

Agenda Item	5
Report No	WRSL/003/23

HIGHLAND COUNCIL

Committee: Wester Ross, Strathpeffer and Lochalsh Committee

Date: 20 February 2023

Report Title: Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme 22-23 Update and 23-27 Programme

Report By: Executive Chief Officer Housing and Property

1 Purpose/Executive Summary

1.1 This report provides an update on the Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme for 2022-23 and the proposed investment priorities for 2023-27

2 Recommendations

2.1 Members are invited to:

- I. **NOTE** the update on the 2022-23 Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme at section 5 of the report.
- II. **NOTE** the resources available to Wester Ross, Strathpeffer and Lochalsh at 6.7
- III. **AGREE** the proposed investment priorities in the HRA Capital Programme for Wester Ross, Strathpeffer and Lochalsh 2023-27 as set out in **Appendix 1**.
- IV. **NOTE** that updates on the Housing Revenue Account Capital Programme will continue to be provided through ward briefings and at future Local Committees as requested by local Members, in addition to reporting to Housing and Property Committee.

3 Implications

3.1 **Resource** - is discussed in the report.

3.2 **Legal** - there are no specific legal implications arising from this report.

3.3 **Community (Equality, Poverty and Rural)** - there are no specific implications arising from this report.

3.4 **Climate Change / Carbon Clever** - continuing investment in heating and energy

efficiency in council housing will help meet council objectives in relation to fuel poverty and climate change.

3.5 **Risk** - implications to the budget position, and budget assumptions, will be kept under regular review and any risks identified to future Committee.

3.6 **Gaelic** - there are no implications arising as a direct result of this report.

4 Background

4.1 The 2022-2027 HRA capital plan was approved by Members of the Housing and Property Committee on 15 December 2021. The plan set out the 5-year planned investment on HRA housing stock across Highland.

4.2 This report provides an update on the current year (2022-23) HRA Capital Programme for Wester Ross, Strathpeffer and Lochalsh and outlines the planned programme or 2023-27.

5 2022-23 Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme Update

5.1 Progress against the mainstream HRA programme has been affected by the long-term impact of the Covid-19 restrictions that suspended all capital works in Council housing until the lifting of restrictions in April 2021.

5.2 As reported to Highland Council on 27 October 2022, the construction industry at both a Highland and at a national level continues to experience labour and materials shortages. These issues are causing longer lead-in times, higher prices, and price volatility. However, works have been progressing well on site across Highland over recent months and all previously committed to works will be completed.

5.3 Q3 outturns for the HRA Capital Programme are being reported to Housing and Property Committee on 26 January 2023.

6 Development of the HRA Capital Programme 2023-27

6.1 The proposed Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme 2023-27 at **Appendix 1** has been developed in line with the agreed principles within the 2022-2027 HRA Capital Plan approved at Housing and Property Committee on 15 December 2021.

6.2 The guideline principles within the 2022-2027 HRA Capital Plan were as follows:

- a life-cycle based approach to major component replacement, which prioritises replacement of kitchens, bathrooms, windows and doors based on the last installation date recorded on the Housing Information System, adjusted through area knowledge on other relevant stock condition information;
- a programme of heating and energy efficiency work based on compliance where feasible with the Scottish Government's new Energy Efficiency Standard for Social Housing (ESSH). It is expected that the ESSH programme will be based on generic measures to certain house types rather than specific measures based on individual property energy efficiency assessments;

- an allowance for structural work to roofs, chimneys and external fabric of properties;
- an allowance for environmental improvement works
- continued funding of equipment and adaptations to allow disabled and elderly tenants to remain in their current tenancy.

6.3 The starting point for HRA capital planning is to estimate a reasonable level of expenditure required given the Highland housing stock. In order to establish this as objectively as possible the Council undertook an analysis of Highland housing stock based on a standard set of “Major Repairs Allowances” published by the UK Government Department for Communities and Local Government, adjusted for projected annual BCIS indices (contract price inflation).

6.5 This method provides standard investment allowances per house based on house type and construction. These allowances are based on the costs of standard life cycle replacement of major building elements.

6.6 The HRA Capital Plan for 2022-2027 used this method to assess a level of expenditure required for our housing stock, disaggregated to an area level.

