

**REPORT TO: POLICY AND RESOURCES COMMITTEE -
23 JANUARY 2012**

**REPORT ON: FIVE YEAR HOUSING CAPITAL BUDGET FROM
2012/13 TO 2016/17 - REVISION**

REPORT BY: DIRECTOR OF FINANCE / DIRECTOR OF HOUSING

REPORT NO: 32-2012

1. PURPOSE OF REPORT

1.1. The report sets out the revised 5 year Housing Capital Estimates which will allow us to achieve the Scottish Housing Quality Standard by 2015 and maintain it thereafter.

2. RECOMMENDATIONS

2.1. Committee is asked to:

- a. Approve the Draft Housing Capital Budget for 2012/13 and the draft budget for the four years from 2013/14 to 2016/17.
- 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 alternative methods of procurement with contractors and develop new initiatives where these are necessary to achieve the value for money that will be required to meet the Scottish Housing Quality Standard (including partnering arrangements with contractors, where appropriate).
- 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 2012/13 has been set at £24.032m, which reflects the rent policy outlined in the Council's Standard Delivery Plan and loan charges necessary to finance the borrowing. Included in the budget are capital receipts of £3.650m.

3.1.1. The 2012/13 Housing Capital budget is based on:

- a. Prudential Borrowing of £17.380m to fund the capital programme.
- b. Capital receipts amounting to £2.500m from Council House Sales.
- c. An allowance for slippage on capital and capital receipts of £3.002m.

- d. Sale of last house in block of £0.800m.
- e. Land Receipts amounting to £0.350m.
- f. £0.490m of the capital programme is earmarked for the increased supply of Council housing.

4. **MAIN TEXT**

- 4.1. This report has been prepared and the estimates reconfigured, in line with the revised SHQS Standard Delivery Plan submitted to Housing Committee on 16 May 2005, and to Communities Scotland on 30 June 2006, and agreed by Communities Scotland in September 2006. In addition a Root and Branch Review of the SHQS Delivery Plan was agreed by Housing Committee in August 2010. All programmes are subject to SHQS criteria in order that Council houses in the core stock meet the standards by 2015. The estimates also include projects for the first and second years post SHQS.

Figures for 2012/13 include carry forward of expenditure from 2011/12.

- 4.2. Most projects have addresses shown in the estimates. These addresses are usually 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 of Finance, to incur expenditure within the Estimates allowance.

The Director of Housing in conjunction with the Director of Finance, will have delegated authority to accept offers up to £25,000 per house.

Offers over £25,000 for disabled adaptations 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 programme over the next three years means we are on target to meet the SHQS for these elements by 2015.

4.5. **Climate Change/Energy Efficiency**

- 4.5.1. In the last five year capital budget approved in January 2011 there was £3.884m allowed for external insulation and district heating (plus kitchen and bathroom upgrading) at Dallfield MSD. This is funded in partnership with British Gas. This is a Community Energy Saving Project designed to reduce carbon emissions, increase fuel efficiency and reduce fuel poverty for tenants. This is now being rolled out to Lochee MSDs where another CESP will start on site before 2012/13 in order to meet the funding deadline. The Council contribution to external insulation, district heating and kitchen and bathrooms at Lochee MSDs is £3.445m.
- 4.5.2. The position on Photovoltaic installation is under review due to the Government's proposals to decrease the Feed-in-tariff. A consultation period closed on 23 December 2011. The Council has responded to this consultation in accordance with Report 558-2011 made to the P & R Committee on 19 December 2011. It is unlikely in the short term that any installation will take place.
- 4.5.3. Provision has been made in 2012/13 for £1m expenditure on energy efficiency measures for tenants' homes.

4.6. **Capital Estimates**

A Stock Condition Survey carried out by John Martin Partnership in 2007 has recently been updated following further survey work and is continuing to be updated through inspection and following capital and revenue works. The Stock Information Database has provided information for the most recent Audit Scotland returns and has been utilised in preparing the estimates.

4.7. **Other Assumptions**

In 2012/13 there is funding for a new build programme of 12 houses in partnership with Hillcrest Housing Association who are acting as development agent.

A Tenement Management Scheme (TMS) is now being implemented for the Controlled Entry programme. As installation of controlled entry is considered to be an improvement, the work cannot be done without owners' agreement. However, a TMS will allow us to do this provided there is majority agreement within the close. Ballots are now well underway.

Due to recent high levels of investment the Roofing Programme has been adjusted to reflect available resources to 2015. An allowance for urgent roof allowances will be maintained.

