council housing stock;
 - a housing led regeneration approach;
 - improving estate management generally; and
 - Improved void performance.
 - Financial Impact – ongoing implementation of various welfare reform changes and the emerging impact of the pandemic; and
 - Financing the investment required to meet the Energy Efficiency Standard for Social Housing (ESSH) and the wider climate change and energy efficiency agenda.
- 3.5** In preparing these estimates the following factors have been taken into account:
- Nil inflation has been assumed on all non-protected budget lines;
 - Provision has been made for a pay increase in line with Scottish Government's commitments on public sector pay;
 - A 4% turnover expectation has been applied to employee costs; and
 - A rent increase of 2% as approved by Council on 9 February 2022.

4. Main Issues

4.1 HRA Capital Investment

- 4.1.1** At Council on 3 March 2021, a 5 year programme of HRA capital work to 2025/26 was reported and approved. Progress on 2021/22 work is shown in Appendix 1. The overall slippage in 2021/22 is projected to be £11.386m (24%).
- 4.1.2** The HRA capital programme is derived from data from the current stock condition survey and our annual stock assessment exercise which was

reported to the Housing and Communities Committee in November 2020. The main drivers for the programme are for the Council to deliver on the key objectives of the Council's Better Homes Strategic Housing Asset Management Strategy and health and safety responsibilities. In addition to the core stock, the programme includes the Council's ambitious ongoing new house build programme 'More Homes West Dunbartonshire'.

- 4.1.3** Due to the long term nature of the Capital Investments, a 30 year financial business planning model is used to determine if these investments are affordable in the longer term taking account of expected inflation and debt interest rates.
- 4.1.4** This report outlines ambitious proposals for a major programme of investment in housing led regeneration and renewal in West Dunbartonshire that will not only significantly enhance the Council's housing stock but will also contribute to the wider transformation of West Dunbartonshire as a place, and will be central to the economic and social recovery of West Dunbartonshire in the face of the wider impacts of the pandemic.
- 4.1.5** The Council's new house build and housing supply programme 'More Homes West Dunbartonshire' will see significant resources invested in the creation and acquisition of new homes. The Council's commitment to increasing the housing supply, as evidenced within the Local Housing Strategy, is further reinforced through planned open market acquisitions and is incorporated into the future programme. The Council will also continue to support applications under the Scottish Government Mortgage to Rent Scheme. An expenditure budget of £100.996m for the affordable housing supply programme is factored into the 5 year capital plan, together with a projected minimum of £35.880m of Scottish Government Grant Funding available through the Affordable Housing Supply Programme. Therefore, there is a net capital cost to the HRA of £65.116m.
- 4.1.6** The new build programme will include the continuation of the current new build programme. It reflects the delivery of around 447 new Council homes in West Dunbartonshire under the 'More Homes West Dunbartonshire' strategic approach. Quarterly updates on progress including changes in programme will continue to be reported to the Housing and Communities Committee
- 4.1.7** The 5 year plan (Appendix 2) has now been rolled forward a year to 2026/27 and recognises progress made and any re-phrasings of projects and anticipated funding that have been necessary.
- 4.1.8** The investment will deliver an ongoing commitment to improving housing for tenants and future tenants of Council homes and will also support the delivery of wider Strategic Plan and Local Housing Strategy priorities, including:

- providing a pipeline of construction work with opportunities for job creation, community benefits, training and benefits to the local supply chain as a means of contributing to the wider pandemic economic recovery plan and with the potential to lever in significant external investment;
- contributing to the wider recovery plan from the pandemic, with the investment programme providing a catalyst for engagement with local communities in the development and delivery of these ambitious plans through our strong tenant participation mechanisms;
- Through our Better Homes approach ensuring the design and specification of improvements maximises opportunities to future proof homes, including the use of technology where practical and appropriate, and improve the health and wellbeing of tenants. Improving the quality of housing and the places people live helps to improve the quality of people's lives, with positive benefits for both physical and mental health and general wellbeing.
- Contributing to the Council's place-shaping agenda, providing a framework for improving the quality of the places where people live and supporting tenants to be actively involved in shaping change, impacting positively on the attractiveness of West Dunbartonshire as a place to live and encouraging economic investment.
- Improving the quality and appearance of neighborhoods and delivering a consistent and cost effective approach to the maintenance and management of areas. As well as benefiting local tenants and residents, this will bring positive benefits for a range of Council services, such as open space maintenance, waste collection and recycling. Improvements to the physical environment will encourage more people to use outside spaces (this is particularly important in the context of the pandemic) and encourage physical activity.
- Contributing to the achievement of climate change ambitions and the Council's Climate Change Strategy and addressing fuel poverty through the use of the highest standards of energy efficiency practices in new build construction and retrofit technologies, along with future proposed demonstration innovation projects which will be reported to the Housing and Communities Committee.

