

**REPORT TO: POLICY AND RESOURCES COMMITTEE – 26 JANUARY 2015**

**REPORT ON: FIVE YEAR HOUSING CAPITAL BUDGET FROM 2015/16 TO 2019/20**

**REPORT BY: DIRECTOR OF CORPORATE SERVICES / DIRECTOR OF HOUSING**

**REPORT NO: 19-2015**

**1. PURPOSE OF REPORT**

- 1.1. The report sets out the revised 5 year Housing Capital Estimates which will allow the Council to maintain the housing stock at Scottish Housing Quality Standard. The estimates also take into account future targets under the Energy Efficiency Standard for Social Housing (ESSH).

**2. RECOMMENDATIONS**

- 2.1. Committee is asked to:

- a. Approve the Housing Capital Budget for 2015/16-2019/20.
- b. Approve the action as detailed in paragraph 4.
- c. Instruct the Director of City Development, in conjunction with the Director of Housing, to invite offers for the projects included in these Capital estimates and to authorise the Director of Housing, and the Director of City Development to continue with established methods of procurement and develop new initiatives where these are necessary to achieve the value for money required to maintain the Scottish Housing Quality Standard (including partnering arrangements with contractors, where appropriate), and meet ESSH targets as set by the Scottish Government.
- d. Authorise the Director of Housing to accept offers as detailed in paragraph 4.3.

**3. FINANCIAL IMPLICATIONS**

- 3.1. The Council is funding the Capital Programme through a combination of borrowing and capital receipts. The budget for 2015/16 has been set at £18.565m. Included in the budget are capital receipts of £4.211m.

- 3.1.1. The 2015/16 Housing Capital budget is based on:

- a. Prudential Borrowing of £12.666m to fund the capital programme.
- b. Capital receipts amounting to £1.620m from Council House Sales.
- c. An allowance for slippage on capital and capital receipts of £1.688m.
- d. Sale of last house in block of £0.850m.
- e. Land Receipts amounting to £1.741m.

**4. MAIN TEXT**

- 4.1. This report has been prepared and the estimates reconfigured in order to ensure that the council housing stock continues to meet the Scottish Housing Quality standard. The estimates include projects which ensure compliance with the energy Efficiency Standard for Social Housing (ESSH) by 2020.

Figures for 2015/16 include carry forward of expenditure from 2014/15.

4.2. Projects are shown as estate developments. The Director of City Development will prepare contract documents and will update the addresses by excluding sold houses and houses with an application to purchase, just prior to pricing. The project report will be approved by Housing Committee and will give final details of addresses.

4.3. The following programmes have no addresses as yet and will be dealt with in the following way:

4.3.1. **Disabled Adaptations**

Committee is asked to authorise the Director of Housing to identify individual addresses and, in conjunction with the Director Corporate Services, to incur expenditure within the budget allowance.

The Director of Housing in conjunction with the Director of Corporate Services, will have delegated authority to accept offers up to £25,000 per house as a direct award to Environment Department Contract Services (EDCS).

Offers over £25,000 for disabled adaptations (that have been achieved through a tender process) will be approved by Chief Officers, in conjunction with the Convener of Housing, because of the urgency of meeting the need of individual disabled persons.

4.3.2. **Surveys, Urgent Works, Pilot Projects, Urgent Roof Replacements**

Stock surveys are an essential part of assessing the condition of the housing stock and planning ahead. During the course of survey inspections, urgent works are identified, e.g. roofs. In order to reduce the administrative delays, Committee is asked to authorise expenditure on urgent works, eg roofs, up to amounts detailed in the estimates.

Committee is asked to authorise the Director of Housing to instruct the Director of City Development on locations for surveys and pilot projects and previous deletions. The fees for such are included within the sums for each item.

4.4. **Kitchens and Bathrooms**

The kitchen and bathroom programme will be complete by March 2015. Any non access properties will be addressed in forthcoming years.

4.5. **Climate Change/Energy Efficiency**

4.5.1. Provision of £4.048m has been made in 2015/16 for the completion of external insulation projects to solid wall properties. This is being funded in partnership with Energy Companies ECO funding and Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS-ABS) funding of £1.959m from the Scottish Government. This work will include owner occupiers and Council tenants. The Council will maximise external funding sources including the Energy Company Obligation (ECO) from utilities companies and Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS-ABS) to facilitate owners involvement. An opportunity to bid for further HEEPS funding in February 2015 will potentially provide additional resources for this programme.