Surveys are taking place on some external environmental allowances (eg stairs and footpaths) and budgets will be adjusted once the survey results are in to ensure compliance with the SHQS by 2015.

Guidance from the Scottish Government has now been received on exemptions and abeyances from the SHQS. This is reflected in the budgets that have been prepared. In particular, post 2015, there remains an allowance for kitchen and bathroom upgrading for funding abeyances that become available for investment.

The assumption for land receipts has been adjusted downwards in view of the current economic situation and prudential borrowing has been increased to reflect this.

The Projected Capital Resources allow for capital receipts for council house sales during the period of the plan.

4.8 **Prudential Indicators**

The Prudential Code requires the Director of Finance to prepare a set of indicators that demonstrate that the Housing Revenue Account's Capital Plan is affordable and prudent. These are shown in Appendix One to this report.

The Indicators demonstrate that the Capital Plan 2012-2017 is indeed affordable and prudent. An explanation of the Prudential Indicators, as shown in Appendix One, 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 implies 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 Treasury Management Indicators for 2010-11 to 2013-14 were reported to committee on 14 March 2011. The indicators shown in Appendix One to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2012-2017.

5 **POLICY IMPLICATIONS**

- 5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti Poverty, Equality Impact Assessment and Risk Management. The major issues identified are:

Sustainability

- 5.1.1 Reducing the consumption of energy and fossil fuels in Council properties and activities to reduce CO² emissions in response to wider climate change obligations.

Build Environment

- 5.1.2 Protect the quality and diversity of the city's built heritage and enhance the city centre and local environments through ongoing regeneration.
- 5.1.3 Adopt sustainable practices in the design, construction and maintenance of Council buildings and infrastructure and encourage others to adopt similar practices.

Equality Impact

An Equality Impact Assessment has been carried out and will be made available on the Council website: <http://www.dundee.gov.uk/equanddiv/equimpact>

6 CONSULTATION

The Chief Executive, Director of Finance and all other Chief Officers, the Dundee Federation of Tenants Associations, Registered Tenant Organisations and Dundee Association of Council House Owners have been consulted in the preparation of this report. No concerns were expressed.

7 BACKGROUND PAPERS

- Equality Impact Assessment, December 2010.
- Equality Impact Assessment, December 2011.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

December 2011

DUNDEE CITY COUNCIL**PRUDENTIAL INDICATORS FOR TREASURY MANAGEMENT**Adoption of Revised CIPFA Treasury Management Code of Practice 2009 **Finance Committee 22/03/10 Report No 162-2010****Upper limit for variable rate exposure**

%

Net principal re variable rate borrowing/investments	2009/10	<input type="text" value="30"/>
	2010/11	<input type="text" value="30"/>
	2011/12	<input type="text" value="30"/>
	2012/13	<input type="text" value="30"/>

Upper limit for fixed interest rate exposure

%

Net principal re fixed rate borrowing/investments	2009/10	<input type="text" value="100"/>
	2010/11	<input type="text" value="100"/>
	2011/12	<input type="text" value="100"/>
	2012/13	<input type="text" value="100"/>

Maturity structure of fixed rate borrowing 2010/11

Where the periods are

	Lower %	Upper %
Under 12 months	<input type="text" value="0"/>	<input type="text" value="10"/>
12 months & within 24 months	<input type="text" value="0"/>	<input type="text" value="15"/>
24 months & within 5 years	<input type="text" value="0"/>	<input type="text" value="25"/>
5 years & within 10 years	<input type="text" value="0"/>	<input type="text" value="25"/>
10 years +	<input type="text" value="50"/>	<input type="text" value="95"/>

Upper limit for total principal sums invested for over 364 days No sums will be
invested longer
than 364 days

PRUDENTIAL INDICATORS FOR CAPITAL EXPENDITURE AND EXTERNAL DEBT

Authorised limit for external debt with limit for borrowing and other long term liabilities identified	Borrowing £000	Other £000	Total £000
2010/11	382,000	89,000	471,000
2011/12	420,000	87,000	507,000
2012/13	442,000	85,000	527,000
2013/14	450,000	83,000	533,000
Operational boundary for external debt with limit for borrowing and other long term liabilities separately identified	Borrowing £000	Other £000	Total £000
2010/11	357,000	85,000	442,000
2011/12	395,000	83,000	478,000
2012/13	417,000	81,000	498,000
2013/14	425,000	79,000	504,000
Actual external debt (£000)	2009/10		321,009
Capital expenditure	Non-HRA £000	HRA £000	Total £000
2010/11	62,237	26,891	89,128
2011/12	74,725	26,558	101,283
2012/13	41,034	24,032	65,066
2013/14	36,281	17,305	53,586