4.2 HRA 2022/23 Revenue Estimates

- 4.2.1** The 2022/23 HRA revenue estimates are attached as Appendix 3 and provides information on the breakdown of the budget and explanations for the main year on year variances. Note the rent increase of 2% approved at 9 February 2022 Council has been applied to these figures.

4.3 Reserves

4.3.1 At 31 March 2021, the HRA reserve was £7.364m, consisting of:

Reserves	£m
Regeneration of housing stock	3.559
Welfare Reform Reserve	0.500
COVID rent income provision	0.300
Provision – repairs backlog	1.282
To implement 1.5% rent rise	0.800
2021/22 Prudential reserve	0.923
Total	7.364

4.3.2 The standing Council policy is that an HRA Prudential Reserve of 2% of gross expenditure should be maintained. Based upon the recommended budget for 2022/23, this equates to £0.940m (previously £0.923m). The increase in the prudential reserve is therefore £0.017m for 2022/23. It is prudent to recommend that the budget for 2022/23 retains reserves at this level.

4.3.3 Council policy established a number of years ago is that surpluses will be earmarked for the purpose of regeneration of the housing stock unless specific provisions are required. At moment there is no surplus anticipated at year end but should this change between now and year end, any such surplus will be added to reserves.

4.3.4 Due to ongoing COVID funding available during 2021/22, it will not be necessary during 2021/22 to utilise the reserves set aside for Welfare Reform or rent assistance regarding COVID therefore these reserves will be retained. The other reserves are expected to be used in the course of 2021/22.

4.3.5 Therefore by 31 March 2022 the reserves are projected to be as follows:

Reserves	£m
Welfare Reform Reserve	0.500
COVID rent income provision	0.300
2022/23 prudential reserve	0.940
Total	1.740

4.3.6 In terms of the adequacy of reserves, the prudential level of reserves is viewed as being at an adequate level to deal with any unforeseen financial pressures to the budget, based on previous experience and future expectations specifically in relation to income streams. As can be seen, the level of reserve remains planned to meet the prudential level and is therefore judged as being adequate.

5. People Implications

- 5.1** There are no personnel issues.

6. Financial and Procurement Implications

- 6.1** The financial implications are as detailed within the report and appendices.
- 6.2** All procurement activity carried out by the Council in excess of £50,000 is subject to a contract strategy. The contract strategy for the HRA Capital Programme will be developed by the Corporate Procurement Unit in consultation with Housing officers. The contract strategy will include, but is not limited to; contract scope, service forward plan, the market, procurement model and routes – including existing delivery vehicles, roles and responsibilities, risks, issues and opportunities and on-going contract management. Opportunities to maximise the positive social, economic and environmental impact for the Council through the relevant procurement processes will be developed in line with procurement policy.

7. Risk Analysis

- 7.1** The key driver for determining rents for Council properties is the HRA investment plan. Failure to set rents consistent with the delivery of this plan will potentially result in insufficient funding being available to meet the aspirations highlighted above.
- 7.2** In producing the budget a number of assumptions have been made in relation to performance around rent recovery, voids and the impact of welfare reform. These issues will be closely monitored during 2022/23 and members advised of any significant variations that will impact materially on the sufficiency of the budget as proposed.
- 7.3** In terms of the capital programme, the main financial risks relate to:
- i) whether inflation increases costs, resulting in plans requiring to be reviewed upwards;
 - ii) Longer-term affordability requires to be considered in determining appropriate levels of capital funding.

Ongoing budgetary control processes will monitor the above issues and any issues will be reported to a future Council meeting for consideration.

8. Equalities Impact Assessment (EIA)

8.1 An EIA screening has been undertaken by officers and no issues were identified.

9. Consultation

9.1 A HRA budget scrutiny group (Joint Rent Group) is now well established involving tenant representatives. This group meet with Officers and the Convenor monthly and examines the HRA to ensure increased transparency and demonstrate Value for Money to tenants.

10. Strategic Assessment

10.1 The proposals contained in this report directly address all of the Council's strategic priorities. The investment in, and provision of attractive affordable housing will also indirectly support the objective of economic growth and employability through supporting employment and improving place attractiveness.

10.2 Proper budgetary control and sound financial practice are cornerstones of good governance and support Council and Officers to pursue the five strategic priorities of the Council's Strategic Plan. This report forms part of the financial governance of the Council.