We are awaiting further guidance from the UK Government on how the ECO funding will be distributed in future.

4.6. **Stock Information Database**

The Stock Condition Survey carried out by John Martin Partnership in 2007 continues to be updated through inspection and following capital and revenue works. The Stock Information Database has provided information for the most recent SHQS Returns to the Scottish Housing Regulator and has been utilised in preparing the estimates. In addition, the John Martin Partnership has recently carried out a 5% validation survey of the DCC housing stock to confirm that the data held within the stock data base remained reflective of the condition of the properties.

John Martin Partnership concluded that there is a good match between the validation survey data and the core data held within the DCC database.

They report there is clear evidence that the original core data has been kept up to date to account for completed works or ongoing survey work. The database will continue to be utilised to demonstrate ongoing compliance with SHQS.

#### 4.7. **Other Assumptions**

These estimates take account of the new Energy Efficiency Standard for Social Housing (EESH). The guidance for which was published in March 2014. The EESH sets a single minimum energy efficiency rating to be achieved that varies dependant on dwelling type and fuel type used for heating. The ratings reflect the difficulty in heating certain types of homes. The standard must be met by December 2020 but is not prescriptive on methods of reaching the standard. There will be an overall review of EESH by the Scottish Government in 2017 to assess costs of meeting the standard and any potential risk to Landlords.

A total of £17.286m has been included in these estimates for the provision of external wall insulation to hard to heat homes within the period to 2020. This funding will be supplemented by HEEPS and ECO funding.

The projected capital resources allow for continuing Right to Buy sales up to 2016/17, following the abolition of Right to Buy in August 2016.

#### 4.8. **Prudential Indicators**

The Prudential Code requires the Director of Corporate Services to prepare a set of indicators that demonstrate that the Housing Revenue Account's Capital Plan is affordable and prudent. These are shown in the Appendix to this report. The information contained within the Appendix only reflects updated information based on the Housing Capital Plan for 2015-20, a further update will be prepared and reported to Policy and Resources Committee on the 9 February 2015 to reflect the General Services Capital Plan 2015-20.

The Indicators demonstrate that the Capital Plan 2015-2020 is indeed affordable and prudent. An explanation of the Prudential Indicators, as shown in the Appendix, is shown below.

##### Level of Capital Expenditure

This indicator measures affordability and gives a basic control of the Council's capital Expenditure.

##### Ratio of Financing Costs to Net Revenue Stream

This indicator measures affordability. The measure includes both current and future commitments based on the Capital Plan and shows the revenue budget used to fund the financing costs of capital expenditure.

Variations to the ratio imply that the proportion of loan charges has either increased or decreased in relation to the total funded from Housing Rents.

##### Estimate of Incremental Impact of Council Investment Decisions on the Housing

This is also a measure of affordability. It shows the relative impact of the capital programme on the Housing Rents.

##### Treasury Management Indicators

The indicators shown in the Appendix to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2014-2019.

6 **POLICY IMPLICATIONS**

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

7 **CONSULTATION**

The Chief Executive, Director of Corporate Services and all other Chief Officers, the DFTA, Scottish Housing Quality Standard Focus Group and Dundee Association of Council House Owners have been consulted in the preparation of this report. No concerns were expressed.

8 **BACKGROUND PAPERS**

None.

**ELAINE ZWIRLEIN**  
**DIRECTOR OF HOUSING**

**8 January 2015**

**MARJORY STEWART**  
**DIRECTOR OF CORPORATE SERVICES**

**8 January 2015**

**DUNDEE CITY COUNCIL  
PRUDENTIAL CODE INDICATORS - TREASURY MANAGEMENT INDICATORS**

Adoption of Revised CIPFA Treasury Management Code of Practice 2011

Yes

**Upper limit for variable and fixed rate exposure**

	Net principal re variable rate borrowing / investments	Net principal re fixed rate borrowing / investments
2014/15	30%	100%
2015/16	30%	100%
2016/17	30%	100%
2017/18	30%	100%
2018/19	30%	100%
2019/20	30%	100%

