

REPORT TO: POLICY AND RESOURCES COMMITTEE – 13 JUNE 2005

REPORT ON: HOUSING CAPITAL BUDGET 2005/06, 2006/07 AND 2007/08

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 359-2005

1. **PURPOSE OF REPORT**

1.1. Following the submission of Dundee City Council's Standard Delivery Plan for the Scottish Housing Quality Standard (SHQS), the Housing Capital Budget can be finalised. The Plan allows for £185.8m expenditure over the period to 2015. In 2005/06, there is a provision of £18.000m for capital to meet the SHQS and an additional £4.803m through Planned Maintenance for work that is required that is not part of the Standard.

2. **RECOMMENDATIONS**

2.1. Committee is asked to:

- a. Approve the Housing Capital Budget for 2005/06, 2006/07 and 2007/08.
- b. Approve the action as detailed in paragraph 6.
- c. Instruct the City Architectural Services Officer and City Engineer, in conjunction with the Director of Housing, to invite offers for the projects included in these Capital and Planned Maintenance estimates, and to authorise the Director of Housing, City Architectural Services Officer and City Engineer to implement alternative methods of procurement with contractors where these are necessary to achieve the value for money that will be required to meet the SHQS (including the partnering arrangements with heating contractors, the first phase of which is due to complete in August 2005).
- d. Authorise the Director of Housing to accept offers as detailed in paragraph 6.3.

3. **FINANCIAL IMPLICATIONS**

3.1. The Council is funding the Capital Programme through the prudential borrowing regime. The budget has been set at £18.000m, 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 £9.220m.

3.1.1. The 2005/06 Housing Capital budget is based on:

- a. A prudential borrowing of £5.780m.
- b. Capital receipts amounting to £4.500m from Council House Sales.
- c. Land receipts amounting to £4.720m.
- d. An allowance for slippage on capital and capital receipts of 20%.
- e. A total Capital Resource of £18m.
- f. In addition to this, resources of £4.803m from Planned Maintenance, of which £700,000 will be funded from Renewal and Repairs fund.

An allowance of £1.000m in 2005/06 and £1.700m in 2006/07 has been made for Dundee East Area Office. This has a neutral effect on the estimates as the cost is self-financing from revenue savings.

4. **LOCAL AGENDA 21 IMPLICATIONS**

Overall, the Capital Programme will mean that resources are used efficiently and waste is minimised, and that there is access to good food, water, shelter and fuel at reasonable cost. By using energy efficient heating systems, fuel poverty should be reduced, and CO₂ emissions should be minimised in line with the Council's HECA strategy.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

The investment being made in the Council's housing stock will help improve the comfort and health of tenants.

6. **MAIN TEXT**

- 6.1. This report has been prepared, and the estimates reconfigured, in line with the SHQS Standard Delivery Plan submitted to Housing Committee on 16 May 2005, and to Communities Scotland on 29 April 2005. All programmes are subject to SHQS criteria in order that Council houses in the core stock meet the standards by 2015. It is a criterion that milestones towards meeting the standard are reported to Communities Scotland.

The cost of demolition of surplus stock will be subject to a separate bid to the Housing Estate Regeneration Fund during the summer. However, for ease of reference, the figure required is shown on the summary page of the estimates. In the case of Estate Strategies, a bid will be made to the Housing Estate Regeneration Fund of at least £0.750m to supplement the figures allowed for in the Planned Maintenance budget.

- 6.2. In line with Standing Orders, most projects have addresses shown in the estimates. These addresses are usually shown as estate developments. The City Architectural Services Officer or City Engineer will prepare tender documents and will update the addresses by excluding sold houses and houses with an application to purchase, just prior to tender. The tender report will be approved by Housing Committee and will give final details of addresses.

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

6.3.1. **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.

Only projects over £25,000 will be submitted to competitive tender. 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 Elected Members, because of the urgency of meeting the need of individual disabled persons.

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

Previous deletions and 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, e.g. roofs, up to amounts detailed in the estimates.

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

6.4. **Kitchens and Bathrooms**

A pilot kitchen project at Dryburgh Sheltered development was reported in the last capital estimates. It is now underway, and will be reviewed prior to the start of a kitchen upgrading programme in 2006/07.