6.7 This has identified the following level of investment for the Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme for 2023-2027:

Table 1: Wester Ross, Strathpeffer and Lochalsh 2023-2027 HRA Capital Programme Resources

Year	Mainstream Investment	Aids and Adaptations	Total
2023/24	£653,752	£27,000	£680,762
2024/25	£678,087	£27,000	£705,087
2025/26	£700,904	£27,000	£727,904
2026/27	£721,841	£27,000	£748,841

6.8 This funding is based on a number of assumptions including estimated capital borrowing costs. Loan Charges for all borrowing used to fund HRA capital investment are funded through HRA Revenue. As reported to Housing and Property committee on 26 January 2023, it was recommended that a review of the current HRA Capital Plan be undertaken this year to assess the affordability of the current plan and whether the investment levels are sustainable.

6.9 Detailed revenue estimates and updated projections will continue to be provided to Housing and Property Committee.

6.10 A key feature of developing the programme for 2023-27 has been identifying individual area priorities through discussion with Members, local maintenance teams and tenants, in addition to analysis of stock data and information. Priorities have been identified for the Wester Ross, Strathpeffer and Lochalsh area at a local level, with the projects defined within the programme aimed at meeting the locally identified priorities.

- 6.11 Members will note that the proposed Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme for 2023-27 identifies and recommends a key priority of investment in energy efficiency works on our housing stock. This reflects the strategic commitment towards increased spend on heating/energy efficiency measures to assist with improving the energy efficiency of the housing stock.
- 6.12 The Scottish Government has committed to a review of EESSH2 in response to national concerns as to the affordability and deliverability of energy works during a time of increasing market and construction and energy industry uncertainty. Recommendations on our approach to improving the energy efficiency of our stock will be submitted to a future Housing and Property Committee. The Council's Climate Change Committee will also be reviewing our net zero commitments which may impact on future capital programming and policy.
- 6.13 Members will continue to be updated on progress against the current year programme through ward business meeting updates and committee reports on request.

Designation: Executive Chief Officer Housing and Property

Date: 8 February 2023

Author: Jonathan Henderson, Housing Investment Officer

Appendix 1

Wester Ross, Strathpeffer and Lochalsh HRA Capital Programme 23-27

	23-24	24-25	25-26	26-27		
Equipment and adaptations					Total	Comments
Equipment and adaptations Wester Ross, Strathpeffer & Lochalsh	£27,000	£27,000	£27,000	£27,000	£108,000	Works on demand following referrals from Occupational Therapists
Equipment and adaptations Total	£27,000	£27,000	£27,000	£27,000	£108,000	
Major Component Replacement						
Kitchen & bathrooms replacements	£50,000	£50,000	£50,000	£50,000	£200,000	Kitchen and bathrooms carried out on demand through local team
Rewiring	£50,000	£50,000	£50,000	£50,000	£200,000	Rewiring programme identified through interrogation of cyclical electrical check information
Major Component Replacement Total	£100,000	£100,000	£100,000	£100,000	£400,000	
Heating/energy efficiency works						
Heating and energy efficiency works Wester Ross, Strathpeffer & Lochalsh	£238,386	£260,278	£280,813	£299,656	£1,079,133	4 year energy efficiency works programme to focus on E, F and G rated properties along with replacement of oldest inefficient heating systems. Insulation works and solar installations
One-off heating replacements	£25,000	£25,000	£25,000	£25,000	£100,000	One-off heating replacements due to system failures, undertaken through local team.
Windows and doors replacements	£100,000	£100,000	£100,000	£100,000	£400,000	Windows and doors replacement programme Wester Ross, Strathpeffer and Lochalsh
One-off Windows and doors/external fabric replacements	£25,000	£25,000	£25,000	£25,000	£100,000	One-off windows and doors replacements
Heating/energy efficiency works Total	£388,386	£410,278	£430,813	£449,656	£1,679,133	
External Fabric (major component replacement)	£0					Comments
Roofing works	£100,000	£100,000	£100,000	£100,000	£400,000	Roofing Works Strathpeffer phase 1

External Fabric works Total	£100,000	£100,000	£100,000	£100,000	£400,000	
External fabric (environmental improvements)	£0					Comments
Environmental improvements Ward 5	£32,688	£33,904	£35,045	£36,092	£137,730	Member led budget. Priority environmental capital projects identified through engagement with local team
Environmental improvements Total	£32,688	£33,904	£35,045	£36,092	£137,730	
Contingencies	£32,688	£33,904	£35,045	£36,092	£36,092	Contingency to support unplanned spend
Total Aids and Adaptations	£27,000	£27,000	£27,000	£27,000	£108,000	
Total mainstream budget	£653,762	£678,087	£700,903	£721,840	£2,754,592	
Overall programme total	£680,762	£705,087	£727,903	£748,840	£2,862,592	