**Actual external debt (£000)**                      2013/14                      £446,236

**Maturity structure of fixed rate borrowing 2014/15**

Period	Lower %	Upper %
Under 12 months	0	10
12 months & within 24 months	0	15
24 months & within 5 years	0	25
5 years & within 10 years	0	25
10 years +	50	95
Upper limit for total principal sums invested for over 364 days	n/a	No sums will be invested longer than 364 days

**External debt, excluding investments, with limit for borrowing and other long term liabilities separately identified**

	Authorised Limit			Operational Boundary		
	Borrowing £000	Other £000	Total £000	Borrowing £000	Other £000	Total £000
2014/15	489,000	77,000	566,000	464,000	77,000	541,000
2015/16	528,000	75,000	603,000	503,000	75,000	578,000
2016/17	548,000	73,000	621,000	523,000	73,000	596,000
2017/18	556,000	71,000	627,000	533,000	71,000	604,000
2018/19	n/a	69,000	n/a	n/a	69,000	n/a
2019/20	n/a	67,000	n/a	n/a	67,000	n/a

## PRUDENTIAL CODE INDICATORS - PRUDENTIAL INDICATORS

	Capital Expenditure			Ratio of financing costs to net revenue stream	
	Non-HRA £000	HRA £000	Total £000	Non-HRA	HRA
2014/15	82,323	17,539	99,862	7.6	42.9
2015/16	83,286	16,877	100,163	7.6	42.9
2016/17	67,872	14,810	82,682	7.5	41.7
2017/18	41,303	13,575	54,878	7.5	41.1
2018/19	n/a	13,890	n/a	n/a	41.6
2019/20	n/a	13,200	n/a	n/a	41.8

	Net Borrowing Requirement (NBR)			Capital Financing Requirement (CFR)			
	1 April £000	31 March £000	Movement £000	Non-HRA £000	HRA £000	Total £000	Movement £000
2014/15	439,391	460,000	20,609	317,000	183,000	500,000	15,692
2015/16	460,000	498,000	38,000	353,000	185,000	538,000	36,000
2016/17	498,000	518,000	20,000	373,000	185,000	558,000	20,000
2017/18	518,000	526,000	8,000	381,000	185,000	566,000	8,000
2018/19	n/a	n/a	n/a	n/a	183,000	n/a	n/a
2019/20	n/a	n/a	n/a	n/a	182,000	n/a	n/a

	NBR v CFR Difference
	Total £000
2014/15	40,000
2015/16	40,000
2016/17	40,000
2017/18	40,000
2018/19	n/a
2019/20	n/a

Incremental Impact of Capital Investment Decisions	
Increase in council tax (band D) per annum £	Increase in average housing rent per week £
0.54	0.27
2.96	0.21
3.27	(0.02)
3.50	(0.04)
n/a	(0.14)
n/a	(0.21)

**Dundee City****HOUSING HRA CAPITAL PLAN 2015-20**

<b>PROJECTED CAPITAL RESOURCES</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
1. Capital Expenditure Funded from Borrowing	12,666	10,740	11,789	11,783	11,002
2. Capital Receipts - Council House Sales	1,620	1,850	0	0	0
3. Capital Receipts - Land Sales	1,741	1,370	936	1,257	1,352
4. Capital Receipts - Sale of Last House in Block	850	850	850	850	850
	<b>16,877</b>	<b>14,810</b>	<b>13,575</b>	<b>13,890</b>	<b>13,200</b>
5. Slippage at 10%	1,688	-			
<b>TOTAL PROJECTED CAPITAL RESOURCES</b>	<b>18,565</b>	<b>14,810</b>	<b>13,575</b>	<b>13,890</b>	<b>13,200</b>
<b>Note:</b> Council House Sales	45	50	NIL	NIL	NIL
Average Selling Price	£36,000	£37,000			