There is an allowance for bathroom upgrading in the 2006/07 programme.

It is likely that kitchen and bathroom upgrading will be carried out as part of other contracts to minimise disruption to tenants.

6.5. **Home Energy Conservation Act (HECA)**

Committee is asked to note that £10.362m is being spent on installing central heating and other energy efficiency measures. This is in line with the Council's commitment to improving energy efficiency in its stock.

6.6. **Cost of Central Heating Installation**

As highlighted in the June 2004 report, costs for central heating installations have continued to rise. It will be difficult to meet the SHQS for this area if this trend continues. The present partnering arrangement for heating contractors ends in August 2005, and any continuation will be dependent on these concerns being addressed through alternative methods of procurement.

6.7. **Supply of Meters and Gas**

From 1 June 2005, Scottish Gas are introducing a new procedure for ordering gas meters which requires tenants to apply individually and to be subject to a credit check if they are getting a gas meter for the first time. This will cause difficulties for both the Council's tenants and the Council's contractors.

In light of this, Scottish and Southern (Hydro-Electric) will be approached to supply meters and gas through our Preferred Fuel Supplier agreement.

7. **CONSULTATION**

The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), all Chief Officers, the Dundee Federation of Tenants Associations, Dundee Association of Council House Owners and Pentland Home Owners Association (these last two being in line with the recently agreed Owners' Charter) have been consulted on the content of this report.

8. **BACKGROUND REPORTS**

- Housing Investment Group – Achieving the Scottish Housing Quality Standard – Housing Committee 16 May 2005.
- Energy Advice in Dundee, May 2002, Report 324/2002.
- Preferred Energy Supplier, September 2002, Report 602/2002.
- Dundee City Council Housing Stock – Preferred Energy Supplier 2004 – 2007, Report No. 55/2004.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

2 JUNE 2005

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 31/03/2004	04/05	05/06	06/07	07/08	No Of Owners	No of Tenants
SUMMARY									
SHQS CAPITAL									
Free from Serious Disrepair									
Roofs	1-7	9531		479	3419	2805	2828	112	219
Roughcast	8-11	3886			1470	1297	1119	83	193
Access Decks	12	17					17		
Windows	13	4001			1152	1099	1750		
Energy Efficient									
Cavity Insulation	14	151				71	80		
Heating & Energy Efficiency	15-18	28742		4238	10362	7576	6566		3473
Modern Facilities & Services									
Bathrooms	19	2720				1218	1502		
Kitchens	20-21	4124		31	58	2204	1831		
Healthy, Safe & Secure	22								
Smoke Detectors		332			100	100	132		
Common Stairs/Lifts		667			384	100	183		
Security lighting		296			141	75	80		
Door entry/Secure doors		3868			1222	1222	1424	334	628
Owners Receipts	23	-3047			-1308	-1027	-712		
Area Housing Office East	24	2700			1000	1700			
TOTAL		57988		4748	18000	18440	16800	529	4513
PLANNED MAINTENANCE									
Community Care	25								
Disabled Adaptations		2317		517	600	600	600		
Disability Discrimination Act		405			180	75	150		
Sheltered Lounge Upgrades		375			150	100	125		
Warden Call Replacement		1140			260	450	430		
Estate Strategies	26	2759		609	750	700	700		
Housing Estate Regen Funding		-2759		-609	-750	-700	-700		
MSD Fabric	27								
MSD Fabric Repairs		861			300	261	300		
Laundry equipment		30			0	30	0		
Water tank replacement		295		115	80	50	50		
Water Pumps		120				120			
Lift replacement		557		187	270	100	0		
Concrete/PRC	28-29	1276			500	400	376		
Integrations	30	100					100		
Stock Surveys	31	150			150				
Miscellaneous	32								
Timber Treatment		3105		725	980	700	700		
ECM		6002		1552	1500	1450	1500		
Demolitions	33	3747		1209	967	948	623		
Housing Estate Regen Funding		-3747		-1209	-967	-948	-623		
Owners Receipts	34	-667			-167	-250	-250		
TOTAL		16066		3096	4803	4086	4081		
OVERALL TOTAL		74054		7844	22803	22526	20881	529	4513