PRUDENTIAL INDICATORS FOR AFFORDABILITY

Ratio of financing costs to net revenue stream	Non-HRA %	HRA %
2010/11	6.4	37.6
2011/12	6.4	38.8
2012/13	6.4	41.8
2013/14	6.5	44.2

Incremental impact of capital investment decisions

	Increase in Council Tax (Band D) per annum (£)	Increase in average housing rent per week (£)
2010/11	0.19	2.19
2011/12	2.52	2.02
2012/13	4.63	1.21
2013/14	8.55	0.92

PRUDENTIAL INDICATORS FOR PRUDENCE**Net borrowing requirement**

	b/f 1 April £000	c/f 31 March £000	In Year £000
2010/11	313,000	357,000	44,000
2011/12	357,000	395,000	38,000
2012/13	315,000	417,000	22,000
2013/14	417,000	425,000	8,000

Estimates of capital financing requirement

	General Services £000	HRA £000	Total £000	Annual Movement £000
2010/11	235,000	157,726	392,726	37,525
2011/12	261,000	172,000	433,000	40,274
2012/13	277,000	181,000	458,000	25,000
2013/14	283,000	188,000	471,000	13,000

Difference between net borrowing and capital financing requirement

	Total £000
2010/11	37,000
2011/12	37,000
2012/13	37,000
2013/14	37,000

Dundee City

HOUSING HRA CAPITAL PLAN 2012-17

PROJECTED CAPITAL RESOURCES	2012-13 £'000	2013-14 £'000	2014-15 £'000	2015-16 £'000	2016-17 £'000
1. Capital Expenditure Funded from Borrowing	17,380	13,300	9,756	9,086	10,998
2. Capital Receipts - Council House Sales	2,500	2,255	2,337	2,396	2,475
3. Capital Receipts - Land Sales	350	900	1,200	1,800	1,800
4. Capital Receipts - Sale of Last House in Block	800	850	850	850	850
	21,030	17,305	14,143	14,132	16,123
5. Slippage at 15% on SHQS Expenditure only	3,002	-	-	-	-
TOTAL PROJECTED CAPITAL RESOURCES	24,032	17,305	14,143	14,132	16,123
Note: Council House Sales	55	55	55	55	55
Average Selling Price	£40,000	£41,000	£42,500	£43,560	£45,000

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 31/03/12	12/13	13/14	14/15	15/16	16/17	No Of Owners	No of Tenants
SUMMARY										
SHQS CAPITAL										
Free from Serious Disrepair										
Roof	4	5858	5	568	450	450	1950	2435	164	451
Roughcast	7	3125	50	475	650	650	650	650	0	57
Windows	8	2095	0	44	651	100	800	500	0	10
Energy Efficient										
External Insulation and Cavity Fill	9	10829	2442	5387	500	500	1000	1000	0	684
Heating, Kitchen, Bathroom	11	39838	4471	10713	9052	8835	3337	3430	0	4869
Boiler Replacement	19	250	0	50	50	50	50	50	0	0
Renewables initiatives	20	3630	0	1000	330	300	1000	1000	0	0
Modern Facilities and Services										
Individual Shower Programme	21	250	0	50	50	50	50	50	0	0
Healthy, Safe and Secure										
Door Entry System / Secure Doors	22	5135	0	1137	2430	1470	0	98	0	0
Fire Detection	23	130	0	25	25	25	25	30	0	0
Abeyances	23	200	0	0	0	0	100	100	0	0
Lift Replacement	23	2000	0	0	500	500	500	500	0	0
Security and Stair Lighting	23	1600	0	200	350	350	350	350	0	0
Door Entry Replacement	23	1000	0	0	0	0	900	100	0	0
Electrical Upgrading	23	3700	0	0	0	0	1200	2500	0	0
Miscellaneous										
Fees	24	60	0	20	10	10	10	10	0	0
Disabled Adaptations	24	3750	0	750	750	750	750	750	0	0
Major Adaptations	24	100	0	20	20	20	20	20	0	0
Paths and Footpaths for SHQS	24	950	0	250	250	250	0	200	0	0
Buttars Place Improvements	24	186	0	186	0	0	0	0	0	0
Increased Supply of Council Housing	25	9611	5121	490	0	0	2000	2000	0	0
Demolitions	27	4479	175	2897	1407	0	0	0	0	0
Owners Receipts	29	-2467	0	-620	-520	-517	-810	0	0	0
Community Care									0	0
Sheltered Lounge Upgrades	30	543	3	40	150	150	50	150	0	0
Warden Call Replacement	31	1165	15	350	200	200	200	200	0	0
TOTAL		98017	12282	24032	17305	14143	14132	16123	164	6071