**DUNDEE CITY COUNCIL**

**CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure	Page No	Estimated Total Cost	Actual Prior to 31/03/15	PRICE BASE: CASH OUTTURN PRICES				
				15/16	16/17	17/18	18/19	19/20
<b>SHQS CAPITAL</b>								
<b>Free from Serious Disrepair</b>								
Roof	4	11454	0	1578	2560	2216	2550	2550
Roughcast	7	500	0	100	100	100	100	100
Windows	8	5440	10	1386	1144	1000	1000	900
<b>Energy Efficient</b>								
External Insulation and Cavity Fill	9	17286	0	4048	3256	3082	3670	3230
Heating Replacement	11	17423	0	3274	3527	3622	3500	3500
Boiler Replacement	17	250	0	50	50	50	50	50
Renewables Initiatives / Gas Services	18	1500	0	300	300	300	300	300
<b>Modern Facilities and Services</b>								
Individual Shower Programme	19	150	0	30	30	30	30	30
<b>Healthy, Safe and Secure</b>								
Door Entry System / Secure Doors	20	1100	0	400	200	200	150	150
Door Entry Replacement	0	200	0	0	0	0	100	100
Fire Detection	21	965	0	165	200	200	200	200
Lift Replacement	21	2350	0	1000	500	500	250	100
Security and Stair Lighting	21	600	0	200	70	100	115	115
CCTV / Landlord supply Lighting (MSD)	21	962	0	962	0	0	0	0
Electrical Upgrading		1000	0	200	200	200	200	200
Soundproofing	21	150	0	30	30	30	30	30
<b>Miscellaneous</b>								
Fees	22	50	0	10	10	10	10	10
Gas Pipe Replacement	22	300	0	300	0	0	0	0
Disabled Adaptations	0	3750	0	750	750	750	750	750
<b>Increased Supply of Council Housing</b>	23	10210	0	3710	2000	1500	1500	1500
<b>Demolitions</b>	25	1027	0	522	505	0	0	0
<b>Owners Receipts</b>	27	-3367	0	-600	-772	-465	-765	-765
<b>Community Care</b>		0						
Sheltered Lounge Upgrades	28	750	0	150	150	150	150	150
<b>TOTAL</b>		<b>74050</b>	<b>10</b>	<b>18565</b>	<b>14810</b>	<b>13575</b>	<b>13890</b>	<b>13200</b>





**DUNDEE CITY COUNCIL**

**NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure	Page No	Estimated Total Cost	Actual Prior to 31/03/15					
				15/16	16/17	17/18	18/19	19/20
SUMMARY								
<b>SHQS CAPITAL</b>								
<b>Free from Serious Disrepair</b>								
Roofs		11,454	-	1,578	2,560	2,216	2,550	2,550
Roughcast		500	-	100	100	100	100	100
Windows		5,440	10	1,386	1,144	1,000	1,000	900
<b>Energy Efficient</b>								
External Insulation and Cavity		17,174	-	3,936	3,256	3,082	3,670	3,230
Heating, Kitchen, Bathrooms		17,173	-	3,024	3,527	3,622	3,500	3,500
Boiler Replacement		250	-	50	50	50	50	50
Renewables initiatives Gas Supply		1,500	-	300	300	300	300	300
<b>Modern Facilities &amp; Services</b>								
Individual Shower Programme		150	-	30	30	30	30	30
<b>Healthy, Safe &amp; Secure</b>								
Fire Detection		965	-	165	200	200	200	200
Security & Stair Lighting		600	-	200	70	100	115	115
CCTV/ Landlord supply Lighting (MSD)	0	962	-	962	0	0	0	0
Controlled Entry (Door Entry Systems , Secure Door)		1,000	-	300	200	200	150	150
Door Entry Replacement		200	-	0	0	0	100	100
Lift Replacement		2,350	-	1,000	500	500	250	100
Electrical Upgrading Various Locations		1,000	-	200	200	200	200	200
Soundproofing		150	-	30	30	30	30	30
<b>Miscellaneous</b>								
Fees		50	-	10	10	10	10	10
Gas Pipe Replacement		300	-	300	-	-	-	-
Disabled Adaptations		3,750	-	750	750	750	750	750
<b>Increase Supply of Council Housing</b>								
New Build		10,210	-	3,710	2,000	1,500	1,500	1,500
<b>Demolitions</b>		767	-	262	505	-	-	-
<b>Owners Receipts</b>		-3367	0	-600	-772	-465	-765	-765
<b>Community Care</b>								
Sheltered Lounge Upgrades		750	-	150	150	150	150	150
<b>TOTAL</b>		<b>73328</b>	<b>10</b>	<b>17,843</b>	<b>14810</b>	<b>13575</b>	<b>13890</b>	<b>13200</b>