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	Estimated Total Cost	Actual Prior to 31/03/2004	04/05	05/06	06/07	07/08	No Of Owners	No of Tenants
SUMMARY								
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs	1154		479	675				
Roughcast	50			50				
Energy Efficient								
Heating & Energy Efficiency	7111		4238	2873				
Modern Facilities & Services								
Kitchens	89		31	58				
TOTAL	8404		4748	3656	0	0	0	0

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	Estimated Total Cost	Actual Prior to 31/03/2004	04/05	05/06	06/07	07/08	No Of Owners	No of Tenants
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs	8377			2744	2805	2828	112	219
Roughcast	3836			1420	1297	1119	83	193
Access Decks	17					17		
Windows	3753			1152	1099	1502		
Energy Efficient								
Cavity Insulation	142				71	71		
Heating & Energy Efficiency	21372			7489	7576	6307		3448
Modern Facilities & Services								
Bathrooms	2720				1218	1502		
Kitchens	2654				2204	450		
Healthy, Safe & Secure								
Smoke Detectors	332			100	100	132		
Common Stairs/Lifts	667			384	100	183		
Security lighting	256			141	75	40		
Door entry/Secure doors	3868			1222	1222	1424	334	628
Owners Receipts	-3047			-1308	-1027	-712		
Area Housing Office East	1000			1000	1700			
TOTAL	45947		0	14344	18440	14863	529	4488

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
Carry Forward Locations								
Magdalene Kirkton 2nd Phase 9 & 10	488		183	305				
Magdalene Kirkton 3rd	476		206	270				
Fleming Trust Phase 1	175		90	85				
Other Locations	15			15				
Grand Total	1154		479	675	0	0	0	0

DUNDEE CITY COUNCIL

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
Year 1 2005/06								
<u>Byron Street Tenements Ph 1</u> 51, 53, 55, 57 Byron Street	105			105			10	14
<u>Camperdown 10th Phase 1</u> 30, 32, 34, 36 Craigard Road 10, 12, 14 Craigmount Place 80, 82, 83, 85 Craigowan Road	200			200			2	42
<u>City Road 4th</u> 1-23, 2-24 Greenbank Place	70			70			14	10
<u>Craigie Drive 1st</u> 114-120 Craigie Drive	35			35				4
<u>Fleming Gardens Ph2</u> 2, 4, 6, 12, 14 Fleming Gardens North 2, 4, 6 Fleming Gardens West 53, 55 Provost Road 5 Hindmarsh Avenue	320			320			17	37
<u>Lawton 1st Ph 4</u> 1-7, 9-15, 17-23, 25-31, 33-35, 2-8, 10-16, 26-32, 34-36 Glenclova Terrace 9-11, 13-15, 10-16, 18-24 Glenogil Avenue	210			210			23	21
<u>Magdalene Kirkton 3rd Ph 2 (Start Only)</u> Solar Installation 17 Balmuir Place 21, 25, 65-73, 117-129, 133, 137, 141-147 Helmsdale Avenue	315				127	188		21
<u>Menzieshill 1st Ph 1</u> 25-35, 37-47, 49-59 Forth Crescent	80			80			7	11
<u>Stirling Park 1st</u> 1-7, 2-8, 10-16 Stirling Terrace 52-58, 84-90 Kinghorne Road								
<u>Stirling Park 2nd</u> 2-4 Macaulay Street & 9-11 Carmichael St 6-8 Macaulay Street & 11-13 Upper Constitution Street 7-9 Upper Constitution Street & 2-4 McKinnon Street	160			160			21	11
Carry Forward Total	1495			1307	188	0	94	171

