



We have reviewed our financial projections to consider the level of rent increase that would be required to fund our housing activities in 2020/21.

Our review took account of the income we need to continue providing you with a good quality housing service and to improve your home to a high standard. The increase will ensure that our activities continue to be affordable and sustainable.

In February 2020, the Council agreed to increase the rents for its domestic properties by 3% with effect from 06 April 2020. This equates to an average rent increase of £1.79 for existing tenants.

The additional revenue that we raise from this increase will be used to fund our new build housing programme and to maintain and improve the housing services that we provide to you.

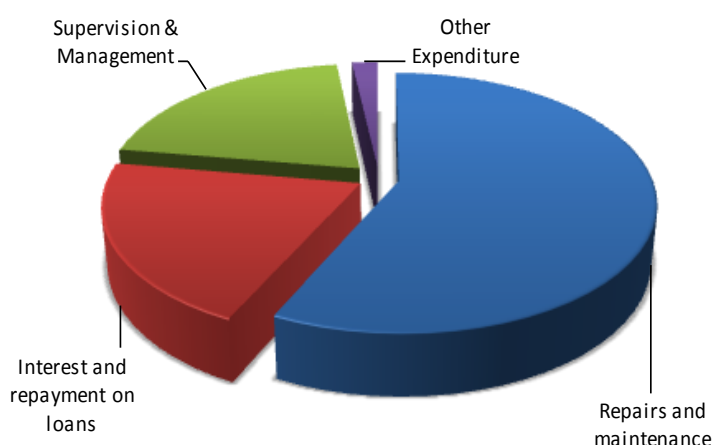
INCOME 2020/21

Rent & other payments	
99.4%	£20,444,000
Bank balances & interest	
0.2%	£37,000
Other income	
0.4%	£90,000

Total **£20,571,000**

EXPENDITURE 2020/21

Repairs & maintenance	
57.1%	£11,774,000
Interest & repayment on loans	
20.5%	£4,236,000
Supervision & Management	
20.5%	£4,239,000
Other Expenditure	
1.9%	£394,000
Total	£20,643,000



During 2020/21 our priorities will be:

- Improving our properties to meet the “Energy Efficiency Standard for Social Housing”. (EESH)
- Increasing the number of heating replacements with highly efficient systems
- Replacement of smoke/CO2 detectors where appropriate, to comply with new legislation
- Upgrading property elements in our properties: Kitchens, windows and bathrooms
- During 2020/21, we will be spending £16,876,000 on the repair, maintenance and improvement of our housing stock
- Investment of £18,454,000 building 50 new houses, followed by 50 each year for the next two years.

ACCESS POINT LOCATIONS

Buckie Access Point
13 Cluny Square
Buckie
AB56 1AJ

Elgin Access Point
10 High Street
Elgin
IV30 1BY

Forres Access Point
High Street
Forres
IV36 1BU

Keith Access Point
The Resource Centre
26 Mid Street
Keith

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