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Arklay Street 2nd (cf ewi page)	728		728				
Wester Clepington Small's Wynd 15 , 17 , 19 Caird Avenue ; Marryat Terrace	280		280				
Camperdown 2nd Ph 2 18 , 34 , 38 1 , 7 , 9 Brownhill Place 7, 14 , 18, Brownhill Street 7 , 13 Liff Crescent	110		110				
Camperdown 7th Ph 1 89 , 91 Balgarthno Road ; 2 , 4 , 6 , 8 , 10 , 12 Gourdie Road	280		280				
Clement Park 2nd Ph 4 52 Foggyley Gardens ; 14 Lansdowne Place ; 11,15 Lansdowne Square	40		40				
Corso 2nd Ph 3 4,6,8,10,12 Abbotsford Place	140		140				
Corso 2nd Ph 4 3 , 5 , 7 , 9 Abbotsford Place	130			130			
Craigie 5th Ph 3 3,7 Aboyne Avenue 6,8,10 Huntly Road	165			165			
Douglas & Angus 2nd Ph 1 10 , 12 , 14 , 16 Ballindean Terrace	130			130			
Douglas & Angus 12th ; Ph 1 8 , 10 , 12 Ballindean Road	95			95			
Fairbairn Street ; Phase 1 6 Arklay Street ; 2 , 4 , 6 Fairbairn Street	130			130			
Fleming Gardens Ph 6 110,112 Arklay Street 2-8 Fleming Gardens East 1,3,17,19 Fleming Gardens North 2,16 Fleming Gardens South 1,3,5 Fleming Gardens West 7-11, 8-12 Hindmarsh Avenue	220			220			
Law Crescent ; Phase 1 4 , 6 , 14 , 16 Kenmore Terrace ; 39 , 47 , 49 Lawside Road	130			130			

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Camperdown 7th Ph 2 78, 80, 82, 84, 86 Balgarthno Road	170			170			
Camperdown 11th Ph 1 40,42,44 Craigmount Road	95			95			
Clement Park 2nd Ph 3 25,27,29,31 Foggyley Gardens	130			130			
Corso 2nd Ph 5 22 ,24 Abbotsford Street	60			60			
Craigie 5th Ph 4 41 , 43 , 53 , 63 Huntly Road	70			70			
Craigie Drive 3rd 68 , 70 , 72 , 76 , 80 Craigie Drive ; 2 , 8 , 12 , 14 1 , 3 , 5 , 7 , 9 , 15 Southampton Road	140			140			
Douglas & Angus 2nd Ph 2 110, 112, 114 Ballindean Place ; 9 Ballindean Terrace	130			130			
Douglas & Angus 12th Ph2 11, 13, 15 Balmedie Drive	95			95			
Fairbairn Street ; Phase 2 8, 10, 12, 14 Fairbairn Street	130			130			
Law Crescent ; Phase 2 18,20,22,24,26,19,21,23,25,27,29 Kenmore Terrace	210			210			
Linlathen 1st Ph 6 2 , 4 , 6 ,( 8 , 10 , 12 , 14 ) , 18 Glenconnor Drive 28 , 30 , 32 , 36 , 38 , 40 , 42 , 44 , 49 , ( 51 , 53 , 55 , 57 ) , 61 , 63 , 65 , 69 , 71 , 77 , 79 , 81 , 83 Mossgiel Crescent 21,23,25,27 Mossgiel Place ; 88 , 90 , 92	330			330			
Linlathen 1st ; Phase 7 ( 7 , 9 , 1 , 13 , ) 15 , 19 , 6 , 8 , 10 , 12 Alloway Terrace ; 5 , 9 , 11 , 13 , 17 , 19 , 21 , 25 , ( 27 , 29 , 31 , 33 ) 35 , 37 , 39 , 41 , ( 4 , 6 , 8 , 10 ) , 14 , 16 , 18 Mossgiel Crescent ; 3 , 5 , 7 , 9 Mossgiel Place 3 , 7 , 9 , 11 , 15 , 17 Pitkerro Drive ; 64 , 66 , 68 , 70 , 72 , 74 , 76 , 78 Pitkerro Road	450					450	