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
<i>Brought Forward</i>	1495			1307	188		94	171
Year 1 2005/06 con't								
<u>St Marys 9th</u> 1, 9, 15, 21, 23, 14, 22, 24, 26, 34, 38, 40, 42, 44, 46, 60 St Edmunds Place								
54 & 64 St Clement Place	160			160				18
<u>Taybank 1st & 2nd Ph 3</u> 1-7 Dalkeith Road								
1-23 Ivanhoe Pl, 10-28 St Ronans Ave, 17-19 & 29-35 Kenilworth Ave	190			190			18	10
<u>West Kirkton 1st Cottages Ph 1</u> 45, 55-63, 2, 4 Haldane Avenue 53, 55, 59, 67, 75-77, 81-85 Haldane Terrace 9 Haldane Crescent	200			200				20
<u>Wester Clepington 1st</u> 1 Caird Terrace 12, 14, 16 Caird Avenue	100			100				
Roof Surveys	30			30				
Urgent Roof Repairs	450			450				
Roof specialist works	250			250				
<u>Linlathen 1st Dev Ph1 (Start Only)</u> Armour Pl, 1-4, 5-11, 6-12, 19, 21, 25 Blacklock Cres, 1,3,9,13 Doon Terrace, 2,6,10,20,22,26,Fountainbleau Dr, 118, 120, 122, 124, 128, 130, 136, 138, 140, 142 Pitkerro Rd, 6, 10, 14 Rowantree Cres	357			57	300			
Carry Forward Total	3232			2744	488	0	112	219

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
<i>Brought Forward</i>	3232	0		2744	488	0	112	219
Year 2 2006/07								
<u>Byron Street Tenements Ph 2</u> 42, 44, 46, 48 Byron Street	105				105			
<u>Camperdown 10th Ph 2</u> 1, 3, 5, 7, 9 Ravenscraig Road 71, 73, 75, 77, 79, 81 Craigowan Road	200				200			
<u>Dudhope Flatted (Start Only)</u> 44-50, 52-58 Campbell Street 11-17, 27-33, 35/37, 39/41, 43-49 Gardner St 11/13, 15-21, 14/16, 18-24, 26-32 Kilberry St 48-54, 56-62 Lawside Road 69-75 Loons Road	260				82	178		
<u>Fleming Gardens Ph 3</u> 112, 114, 116, 118, 122, 124, 126, 128, 130 Clepington Road	250				250			
<u>Harefield Road</u> 12-18, 20-26 Tofthill 1-7, 9-15, 17-23 Tofthill Place	100				100			
<u>Lawton 1st Ph 5</u> 1-7, 9-15, 17-23, 25-31, 33-39, 41-47, 49-55, 2-8, 10-16, 18-24, 26-28 Glenprosen Terrace 17-19, 34-40 Glenogil Avenue	210				210			
<u>Magdalene Kirkton 3rd Cottages (Brick) Ph 3</u> <u>Solar Installation</u> 10, 12, 14, 18, 24, 26, 28, 36, 38, 44, 46, 54, 56, 58 Helmsdale Avenue 3, 5 Balgowan Place 9, 11, 13, 25, 27, 29, 31-45, 49, 53, 55 Balgowan Avenue	500				500			
Carry Forward Total	4857			2744	1935	178	112	219

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
<i>Brought Forward</i>	4857	0		2744	1935	178	112	219
Year 2 con't 2006/07								
<u>Mains of Fintry 4th Ph 1</u> 4, 5, 6, 8, 9, 10, 14 Finlaggan Crescent	70				70			
<u>Menzieshill 1st Ph 2</u> 61-71, 73-83, 85-95, 97-107 Forth Crescent	105				105			
<u>Linlathen 1st Dev Ph 2 (Start Only)</u> 2 & 4 Armour Place, 31, 33, 37, 41, 49, 51, 53, 57, 59, 61, 63, 65, 69, 71, 73, 75 Blacklock Cres, 50-56 even & 62, 66, 72-78 Even Fountainbleau Drive, 18, 26, 32-48 even Rowantree Crescent	370				95	275		
Urgent Roofs/Roof Surveys	350				350			
Roof Specialist Works	250				250			
Carry Forward Total	6002			2744	2805	453	112	219