Peter Barry
Chief Officer – Housing and Employability
Date: 24 February 2022

Person to Contact: Janice Rainey - Business Unit Finance Partner,
16 Church Street, Dumbarton, G82 1QL,
telephone: 01389 737704,
e-mail: janice.rainey@west-dunbarton.gov.uk

Alan Young - Housing Asset and Investment Manager,
Overburn Avenue, Dumbarton,
telephone: 01389 608950,
email: alan.young@west-dunbarton.gov.uk

Appendices: Appendix 1:HRA Capital Projects Forecast
Outturn and Slippage 2021/22
Appendix 2:HRA Capital programme Financial Year 2022/27
Appendix 3:2022/23 HRA Draft Revenue Estimates

Background Papers: EIA screening
Consultation Planning Sheet

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
CAPITAL PROJECTS FORECAST OUTTURN AND SLIPPAGE 2021/22

APPENDIX 1

	Budget	Forecast		Over /
		Outturn	Slippage	(Under)
RESOURCES	£000	£000	£000	Recovery
New Build Grant	5,000	5,155	0	(155)
Prudential Borrowing	34,820	24,447	0	10,373
SG - Gypsy Travellers Site Upgrades	91	91	0	0
Contribution towards Noise Insulation Project	96	96	0	0
CFCR	8,320	7,727	0	593
Total Resources	48,327	37,516	0	10,811

	Budget	Forecast		Over /
		Outturn	Slippage	(Under)
CAPITAL EXPENDITURE	£000	£000	£000	Spend
				£000
OTHER CAPITAL EXPENDITURE				
Special Needs	575	575	0	0
Capitalised Minor Works	691	691	0	0
Better Homes Priority Budget	446	446	0	0
Community Safety	17	17	0	0
QL Development	26	26	0	0
Airport Noise Insulation Scheme	192	0	192	0
Gypsy Travellers Site Upgrades	91	91	0	0
MAJOR COMPONENT REPLACEMENTS				
Targeted SHQS compliance works	100	0	0	100
Targeted EESSH compliance works	5,076	5,076	0	0
Building external component renewals	4,088	3,000	1,088	0
Doors/window component renewals	3,831	2,000	1,831	0
External stores/garages/bin stores	125	75	50	0
Secure entry component renewals	200	100	0	100
Statutory/regulatory compliance works	1,136	1,350	0	(214)
Heating improvement works	948	1,198	0	(250)
Energy improvements/energy efficiency works	108	108	0	0
Modern facilities and services	1,320	1,320	0	0
Non Traditional/Traditional Improvement Works	170	67	103	0
VOID CAPITAL				
Void house strategy programme	2,101	2,101	0	0
CONTINGENCIES				
Contingencies	100	100	0	0
STRUCTURAL & ENVIRONMENTAL				
Defective structures/component renewals	746	470	276	0
Environmental renewal	1,289	1,289	0	0
Asbestos management works	210	210	0	0
MSF Fire Risk Assessment Works	300	300	0	0
SUPPORT COSTS				
Direct Project Support	2,455	2,455	0	0
AFFORDABLE SUPPLY PROGRAMME				
Affordable housing supply programme	21,987	14,451	7,846	(310)
TOTAL	48,328	37,516	11,386	(574)

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
FINANCIAL YEAR 2022-27 DRAFT