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Mains of Fintry 3rd Ph 3 3, 10, 14, 16, 19, 21, 22, 26, 31, 32, 37, 39 Finlarig Place	120				120		
St Mary's 10th Ph 1 17, 19, 21, 23 St. Clement Place ; 17, 19 St. Dennis Terrace	210				210		
Strathmore Street 2nd Ph 4 9 – 15, 25 – 31, 33 – 39, 41 – 47 Hamilton Street ; 50 – 56, 58 – 64, 66 – 72, 74 – 80 Strathmore Street	160				160		
Tullideph Tenements Ph 3 7 Tullideph Road ; 2, 4, 6, 8 Tullideph Street	175				175		
Camperdown 1st Ph 1 26, 28, 30, 36, 38, 15, 17 Buttars Place	186				186		
Camperdown 2nd Ph 3 2, 10, 14, 22, 29, 31, 41 Buttars Place; 28, 42, 44, 46 Buttars Road; 4, 13 Buttars Street	130				130		
Camperdown 11th Ph 2 43, 45, 47 Craigmount Road	74				74		
Craigiebank 1st 4 Crombie Terrace; 5, 7 Dean Avenue; 4, 70, 39, 67, 71 East Haddon Road	80				80		
Douglas & Angus 2nd Ph 3 54, 56, 58 Ballantrae Place; 2, 4 Ballantrae Terrace	130				130		
Douglas & Angus 6th Ph 1 39, 41 Balmerino Road; 127, 129 Balunie Drive	102				102		
Douglas & Angus 12th Ph 3 3, 5, 7 Balmedie Drive	74				74		
Fairbairn Street ; Phase 3 16, 18, 20 Fairbairn Street	74				74		
Law Crescent 1st Ph 3 146, 150 Byron Street; 32, 36, 38, 42, 44, 31, 33, 37, 39 Kenmore Terrace	251				251		
Other locations	5100					2550	2550
<b>Total</b>	11454	0	1578	2560	2216	2550	2550

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roughcast	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Public safety	500		100	100	100	100	100
<b>Total</b>	500	0	100	100	100	100	100

## DUNDEE CITY COUNCIL

## CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Window Replacement / Upgrading	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
St Mary's 14th Ph 1	10	10					
St Mary's 14th Ph 2	386		386				
Douglas & Angus 5th Flats	168		168				
Douglas & Angus 6th	412		412				
Douglas & Angus 8th Flats	420		420				
West Kirkton 2nd W/F	96			96			
Sandeman Street (with EWI)	300			300			
Various Locations (addresses)	3648			748	1000	1000	900
<b>Total</b>	5440	10	1386	1144	1000	1000	900

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure External Insulation	Estimated Total Cost	Actual Prior to 31/03/14						
			15/16	16/17	17/18	18/19	19/20	
Various Locations (old contracts)	112	-	112					
	112	0	112	0	0	0	0	0



DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure External Insulation/ECO Funded Projects	Estimated Total Cost	Actual Prior to 31/03/15						
			15/16	16/17	17/18	18/19	19/20	
External Insulation -	3936		3936					
Wester Clepington (Smalls Wynd ) PART 2	0							
Wester Clepington 22 Caird Avenue	0							
Clepington Road	0							
Wedderburn / Hepburn St	0							
Canning Street	0							
Hospital Park	0							
Byron Street Tenements	0							
Arklay Street 2nd	0							
External Insulation -	2256			2256				
Wolseley Street 1st	0							
Dens Road/Cotton Road	0							
Constitution Street 1st	0							
Gardner Street	0							
Harcourt Street/Paterson Sreet	0							
Hospital Street	0							
Sandeman Street	0							
Hill Street/Kinghorne Road	0							
Arbroath Road	0							
Morgan Street	56				56			
Maitland Sreet	26				26			
Wester Clepington 1st - Phase 2	0							
Various Locations	10900			1000	3000	3670	3230	
<b>Total</b>	<b>17174</b>	<b>0</b>	<b>3936</b>	<b>3256</b>	<b>3082</b>	<b>3670</b>	<b>3230</b>	