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
<i>Brought Forward</i>	6002	0		2744	2805	453	112	219
Year 3 2007/08								
<u>Byron Street Tenements Ph 3</u> 52, 54, 56, 59, 61 Byron Street	130					130		
<u>Camperdown 10th Ph 3</u> 17, 19, 53, 55, 57, 10, 12 Craigowan Road 31, 33, 35 Ravenscraig Road	200					200		
<u>Camperdown 12th Ph 1</u> 102, 104, 112, 114, 116 Buttars Loan	130					130		
<u>Camperdown 14th Ph 1</u> 77, 79, 123 Dunholm Road	75					75		
<u>Clement Park 1st</u> 20, 26, 28 Clement Park Road 8, 10, 12, 14, 9 Clement Park Terrace 17, 38 Merton Avenue	100					100		
<u>Craigie Drive 2nd</u> 10-32, 9-31 Craigiebarn Road 186-192 Craigie Drive	100					100		
<u>Magdalene Kirkton3rd (Brick) Ph 4</u> <u>Solar Installation</u> 22, 26-32, 52-56, 62-70, 74, 76, 80-90, 94, 96, 100-104, 61, 63 Balgowan Avenue	400					400		
<u>Mains of Fintry 4th Ph 2</u> 15, 16, 17, 20, 23 Finlaggan Crescent 35, 41 Fintryside	70					70		
<u>Menziesshill 1st Ph 3</u> 131-141, 143-153, 181-191, 193-203, 231-241, 243-253 Charleston Drive	160					160		
Carry Forward Total	7367			2744	2805	1818	112	219

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roof Renewal								
<i>Brought Forward</i>	7367	0	0	2744	2805	1818	112	219
Year 3 2007/08 con't								
<u>Taybank 1st & 2nd Ph 4</u> 1-7, 9-15, 17-23 Ivanhoe Place 10-16, 18-24, 26/28 St Ronans Avenue 17/19, 29-35 Kenilworth Avenue	150					150		
<u>West Kirkton 1st Ph 2</u> 14, 16, 18 Derwent Avenue 46, 48 Kirkton Crescent 3, 5, 13, 15, 21, 29, 37, 2, 4, 8 Haldane Crescent 2, 4, 8, 12, 13, 15, 18, 19, 30 Haldane Place 27 Haldane Terrace	240					240		
Roof Surveys	20					20		
Urgent Roofs	350					350		
Specialist Roof Works	250					250		
Grand Total	8377			2744	2805	2828	112	219

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roughcast Renewal								
Carry Forward								
Various	50			50				
<i>Grand Total</i>	50		0	50			0	0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06 PRICE BASE: CASH OUTTURN PRICES
 DEPARTMENT: HOUSING HRA ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roughcast Renewal								
Year 1 2005/06								
<u>Menzieshill 11th</u>								
157-167 Yarrow Terrace						3	3	
173-183 Yarrow Terrace						3	3	
213-225 Yarrow Terrace						1	6	
170-182 Yarrow Terrace						3	4	
184-194 Yarrow Terrace						5	1	
229-239 Yarrow Terrace	600			600		4	2	
<u>Menzieshill 13th</u>								
20-32 Dochart Terrace						3	4	
145-159 Dochart Terrace	200			200		4	4	
<u>Longhaugh</u>								
1-47 Longhaugh Terrace								
2-32 Longhaugh Terrace	500			500		3	35	
West Kirkton BISF Trial	20			20				
Urgent Roughcast / Citywide Survey	100			100				
Carry Forward Total	1420		0	1420		29	62	

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roughcast Renewal								
<i>Brought Forward</i>	1420	0		1420	0	0	29	62
Year 2 2006/07								
<u>Menzieshill 11th</u>								
201-211 Yarrow Terrace	100				100		2	4
271-281 Yarrow Terrace	100				100		2	4
299-309 Yarrow Terrace	100				100		1	5
313-323 Yarrow Terrace	100				100		3	3
353-365 Yarrow Terrace	100				100		4	3
<u>Menzieshill 13th</u>								
82-94 Dochart Terrace	100				100		3	3
129-143 Dochart Terrace	100				100		6	1
195-207 Dochart Terrace	100				100		5	2
245-255 Dochart Terrace	100				100		5	1
<u>Menzieshill 7th</u>								
Tweed Crescent (Odd Nos)	120				120			
<u>West Kirkton 2nd</u>								
BISF Ph 1	227				227			18
Urgent Roughcast	50				50			
Carry Forward Total	2717	0		1420	1297	0	60	106