DUNDEE CITY COUNCIL
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 SUMMARY	Page No	Estimated Total Cost	Actual Prior to 31/03/2012	12/13	13/14	14/15	15/16	16/17	No Of Owners	No of Tenants
SHQS CAPITAL										
Free from Serious Disrepair										
Roofs		140	5	135	0	0	0	0	0	0
Energy Efficient										
External Insulation and Cavity		7829	2442	5387	0	0	0	0	0	684
Heating, Kitchen, Bathrooms and Showers		6014	4471	1543	0	0	0	0	0	235
Healthy, Safe & Secure										
Controlled Entry (Door Entry Systems , Secure Door)		137	0	137	0	0	0	0		
Increase Supply of Council Housing										
New Build		5851	5121	730	0	0	0	0	0	0
Demolition		766	94	528	144	0	0	0	0	0
Community Care										
Sheltered Lounge Upgrades		43	3	40	0	0	0	0	0	0
TOTAL		20780	12136	8500	144	0	0	0	0	919

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 SUMMARY	Page No	Estimated Total Cost	Actual Prior to 31/03/12	12/13	13/14	14/15	15/16	16/17	No Of Owners	No of Tenants
SHQS CAPITAL										
Free from Serious Disrepair										
Roofs		5,718	-	433	450	450	1,950	2,435	164	451
Roughcast		3,125	50	475	650	650	650	650	-	57
Windows		2,095	-	44	651	100	800	500	-	10
Energy Efficient										
External Insulation and Cavity		3,000	-	-	500	500	1,000	1,000	-	-
Heating, Kitchen, Bathrooms and Showers		33,824	-	9,170	9,052	8,835	3,337	3,430	-	4,634
Boiler Replacement		250	-	50	50	50	50	50	-	-
Renewables initiatives		3,630	-	1,000	330	300	1,000	1,000	-	-
Modern Facilities & Services										
Individual Shower Programme		250	-	50	50	50	50	50	-	-
Healthy, Safe & Secure										
Fire Detection		130	-	25	25	25	25	30	-	-
Security & Stair Lighting		1,600	-	200	350	350	350	350	-	-
Controlled Entry (Door Entry Systems , Secure Door)		4,998	-	1,000	2,430	1,470	-	98	-	-
Abeyances		200	-	-	-	-	100	100	-	-
Lift Replacement		2,000	-	-	500	500	500	500	-	-
Door Entry Replacement		1,000	-	-	-	-	900	100	-	-
Electrical Upgrading Various Locations		3,700	-	-	-	-	1,200	2,500	-	-
Miscellaneous										
Fees		60	-	20	10	10	10	10	-	-
Disabled Adaptations		3,750	-	750	750	750	750	750	-	-
Major Adaptations		100	-	20	20	20	20	20	-	-
Environmental Improvements		950	-	250	250	250	-	200	-	-
Buttars Place Improvements		186	-	186	-	-	-	-	-	-
Increase Supply of Council Housing										
New Build		3,760	-	240	-	-	2,000	2,000	-	-
Demolitions		3,713	81	2,369	1,263	-	-	-	-	-
Owners Receipts		-2467	0	-620	-520	-517	-810		-	-
Community Care										
Sheltered Lounge Upgrades		500	-	-	150	150	50	150	-	-
Warden Call Replacement		1,165	15	350	200	200	200	200	-	-
TOTAL		77237	146	15532	17161	14143	14132	16123	164	5152

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £'000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/12						No of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Craigie 5th Ph 2	140	5	135						
Total	140	5	135	0	0	0	0		0