Project/Nature of Expenditure Heating Replacement only	Estimated Total Cost	Actual					
		Prior to 31/03/15	15/16	16/17	17/18	18/19	19/20
Individual houses/Abeyances	500		500				
Various Locations - Heating only	2524		2524				
Craigie 05th Dev Cott							
Douglas & Angus 09th Dev							
West Kirkton 04th Dev							
Clement Park 01st Dev							
Dryburgh 01st Dev							
Dryburgh 03rd Dev							
St Mary's 02nd Dev							
St Mary's 03rd Dev							
St Mary's 04th Dev							
St Mary's 05th Dev							
St Mary's 06th Dev							
St Mary's 07th Dev-Cottages							
St Mary's 08th Dev Cott							
West Kirkton 01st Dev (Brick)							
Douglas & Angus 01st Dev cottages							
Douglas & Angus 04th Dev cottages							
Douglas & Angus 05th Dev cottages							
Mains of Fintry 01st Dev							
Mains of Fintry 02nd Dev orlit							
Mains of Fintry 03rd Dev							
Mains of Fintry 04th Dev							
St Mary's 09th Dev							
Arklay Street 01st							
Arklay Street 02nd							
	3024	0	3024	0	0	0	0

**DUNDEE CITY COUNCIL**

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/15						
			15/16	16/17	17/18	18/19	19/20	
Individual houses/Abeyances	500			500				
Various Locations - Heating only	3027			3027				
Camperdown 11th								
Clement Park 02nd Dev cottages								
Craigie 03rd Dev Cott								
Craigie 04th Dev cottages								
Dean Avenue								
Douglas & Angus 13th Dev Cottages								
Lansdowne 01st Dev								
Menzieshill 05th Dev Cott								
St Mary's 13th Dev Cott								
St Mary's 14th Dev Cott								
Douglas & Angus 11th Dev								
Douglas & Angus 12th Dev- cottages-only 2 left								
Mill O'Mains- cottages								
Craigie 02nd Dev Cott								
Douglas & Angus 05th Dev flats								
Camperdown 05th								
Camperdown 09th cottages								
Camperdown 09th flats								
Camperdown 10th Non-Sheltered								
Graham Street 01st Dev Boots								
Lawton (Boots) Flatted								
St Mary's 11th Dev								
St Mary's 12th Dev Cott								
St Mary's 12th Dev Flats								
	3527	0	0	3527	0	0	0	0

**DUNDEE CITY COUNCIL**

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Individual houses/abeyances	500				500		
Various locations - heating only	3122				3122		
Alpin Road							
Broughty Ferry 01st Dev							
Broughty Ferry 02nd Dev							
Broughty Ferry 03rd Dev							
Broughty Ferry 04th Dev							
Camperdown 14th							
Canning Street							
City Road 01st Dev Cott							
Clepington Road							
Craigiebank 01st Dev							
Craigiebank 02nd Dev							
Craigiebank 03rd Dev							
Douglas & Angus 02nd Dev 03rd Sect- all flats							
Douglas & Angus 14th Dev							
Garry Place Sheltered Housing							
Hilltown West Ph 5							
Lawton Rd Tenements							
Lawton Road Sheltered 13-23 lawton rd Complex							
Linlathen 03rd Dev- flats homeless- 29 Honeygreen Rd							
	3622	0	0	0	3622	0	0

DUNDEE CITY COUNCIL							
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015							
				PRICE BASE: CASH OUTTURN PRICES			
DEPARTMENT: HOUSING HRA				ALL FIGURES £'000			
Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Individual houses/abeyances	500					500	
Various locations - heating only	3000					3000	
Linlathen 03rd Dev-mainstream flats							
Logie Flatted							
Moncur Crescent							
Powrie Place Sheltered							
Taybank 01st Dev							
Taybank 02nd Dev							
Tullideph Road Shelt complex							
West Kirkton 02nd Dev (B.I.S.F.)							
West Port							
Wester Clepington 01st Dev							
Wester Clepington 22 Caird Ave							
Ann Street							
Arbroath Road							
Bonnybank & Forebank Roads							
Clement Park 03rd Dev							
Corso Street 01st Dev							
Craigie Drive 01st Dev Shelt- cottages							
Fort Street B/F 32-34							
Glenprosen Terrace							
Harefield Road - Tothill							
Hill Street / Kinghorne Road Tenements							
Hospital Park							
Lawton 02nd Dev (Farm)							
Logie Tenements							
Logie Wardens Complex							
Longhaugh Dev -cottages							
Longhaugh Dev -Sheltered Flats							
Lorne Street							
St Marys 10th ( cottages)							
Mid Craigie 01st Dev kingsway east							
St Fillans Rd- Disabled Housing							
St Mary's 14th Dev Sheltered							
Stirling Park 01st Dev							
Stirling Park 02nd Dev							
Stirling Park 03rd Dev							
Trottick 02nd Dev							
Wedderburn Street / Hepburn Street							
Wellgrove							
Wester Clepington Small's Wynd							
Wolseley St/Dundonald St							
<b>Total</b>	3500	0	0	0	0	3500	0