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Roughcast Renewal								
<i>Brought Forward</i>	2717	0		1420	1297	0	60	106
Year 3 2007/08								
<u>Menzieshill 15th</u>								
191-205 Dickson Avenue							3	5
207-221 Dickson Avenue	175					175		8
378 Charleston Drive	10					10		1
<u>Menzieshill 11th</u>								
62-72 Yarrow Terrace	100					100	2	4
118-128 Yarrow Terrace	100					100	3	3
134-144 Yarrow Terrace	100					100	3	3
91-103 Yarrow Terrace	100					100	4	3
<u>Menzieshill 6th</u>								
26-46 Spey Drive	100					100	4	7
92-112 Spey Drive	100					100	4	7
<u>West Kirkton 2nd</u>								
BISF Ph 2	284					284		46
Urgent Roughcast	50					50		
Grand Total	3836	0		1420	1297	1119	83	193

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Access Decks								
Various Locations	17					17		
Grand Total	17			0	0	17		

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Windows								
Linlathen 1st Dev (Timber)	914			914				
Various Locations	2638			138	1000	1500		
Common Windows	449			100	99	250		
Grand Total	4001			1152	1099	1750		

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Cavity Insulation								
Various locations	151				71	80		
GRAND TOTAL	151			0	71	80		

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Heating								
Carry Forward								
Hospital Park	934		34	900				
Logie	1745		1445	300				
West Kirkton BISF	482		382	100				
Longhaugh	368		298	70				
Clement Park 3rd Flats	80		5	75				
Wolseley St/Dundonald St	136		6	130				
Stirling Park	353		3	350				
Harcourt St/Paterson St	27		2	25				
Lorne Street	111		56	55				
Sandeman Street	794		744	50				
Tullideph	468		448	20				
St Fillans Road	53		3	50				
Alpin Road	837		812	25				
Asbestos Work	723			723				
Grand Total	7111		4238	2873	0		0	

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Heating								
<u>Heating and Rewire</u>								
Craigie Street Sheltered Housing	197			10	187			30
Wedderburn Street / Hepburn Street / Smalls Wynd	1381			1381				161
Wellgrove	112			112				12
Arbroath Road	160			160				18
Baluniefield Sheltered	170			10	160			26
Logie Tenements	86			86				9
Brington Place	180			180				24
Clement Park 3rd Flats	175			175				16
Craigie Drive 1st Sheltered	82			82				11
Ancrum Sheltered	450			450				60
Mill 'O' Mains Flats	1560			1560				208
Watson Street Sheltered	210			210				28
Ann Street	75			75				10
Wolseley Street 1st & 12, 39								
Clelington Street	192			192				32
Magdalene Kirkton 1st	168			168				18
Individual Houses	500			500				100
<u>Heating Only</u>								
Douglas and Angus 13th Sheltered	235			235				47
St Marys 14th Sheltered	140			140				28
Douglas Road (Start Only)	75			25	50			16
Hill Street / Kinghorne Road	100			100				20
Mid Craigie 2nd (Electric Only)	150			150				30
North Street Sheltered	10			10				2
Constitution Road / Ogilvies Road	65			65				13
Lawton / Glenprosen Terrace Ph 1	300			300				60
Dryburgh 2nd Orlits	125			125				25
Kingsway East	350			350				70
Corso Street Phase 1	290			290				58
Clelington Road Phase 2	348			348				58
Carry Forward Total	7886			7489	397			1190

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Heating								
<i>Brought Forward</i>	7886	0		7489	397	0	0	1190
Heating and Rewire								
Russell Place Sheltered	420				420			56
Fleming Gardens								
110 & 112 Arklay Street	83				83			11
<u>Heating Only</u>								
Corso Street Ph 2	226				226			50
Corso Street Ph 3	226				226			50
Corso Street Ph 4	230				230			49
Lawton / Glenprosen Terrace Ph 2	235				235			50
Lawton / Glenprosen Terrace Ph 3	190				190			42
Fleming Gardens Ph 1	360				360			80
Fleming Gardens Ph 2	390				390			87
Strathmore Avenue	190				190			40
Fairbairn Street	500				500			109
Maitland Street	136				136			30
Lawton 2nd (Farm)	83				83			13
Lansdowne / Pitalpin MSD	1008				1008			168
Kirk Street MSD	1440				1440			240
Various Locations and Asbestos	1462				1462			
Carry Forward Total	15065	0		7489	7576	0	0	2265