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Roof specialist improvement works	1900		100	450	450	450	450		
Hilltown West Ph 2	155		155						
Strathmore Street 2nd Phase 3 57-63, 65-71, 73-79 Hamilton Street 94-100, 102- 108, 110-116, 118-124, 126-132 Strathmore Street, Broughty Ferry	178		178					17	15
Camperdown 2nd Ph 2 18 , 34 , 38 1 , 7 , 9 Brownhill Place 7, 14 , 18, Brownhill Street 7 , 13 Liff Crescent	110					110		0	11
Camperdown 7th Ph 1 89 , 91 Balgarthno Road ; 2 , 4 , 6 , 8 , 10 , 12 Gourdie Road	280					280		3	45
Clement Park 2nd Ph 4 52 Foggyley Gardens ; 14 Lansdowne Place ; 11,15 Lansdowne Square	40					40		0	4
Corso 2nd Ph 4 3 , 5 , 7 , 9 Abbotsford Place	140					140		15	9
Craigie 5th Ph 3 3,7 Aboyne Avenue 6,8,10 Huntly Road	175					175		10	20
Douglas & Angus 2nd Ph 1 10 , 12 , 14 , 16 Ballindean Terrace	140					140		3	21
Douglas & Angus 12th ; Ph 1 8 , 10 , 12 Ballindean Road	105					105		11	7
Fairbairn Street ; Phase 1 6 Arklay Street ; 2 , 4 , 6 Fairbairn Street Fleming Gardens Ph 6	140					140		3	29
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	230					230		9	35
Law Crescent ; Phase 1 4 , 6 , 14 , 16 Kenmore Terrace ; 39 , 47 , 49 Lawside Road	140					140		15	13
Camperdown 7th Ph 2 78, 80, 82, 84, 86 Balgarthno Road	175						175	6	24
Camperdown 11th Ph 1 40,42,44 Craigmount Road	105						105	2	16
Corso 2nd Ph 5 22 ,24 Abbotsford Street	70						70	7	5
Craigie 5th Ph 4 41 , 43 , 53 , 63 Huntly Road	80						80	1	15
Craigie Drive 3rd 68 , 70 , 72 , 76 , 80 Craigie Drive ; 2 , 8 , 12 , 14 1 , 3 , 5 , 7 , 9 , 15 Southampton Road	150						150	0	15
Douglas & Angus 2nd Ph 2 110 , 112 , 114 Ballindean Place ; 9 Ballindean Terrace	140						140	7	17
Douglas & Angus 12th Ph2 11, 13, 15 Balmedie Drive	105						105	8	10
Fairbairn Street ; Phase 2 8, 10, 12, 14 Fairbairn Street	140						140	9	23

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13 12/13	13/14 13/14	14/15 14/15	15/16	16/17		
Law Crescent ; Phase 2 18,20,22,24,26,19,21,23,25,27,29 Kenmore Terrace	220						220	23	21
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	0	51
St Mary's 10th Ph 1 17 , 19 , 21 , 23 St. Clement Place ; 17 , 19 St. Dennis Terrace	210						210	5	31
Wester Clepington Small's Wynd Ph 1 15 , 17 , 19 Caird Avenue ; 3 Marryat Terrace	140						140	10	14
Total	5718	0	433	450	450	1950	2435	164	451

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roughcast	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
St Marys 3rd Ph 2	150	50	100						
West Kirkton 2nd (BISF) Ph 1 61,64,67,69,71,75,78 Lauderdale Avenue; 13,17,22,23,28,36,43 Teviotdale Avenue	300		300						17
West Kirkton 2nd (BISF) Ph 2 2,13,19,22,27,29,34,38 Blantyre Place;33,49 Camperdown Road;13 Cloan Road;68 Frederick St;9,13,17 Livingstone Pl;11,15,17 Livingstone Terrace	500			500					40
West Kirkton 2nd (BISF) Ph 3 5,7,18,34,54,56,57,58,60,71,81 Eskdale Avenue;1,11,13,14,15,18,35,37,44,48 Nithsdale Avenue	500				500				
Menzieshill 7th 57,63,65,95,103,121,187,189,193 Tweed Crescent	100			100					
Hilltown Terrace (repair elevations) 1,3,5,7,9, Hilltown Terrace	100				100				
Various Locations	1100					550	550		
Public safety	325		25	50	50	100	100		
Roughcast survey	50		50						
Total	3125	50	475	650	650	650	650	0	57

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Window Replacement / Upgrading	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
St Mary's 14th	635		44	591					
Trottick 2nd(addresses)	60			60					10
Various Locations(addresses)	1400				100	800	500		
Total	2095	0	44	651	100	800	500	0	10

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure External Insulation	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Non Traditional Stock Insulation Work	500			250	250				
Traditional Stock Insulation Work	500			250	250				
External Insulation	2000					1000	1000		
Total	3000	0	0	500	500	1000	1000	0	0