	2022-23	2023-24	2024-25	2025-26	2026-27
	Annual Budget (excl Slippage)	Annual Budget	Annual Budget	Annual Budget	Annual Budget
	£000	£000	£000	£000	£000
CAPITAL EXPENDITURE					
OTHER CAPITAL EXPENDITURE	1,329	1,193	1,223	1,254	1,287
Special needs adaptations	474	485	497	509	522
Capitalised minor works	431	442	453	464	476
Better Homes Priority Budget	210	215	220	226	232
QL Development	185	20	21	22	23
Gypsy Travellers Site	30	31	32	33	34
Airport Noise	0	0	0	0	0
MAJOR COMPONENT REPLACEMENTS	10,920	10,679	10,946	11,218	11,497
Targeted SHQS /EESSE compliance works	4,115	3,705	3,798	3,893	3,990
Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp	2,972	3,047	3,123	3,201	3,281
Doors/window component renewals	1,615	1,656	1,697	1,739	1,782
External stores/garages/bin stores/drainage component renewals	43	44	45	46	47
Secure entry component renewals	43	44	45	46	47
Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)	108	110	113	116	119
Heating improvement works	969	993	1,018	1,043	1,069
Energy improvements/energy efficiency works	54	55	56	57	58
Modern facilities and services	1,000	1,025	1,051	1,077	1,104
Improvement works (Risk St)	0	0	0	0	0
VOID CAPITAL	2,000	1,538	1,576	1,615	1,656
Void house strategy programme	2,000	1,538	1,576	1,615	1,656
CONTINGENCIES	100	100	100	100	100
Contingencies	100	100	100	100	100
STRUCTURAL & ENVIRONMENTAL	2,331	2,389	2,450	2,511	2,021
Defective structures/component renewals	646	662	679	696	713
Environmental renewal works, paths/fences/walls/parking area's	969	993	1,018	1,043	1,069
Asbestos management works	215	221	227	233	239
Multi Story Flats (including Fire Risk Assessment Works)	500	513	526	539	0
AFFORDABLE SUPPLY PROGRAMME	27,736	33,462	15,524	13,175	10,655
Buy Backs	1,350	1,384	1,418	1,454	1,454
St Andrews School	600	0	0	0	0
Aitkenbar Primary School	245	0	0	0	0
Clydebank East	11,580	7,527	193	0	0
Dumbarton Harbour Ph 3	0	0	0	0	0
Queens Quay Site B	132	0	0	0	0
Queens Quay Site C	680	2,520	1,000	0	0
Pappert	3,526	2,351	0	0	0
Lilac Avenue	0	1,472	982	0	0
Bank Street	500	2,507	1,172	0	0
Clydebank Health Centre	800	3,812	2,319	0	0
Willox Park Phase1	2,142	1,428	0	0	0
Willox Park Phase2	0	0	3,780	2,520	0
Mount Pleasant	2,520	1,680	0	0	0
Silverton	340	1,260	500	0	0
Fees, Staffing Costs, contingency	801	801	801	801	801
Gap sites	2,520	6,720	3,360	0	0
Future New build sites	0	0	0	8,400	8,400
SUPPORT COSTS	2,504	2,554	2,605	2,657	2,711
Salaries/central support/offices	2,504	2,554	2,605	2,657	2,711
ANNUAL TOTAL EXPENDITURE	46,919	51,915	34,424	32,531	29,926

ANTICIPATED RESOURCES

	2022-23	2023-24	2024-25	2025-26	2026-27
	Annual Budget	Annual Budget	Annual Budget	Annual Budget	Annual Budget
	£000	£000	£000	£000	
New Build Grant Income					
New Build Grant	17,178	9,140	2,640	3,520	3,520
Prudential Borrowing	20,563	33,546	23,063	21,062	18,989
CFCR	9,179	9,228	8,722	7,949	7,418
TOTAL ANTICIPATED RESOURCES	46,919	51,915	34,424	32,531	29,926

DRAFT HRA ESTIMATES 2022/23

2020/21 Outturn £000	EXPENDITURE	2021/22 Estimate	P9 Probable Outturn	2022/23 Estimate	Movement year on year	Comments on Movement >£50,000
		£000	£000	£000	£000	
5,830	Employee Costs	6,272	6,230	6,690	418	Provision for anticipated employee pay award, increments and additional staff requirements . Also £0.050m added to reflect new national insurance rates .
1,742	Property Costs	1,917	1,837	2,030	113	Utilities increase to reflect rising prices £0.075m, remaining increase is due to general inflation on rents and insurance
82	Transport Costs	110	83	112	2	
384	Supplies, Services and Admin	394	389	395	1	
2,547	Support Services	2,677	2,599	2,724	47	
531	Other Expenditure	498	498	532	34	
8,689	Repairs & Maintenance	12,872	12,686	12,942	70	Repairs inflation £0.470m , offset by Tenant Priority Budget reducing by £0.400m following rent consultation with tenants and noted at Council meeting in February . Note this £0.400m has been added on to the EESH budget in Capital Appendix 2
611	Bad Debt Provision	971	672	971	-	
1,396	Void Loss (Council Tax/Lost Rents)	737	1,355	946	209	Assumes void numbers returns to lower levels during 2022/23.
18,919	Loan Charges	19,699	19,699	19,676	-23	Adjusted to reflect most up to date borrowing costs figures
40,731	Total Expenditure	46,147	46,048	47,018	871	
42,439	House Rents	44,419	44,267	45,215	796	2% rent increase plus additional income from newly tenanted new builds
208	Lockup Rents	209	202	210	1	
1,212	Factoring/Insurance Charges	1,235	1,266	1,316	81	Annual fee increase applied
114	Other rents	114	115	115	1	
25	Interest on Revenue Balance	70	71	55	-15	
172	Miscellaneous Income	100	131	107	7	
44,170	Total Income	46,147	46,053	47,018	871	
(3,439)	Net Expenditure	0	(5)	0	0	