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Heating								
<i>Brought Forward</i>	15065			7489	7576	0		2265
<u>Heating Only</u>								
Balgay Street / Lochee High Street	50					50		11
34/40 Gardner Street /								
3 Fullarton Street	64					64		14
Menzieshill 1st Flats	795					795		176
Menzieshill 2nd Flats	456					456		83
Menzieshill 3rd Flats	572					572		104
Beechwood	55					55		10
Foggyley 1st	214					214		39
Benvie Road	105					105		19
Hilltown	105					105		19
Mid Craigie 2nd (Gas)	313					313		57
Mid Craigie 3rd	44					44		8
Hospital Street	165					165		30
Wolseley Street / Clepington Street	264					264		48
Queen Street, Broughty Ferry	490					490		89
Dens Road / Cotton Road	72					72		13
Polepark	270					270		49
Craigie 6th	77					77		14
Other Locations	2005					2005		365
<u>Heating and Rewire</u>								
Individual Houses	450					450		60
Grand Total	21631			7489	7576	6566	0	3473

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Bathrooms								
Various locations	2687				1200	1487		
Mechanical ventilation	33				18	15		
Grand Total	2720			0	1218	1502	0	0

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Kitchens								
Carry Forward	89		31	58				
Grand Total	89		31	58	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Kitchens								
Various locations	4035				2204	1831		
Grand Total	4035				2204	1831	0	0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Smoke Detectors	332			100	100	132		
<u>Door Entry Systems/Secure Doors</u>								
Various Locations	2646				1222	1424		
<u>Central Area</u>								
4-10, 14-20 Fairbairn Street								
2-10, 1-11 Strathmore Street								
4-16 Maitland Street								
1, 3, 5, 9 Hilltown Terrace								
171, 173 Strathmartine Road								
7 Consitution Street								
61 Rosebank Street								
33, 35 St Kilda Road								
30 Cleghorn Street								
80, 82 Arklay Street								
73, 75, 86, 88 Watson Street								
2, 4, 73, 75 Dens Road								
8, 10 Cotton Road	392			392			106	202
Lochee Area - Various Locations	406			406			107	213
<u>Whitfield / Happyhillock Area</u>								
39 Anton Drive								
12-16 Forthill Drive								
79, 81, 85, 87 Long Lane								
2, 6, 8, 13, 17, 19, 21 Queen Street								
1-7, 2-24, 46-56 Aboyne Avenue								
21-43 Ballindean Road								
25, 28 Greendykes Road								
1-23, 25-47 Carlochie Place	424			424			121	213
Stairlighting/Security Lighting	296			141	75	80		
Common stairs & Lifts	667			384	100	183		
Grand Total	5163			1847	1497	1819	334	628

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Contingencies / Fees / Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Owners Receipts	-3047			-1308	-1027	-712		
Grand Total	-3047			-1308	-1027	-712		

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Housing Office								
Area Housing Office East	2700			1000	1700			
Grand Total	2700			1000	1700	0		

DUNDEE CITY COUNCIL
PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06
PRICE BASE: CASH OUTTURN PRICES
DEPARTMENT: HOUSING HRA **ALL FIGURES £' 000**

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Community Care								
Disabled Adaptations	2317		517	600	600	600		
Disability Discrimination Act	405			180	75	150		
Sheltered Lounge Upgrade	375			150	100	125		
<u>Warden Call Replacement</u>								
Lawton	80			80				
Baluniefield	50			50				
Alpin Glenesk	220				220			
Alva Square	60					60		
Kirk Street	150					150		
Kirkton	80					80		
Logie	140					140		
Russell Place	80				80			
Hill Street	130			130				
Fleming Gardens					150			
Grand Total	4087		517	1190	1225	1305		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
<u>Environmental Improvements</u>								
Mid Craigie	376		176	100	100			
Douglas	242		42	100	100			
St Marys	331		131	100	100			
Linlathen	334		84	150	100			
Mill 'O' Mains	309		109	100	100			
Hilltown	239		39	100	100			
Lochee	228		28	100	100			
Other Locations	700					700		
Grand Total	2759		609	750	700	700	0	0