DUNDEE CITY COUNCIL
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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Ancrum Place (K & B plus 6 Electric to Gas)	1172	1003	169						62
Camperdown 11th (K&B plus 35 Electric to Gas)	890	790	100						
Craigie 5th Flats etc, 3rd, 4th & 5th cottages and Dean Avenue (K & B only)	821	621	200						4
Douglas & Angus 14th (H, K & B plus 5 Electric to Gas)	755	692	63						
Menzieshill 4th Flats & Cottages (H ,K &B) plus Menzieshill 5th Flats (H, K &B) & Cottages (K&B plus 3 Electric to Gas) & Menzieshill 11th (H, K & B) & Menzieshill 15th & Orrin Place Sheltered (H, K & B)	1630	1014	616						83
St Mary's 10th Flats (K & B plus 31 Electric to Gas)	596	301	295						86
Alpin Road Gas Supply	150	50	100						
Total	6014	4471	1543	0	0	0	0	0	235

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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Ann Street (K & B only)	51		51						12
Arbroath Road (K & B only)	69		69						18
Baluniefield (H, K & B) With 26 Electric to Gas	784		784						90
Bonnybank/Forebank (K & B only)	20		20						4
Byron St Tenements (Electric to Gas Only)	49		49						9
Camperdown 13th 60 Non Sheltered Flats (38 Electric to Gas)& 26 Cottages (H, K & B with 15 Electric to Gas)	784		784						86
Craigie 1st Cottages (H, K & B plus 5 Electric To Gas)	137		137						16
Douglas and Angus 4th Cottages,5th & 6th (Electric to Gas Only)	441		441						58
Douglas and Angus 7th (K & B plus 8 Electric to Gas)	181		181						32
Douglas and Angus 13th Flats (31 Non Sheltered H,K &B . 40 Sheltered K & B & 4 Electric to Gas)	431		431						71
Douglas Road (K & B plus 3 Electric to Gas)	69		69						15
Dryburgh 1st (Electric to Gas Only)	5		5						1
Dudhope Flatted & Tenements (Electric to Gas Only)	88		88						17
Dudhope MSD & St Marys Place Walk-Ups (H, K & B - 16 Electric to Gas)	1029		1029						121
Fort St , Broughty Ferry (K & B Only)	12		12						3
Forthill Extension Cottages (K & B)plus 1 Electric to Gas plus Nursery Road (1 Electric to Gas,not K & B)	44		44						12
Harcourt St / Paterson Street (K & B plus 1 Electric to Gas)	25		25						5
King St, Broughty Ferry (K & B-2 Electric to Gas)	25		25						2
Lawton 2nd (Farm) (K &B plus 1 Electric to Gas) & Lawton Road Sheltered (K & B)	137		137						24
Lawton Rd Tenements (K & B & 5 Electric to Gas)	216		216						50
Longhaugh Cottage & Sheltered (K & B -7 Electric to Gas)	162		162						39
Mains of Fintry 1st-4th (Electric to Gas Only)	167		167						33

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Menzieshill 8th Flats & Cottages (K & B plus 4 Electric to Gas)	549		549						121
Menzieshill 10th (K & B plus 2 Electric to Gas)	20		20						4
Menzieshill 12th (H,K & B plus 26 Electric to Gas & Boiler Replacement) & Clyde Place Sheltered	353		353						41
Menzieshill 16th (K& B -7 Electric to Gas)	25		25						7
Milnbank Road (K & B plus 2 Electric to Gas)	49		49						8
Peddie St 95-99 / 18-22 (K & B plus 3 Electric To Gas)	49		49						9
Sandeman Street (K & B -6 Electric to Gas)	353		353						78
St Mary's 2nd,3rd,5th,6th,8th Cottages & 9th (Electric to Gas Only)	142		142						25
St Mary's 13th Cottages (K & B)	25		25						3
St Mary's 14th Cottages (K & B plus 1 Electric to Gas);Sheltered (K & B plus 1 Electric to Gas) ; Non Sheltered (Electric to Gas , No Kitchens)	98		98						18
Tullideph Rd Flatted (K & B plus 7 Electric to Gas);Sheltered & Tenements (K & B plus 2 Heating Only)	372		372						81
Watson St (Atholl) (H, K & B plus Rewire with 5 Electric to Gas)	157		157						15
West Kirkton (Brick) (Electric to Gas Only)	64		64						12
West Kirkton 3rd (H, K & B- 9 Electric to Gas) ; 4th & 5th (K & B)	176		176						20
West March (H, K & B ; 2 K& B Only)	827		827						73
West Port (K & B Only)	25		25						5
Wester Clepington 1st & 22 Caird Ave(K & B plus 4 Electric To Gas)	563		563						131
Relet Kitchens & Bathrooms	353		353						120
Wheelchair Adapted Upgrades	44		44						10
Total	9170	0	9170	0	0	0	0	0	1369