## DUNDEE CITY COUNCIL

## CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

ALL FIGURES £'000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/15						
			15/16	16/17	17/18	18/19	19/20	
Individual houses/abeyances	500							500
Various locations - heating only	3000							3000
Constitution Street 01st Dev								
Constitution Street 02nd Dev								
Corso Street 02nd Dev								
Douglas Road								
Fairbairn Street								
Fleming Gardens dcc owned as of oct 13- 135 left								
Fleming Gardens dcc owned-52 flats clep rd/provost rd								
Lawton 01st Dev								
Linlathen 01st Dev								
Maitland Street								
St Mary's 14th Dev Non Shelt flats								
Strathmore Avenue								
Watson Street Sheltered Hsg								
<b>Total</b>	3500	0	0	0	0	0	0	3500







DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Individual Shower Programme	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Individual Showers Various Locations	150		30	30	30	30	30
<b>Total</b>	150	0	30	30	30	30	30

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Controlled Entry (Door Entry Systems , Secure Door)	100	0	100	0	0	0	0
<b>Total</b>	100	0	100	0	0	0	0

**DUNDEE CITY COUNCIL**

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Fire Detection / Sprinklers	965		165	200	200	200	200
Security & Stair Lighting	600		200	70	100	115	115
CCTV / Landlord supply Lighting (MSD)	962		962				
Controlled Entry/Security (Door Entry Systems , Secure Door)	1000		300	200	200	150	150
Door Entry Replacement	200					100	100
Lift Replacement	1350			500	500	250	100
Lansdowne / Whorterbank /	1000		1000				
Electrical Upgrading Various Locations	1000		200	200	200	200	200
Soundproofing	150		30	30	30	30	30
<b>Total</b>	7227	0	2857	1200	1230	1045	895

**DUNDEE CITY COUNCIL**

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Miscellaneous	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Fees	50		10	10	10	10	10
Gas pipe replacement	300		300	0	0	0	0
Disabled Adaptations	3750		750	750	750	750	750
<b>Total</b>	4100	0	1060	760	760	760	760

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Increased Supply Of Council Housing	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
New Build - Various Locations	10210		3710	2000	1500	1500	1500
<b>Total</b>	10210	0	3710	2000	1500	1500	1500

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Demolitions	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Post Demolition Treatment - Derby Street	0						
Mill o Mains Ph 3	260		260				
Buy Backs	0						
Fees	0						
<b>Total</b>	260	0	260	0	0	0	0

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Demolitions	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Other locations	430		100	330			
Murrayfield Drive / Whitfield Avenue	100		100				
Mill o Mains Ph 4	102			102			
Home Loss Payments	95		42	53			
Buy Backs	0		0	0			
Fees	40		20	20			
<b>Total</b>	767	0	262	505	0	0	0



DUNDEE CITY COUNCIL							
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015							
						PRICE BASE: CASH OUTTURN PRICES	
DEPARTMENT: HOUSING HRA						ALL FIGURES £' 000	
Project/Nature of Expenditure Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Owners Receipts	-3367		-600	-772	-465	-765	-765
<b>Total</b>	-3367	0	-600	-772	-465	-765	-765

**DUNDEE CITY COUNCIL**

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015**

**PRICE BASE: CASH OUTTURN PRICES**

**DEPARTMENT: HOUSING HRA**

**ALL FIGURES £' 000**

Project/Nature of Expenditure Community Care	Estimated Total Cost	Actual Prior to 31/03/15					
			15/16	16/17	17/18	18/19	19/20
Sheltered Lounge Upgrades	750		150	150	150	150	150
<b>Total</b>	750	0	150	150	150	150	150