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
M.S.D Fabric								
<u>Lift Car Replacement</u>								
Kirk Street MSD	457		187	270				
Russell Place	100				100			
<u>MSD Fabric Surveys/Repairs</u>								
Various Locations	861			300	261	300		
Laundry Equipment	30				30			
Water Tank Replacement	295		115	80	50	50		
Water Pumps	120				120			
Grand Total	1863		302	650	561	350		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure Concrete / PRC	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
<u>PRC Surveys</u>								
Mains of Fintry 2nd Orbits	25			25				
Graham Street 1st Boots	50			50				
<u>PRC Repairs</u>								
St Marys 5th Orbits	20			20				
West Kirkton 2nd Whitson Fairhurst	25			25				
<u>Concrete Floor Surveys</u>								
Menzieshill 2nd, 3rd, 4th & 5th								
Whitfield 1st, 2nd, 4th, 5th & 7th	30			30				
<u>Concrete Floor Repairs</u>								
Craigie Drive 3rd & 4th								
Magdalene Kirkton 2nd & 3rd								
West Kirkton 1st, 4th & 5th	30			30				
<u>General Concrete Surveys</u>								
Balgay Street, Craigie 6th & 7th, Douglas & Angus 1st-15th, Dudhope Tenements, Dundee Road, Forebank Terrace, Harefield Road, Harcourt Street/Paterson Street, Hospital Street, Kirk Street 1st, King Street/Westfield, Broughty Ferry, Linlathen 1st-4th, Marshall Street, Logie Tenements and Sheltered, Manor Place, Broughty Ferry, Mid Craigie 4th, Stirling Park 1st-3rd, Turnberry Avenue New Build, Watson Street, Watson Street Sheltered West Kirkton 1st, 3rd, 4th & 5th, Whorterbank Lowrise, Wolseley Street 1st & 2nd, Wolseley Street / Dundonald Street	60			60				
<u>General Concrete Repairs</u>								
Alpin Road (inc shelt), Benvie Road, Ancrum Place (inc shelt), Baluniefield (inc shelt), Camperdown 3rd Foggyley 1st, Glenprosen Terrace, Graham Street 2nd, Kinghorne Road, Kirk Street 2nd, Lorne Street, Magdalene Kirkton 3rd & Sheltered Phases 1 & 2, Mains of Fintry 3rd & 4th, Maitland Street, St Marys 2nd-4th, 7th, 9th-15th, St Columba Gardens Shelt, Wellgrove	130			130				
Carry Forward Total	370			370		0	0	

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Concrete / PRC								
<i>Brought Forward</i>	370			370				
Public Safety	10			10				
Project Management, Miscellaneous Inspections etc	20			20				
Planning & Preparation for 2006/2007 Projects	10			10				
Various locations surveys, repairs etc	776				400	376		
External Stairs	90			90				
Grand Total	1276			500	400	376		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Integrations	100					100		
Grand Total	100			0	0	100		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Stock Surveys								
Various	150			150				
Grand Total	150	0		150	0	0		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Miscellaneous								
Timber Treatment	3105		725	980	700	700		
ECM	6002		1552	1500	1450	1500		
Grand Total	9107		2277	2480	2150	2200		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Demolitions								
St Fillans Road	248		183	65				
Aberlady Crescent	475		445	30				
Haddington Crescent	427		362	65				
Kilwinning / Fenwick	354		219	135				
Derby Street	135			135				
Various Locations	1508			337	748	423		
Rehousing / Homeloss	600			200	200	200		
Grand Total	3747		1209	967	948	623		0

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2005/06

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2004					No Of Owners	No of Tenants
			04/05	05/06	06/07	07/08		
Owners Reciepts	-667			-167	-250	-250		
Owners Reciepts								
<i>Grand Total</i>	-667			-167	-250	-250		0