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CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Canning St / Moncur Crescent (K , B & Rewire, 2 Rewire Only) & Moncur Crescent K & B & Rewire (Hastings Place) (H, K , B & Rewire)	777			777					97
Craigie Drive 3rd (H, K & B with 21 Electric to Gas)	245			245					27
Craigie St / Kemback St Sheltered (K & B Only)	129			129					28
Crescent Lane (K & B plus 1 Electric to Gas)	74			74					15
Douglas And Angus 11th (K & B plus 28 Electric to Gas)	574			574					105
Douglas And Angus 12th Cottages (K & B Only)	9			9					2
Elgin Terrace & Granton Terrace (H, K & B , 7 Electric to Gas,6 Boiler Replacement)	118			118					13
Garry Place Sheltered Housing (K & B Plus 6 Boiler Replacement)	306			306					60
Harefield Road / Toft Hill (K & B plus 5 Electric to Gas)	105			105					17
Kinghorne Road / Strathmartine Road & Kinghorne Road (Atholl) (K & B Only)	78			78					17
Kirk St MSD (K & B Only)	1068			1068					232
Kirk St 1st & 2nd Electric to Gas plus 164 K & B)	1321			1321					164
Linlathen 3rd Mainstream Flats (K & B Only)	51			51					11
Mid Craigie 1st /Kingsway East/Pitairie (Excluding Richmond Fellowship) (K & B plus 5 Electric to Gas)	417			417					84
Mill O'Mains Cottages (K & B plus 30 Electric to Gas)	514			514					72
North Street Sheltered (K & B Only)	7			7					2
Powrie Place Sheltered (K & B Only)	138			138					30
St. Fillans Road Disabled Housing (K , B & Rewire& 5 houses)	40			40					5
St. Mary's 15th (H, K & B)	19			19					2

DUNDEE CITY COUNCIL
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PRICE BASE: CASH OUTTURN PRICES

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ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12					No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16		
Trottick 2nd (K & B Only)	46			46				10
Wellgrove (K & B Only)	55			55				12
Wester Clepington Small's Wynd (K & B Plus 4 Electric To Gas)	601			601				126
Whitfield 2nd (Boiler Replacement & K, & B ; 81 Electric to Gas) plus Whitfield 5th (Boiler Replacement & K & B plus 1 Electric to Gas)	1962			1962				227
Wolseley St / Dundonald St (K & B Only)	55			55				12
Relet Kitchens & Bathrooms	294			294				100
Wheelchair Adapted Upgrades	49			49				10
Total	9052	0	0	9052	0	0	0	1480

DUNDEE CITY COUNCIL
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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12					No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16		
Brackens Cottages & Flats (Boiler Replacement & K & B inc 45 Electric to Gas)	834				834			92
Corso Street 5th (H ,K & B)	55				55			6
Craigie 7th (H, K & B. Electric to Gas)	28				28			3
Craigie Drive 1st Cottages & Sheltered (K & B Only)Plus Craigie Drive 2nd Cottages(Heating Upgrade, plus K & B)	147				147			31
Craigie Drive 4th (H, K & B ; 65 Electric to Gas ; 102 K)	952				952			108
Douglas And Angus 2nd & 3rd Cottages (Heating Only incl 26 Electric to Gas)	461				461			94
Douglas And Angus 15th (H, K, B ; 19 Electric to Gas ; 33K)	317				317			37
Forebank Terrace (1 - H , K & B ; 2 - K & B)	19				19			3
Magdalene Kirkton Sheltered Ph 1(Boiler Replacement Only) & 2 (H, K & B ; 2 Electric to Gas ; 61 K)	562				562			63
Menzieshill 13th (H , K & B ; Electric to Gas)	490				490			54
Midmill (H, K & B ; 13 Electric to Gas)	508				508			56
St.Mary's 11th & 12th (Electric to Gas. Heating Only)	221				221			41
Strathmore Street - Balmossie Development & Strathmore Street 2nd (H, K & B ;66 Electric to Gas ; 138 K)	1259				1259			140
Strips of Craigie Cottages & Flats (H , K , & B ; 7 Electric to Gas ; 59 K)	543				543			61
Watson Street (CDA) & Wellgate (H, K & B ; 33 Electric to Gas ; 162 K)	1487				1487			166
Whitfield 1st (H, K & B ; 20 Electric to Gas ; 77 K)	707				707			79
Relet Kitchens & Bathrooms	196				196			60
Wheelchair Adapted Upgrades	49				49			10
Total	8835	0	0	0	8835	0	0	1104

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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating Upgrades	Estimated Total Cost	Actual Prior to 31/03/12					No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16		
Byron St Tenements	191					191		39
Camperdown 2nd, 3rd ,4th Cottages 8th	382					382		78
Douglas & Angus 6th	338					338		69
Dryburgh Farm House Sheltered	152					152		31
Dudhope Flatted & Tenements (17 already Electric to Gas)	279					279		57
Forthill Extension / Nursery Road Cottages	49					49		10
Hilltown Redevelopment 1st (Hilltown Tce) & 2nd (McDonald Street)	83					83		17
Hilltown West Ph 1, 3,& 4 (Electric to Gas Ph 3)	642					642		131
Long Lane & Manor Place, Broughty Ferry	30					30		6
Menzieshill 8th Flats & Cottages (4 Electric to Gas 2012)	573					573		117
Mid Craigie 4th (Electric to Gas 2010)	216					216		44
Milnbank Road (2 Electric to Gas 2012)	44					44		9
Peddie Street (95-99, 18-22) (3 Electric to Gas 2012)	30					30		6
St Mary's 10th Flats (31 Electric to Gas)	269					269		55
West Kirkton 5th	10					10		2
Wheelchair Adapted Upgrades	49					49		10
Total	3337	0	0	0	0	3337	0	681

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DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating Upgrades	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Abeyances	98						98		
Various Locations	3332						3332		
Total	3430	0	0	0	0	0	3430	0	0

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PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Boiler Replacement	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Boiler Replacement	250		50	50	50	50	50		
Total	250	0	50	50	50	50	50	0	0

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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Renewables Initiative	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Renewables	2630			330	300	1000	1000		
Energy Efficiency Measures	1000		1000						
Total	3630	0	1000	330	300	1000	1000	0	0

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PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Individual Shower Programme	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Individual Showers Various Locations	250		50	50	50	50	50		
Total	250	0	50	50	50	50	50	0	0

DUNDEE CITY COUNCIL
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PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Controlled Entry (Door Entry Systems , Secure Door)	137		137	0	0	0	0		
Total	137	0	137	0	0	0	0	0	0

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CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Fire Detection	130		25	25	25	25	30		
Security & Stair Lighting	1600		200	350	350	350	350		
Controlled Entry (Door Entry Systems , Secure Door)	4998		1000	2430	1470	0	98		
Abeyances	200					100	100		
Lift Replacement	2000			500	500	500	500		
Door Entry Replacement	1000					900	100		
Electrical Upgrading Various Locations	3700					1200	2500		
Total	13628	0	1225	3305	2345	3075	3678	0	0

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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 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
New Build	4000					2000	2000		
Scottish Government Grant	-240		-240						
Total	3760	0	-240	0	0	2000	2000	0	0

DUNDEE CITY COUNCIL
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PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Demolitions	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Maxwelltown MSD	400		400						
Whitfield 2nd (2 - 78 , 1-77 Murrayfield Walk)	81	51	30						
Whitfield 1st (50-174 Whitfield Avenue)	285	43	98	144					
Total	766	94	528	144	0	0	0	0	0

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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Demolitions	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Derby St MSD	2750		2000	750					
Whitfield Skarne Ph 1 (22-33 Tranent Walk)	65		65						
Whitfield Skarne Ph 2 (1-12 Small Meadow Court)	65		65						
Whitfield 2nd (2 - 78 , 1-77 Murrayfield Walk)	200	81	119						
Russell Place / Whitfield Skane	633		120	513					
Total	3713	81	2369	1263	0	0	0	0	0

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DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Owners Receipts	-2467		-620	-520	-517	-810			
Total	-2467	0	-620	-520	-517	-810	0	0	0

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PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Community Care	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Sheltered Lounge Upgrades	43	3	40						
Total	43	3	40	0	0	0	0	0	0

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DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Community Care	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
Sheltered Lounge Upgrades	500			150	150	50	150		
Warden Call Replacement :									
Wellgate	35		35						
Moncur	75		75						
Logie	115	15	100						
Kirkton	50		50						
Various Locations	890		90	200	200	200	200		
Total	1665	15	350	350	350	250	350	0	0