

REPORT TO: POLICY & RESOURCES COMMITTEE – 9 JUNE 2003

REPORT ON: HOUSING CAPITAL BUDGET 2003/2004

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 360-2003

1. PURPOSE OF REPORT

- 1.1. Following receipt of the Scottish Executive Housing Capital Allocation for 2003/04, the Housing Capital Budget can be finalised. The Budget includes £1.526 million Capital funded from Current Revenue (CFCR) and £4.443 million for Planned Maintenance Programmes. There is provision of £13.014 million (including slippage) in the 2003/04 Housing Revenue Account Budget and £1.212 million for Renewal and Repairs Fund Programmes, subject to resources being available in the Fund.

2. RECOMMENDATIONS

- 2.1. Committee is asked to:

- a. Approve the revised Housing Capital Budget for 2003/04.
- b. Approve the action as detailed in Para 6.
- c. Instruct the City Architectural Services Officer and City Engineer to invite offers for the projects included in these Capital, Planned Maintenance and Renewal and Repairs Estimates.
- d. Authorise the Director of Housing to accept offers as detailed in Para 6.3.

3. FINANCIAL IMPLICATIONS

- 3.1. The Scottish Executive issue to each Council an annual Capital Allocation to which they can add any useable Capital Receipts accrued during that year. The set aside on receipts for loan debt repayment has remained at 75% for Council House Sales and 50% for land sales.

- 3.1.1. The 2003/04 Housing Capital Budget is based on:

- a. A Capital Allocation of £8.436m.
- b. Useable Capital Receipts amounting to £700,000 from Council House Sales.
- c. Scottish Executive Central Heating Initiative funding of £2.335m.
- d. Land receipts amounting to £100,000 (net).
- e. Loan repayment receipts of £50,000.
- f. An allowance for slippage on capital and useable capital receipts of 15%.

- g. A total Capital Resource of £13.014 million.
- h. In addition to this, resources of £5.969 million on Capital funded from current revenue and Planned Maintenance.
- i. Renewal and Repair fund of up to £1.212 million, subject to resources being available in the Fund.

Actual spend will be determined by available funds.

No further resource assumptions have been issued by the Scottish Executive for future years.

3.1.2. 2004/2006 Financial Years

From 2004/2005, Section 94 of the Local Government (Scotland) Act 1973 consent issued by the Scottish Executive is to be replaced by Prudential Borrowing. As the guidance for this has not yet been issued it is not possible to prepare estimates for 2004/05 or 2005/06 at this stage. The 3 year draft budget will be presented to Committee in the Autumn.

4. **LOCAL AGENDA 21 IMPLICATIONS**

Overall, the Capital Programme will contribute to increased energy efficiency and comfort level for tenants. The implications of individual projects will be reported to Committee with the tender reports.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

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

6. **BACKGROUND**

- 6.1. All programmes are subject to the Capital Investment Strategy. Regular updates of level of sales and letting demand will take place prior to going to tender. If trends change significantly, this could lead to some of these locations being excluded, unless the City Architectural Services Officer or City Engineer recommends investment on the basis of condition.
- 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, Contingency and Fees, Pilot Projects, Urgent Roof Replacements

Previous deletions, surveys and fees 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. In order to reduce administrative delays, Committee is asked to authorise expenditure on urgent works 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 and incur fees up to the amount included in the estimates.

6.3.3. Warm Deal

Committee is asked to authorise expenditure up to £5,000 in total as the City Council's contribution to the cost of supplying insulation measures to individual Council houses as part of the above scheme.

6.3.4. Laundry Equipment

Committee is asked to authorise the Director of Housing to identify locations and to incur expenditure up to £60,000 on replacement of washing machines in laundries.

6.3.5. Rewiring/Heating

Committee is asked to also agree to authorise expenditure up to £175,000 for rewiring and heating to individual houses, deleted from previous contracts.

6.4. **Windows for All**

An allowance of £200,000 has been made to replace double glazed windows on the outer face of Butterburn Square/Reid Square/Russell Place. These were fitted in 1986 as part of the cladding project, and a survey by the City Architectural Services Officer has now highlighted a number of defects. The inner windows were replaced in 1998 with PVC windows and these are in good order, and tenants are satisfied with them.

This is in line with the Council's commitment to improving energy efficiency in its stock.

6.5. **Wellgate/Watson Street Concrete Floor Programme**

This programme will complete this year.

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

Committee is asked to note that £9.591 million is being spent on installing central heating.

This is in line with the Council's commitment to improving energy efficiency in its stock.

6.7. **Scottish Executive Central Heating Initiative**

£1.764 from the Scottish Executive was received in 2002/03. 705 households benefited from this. In 2003/04, Section 94 consent of £2.000m has been approved, plus carry forward from 2002/03 of £335,000. This contribution towards the total cost (the balance is to be funded from the Housing Capital Budget) will allow 985 new systems to be installed.

6.8. **Leased Heating**

Committee agreed in March 2002 that heating systems due to be funded from the City Council's 'Heating for All Programme' should be leased. This will allow 1,255 new systems to be installed in 2003/04.

7. **BACKGROUND REPORTS**

- Renewal and Repairs Fund for Housing – Report to Policy & Resources Committee – 27 March 1997.
- Home Energy Conservation Act Report – Housing Committee – 17 November 1997.
- Home Energy Conservation Act Progress Report – Housing Committee – 17 January 2000.
- Home Energy Conservation Act Second Progress Report – Housing Committee – 21 January 2002.
- Leased Heating for Council Housing – 18 March 2002.

8. **CONSULTATIONS**

All Chief Officers and the Dundee Federation of Tenants' Associations have been consulted regarding this report.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

15 MAY 2003

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

PROJECTED CAPITAL RESOURCES 2003/2004: HOUSING HRA

		£m
1	Carry Forward	
2	Capital Allocation - S94 Consent Issued by Scottish Executive	8,436
3	Estimated Useable Capital Receipts	
	- Council House Sales	700
	- Loan Repayment Receipts	50
	- Other Receipts	100
		<u>9,286</u>
4	Scottish Executive Central Heating Initiative	2,335
5	Add Allowance for Slippage (15%)	1,393
	TOTAL PROJECTED CAPITAL RESOURCES	<u><u>13,014</u></u>
6	Capital Funded from Current Revenue (CFCR) and Planned Maintenance	5,969
7	Renewal and Repairs Fund	1,212

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	PAGE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
CAPITAL										
Windows For All	4	205			205					
Heating For All - DCC Funding	5 & 6	8103		2158	5945				1278	
Heating For All - Scottish Executive Funding	7 & 8	3709		63	3646				851	
Community Care	9 & 10	439			439					
Integrations	11	81			81					
Estate Strategies	12 & 13	737		150	587					
Roof Repairs / Renewal	14, 15 & 16	3091		1030	2061				178	59
Contingencies / Fees	17	50			50					
Total		16415		3401	13014	0	0	0	2307	59
CFCR										
Security	19	117			117					
Rewire	20	210			210					
MSD Fabric	21	987			987					
Concrete / PRC	22	212			212				129	1
Total		1526			1526	0	0	0	129	1
PLANNED MAINTENANCE										
Urgent Roof Repairs	24	375			375					
Roughcast	25	1103		218	885				33	15
Miscellaneous	26	2173			2173					
Demolitions	27	1010			1010					
Total		4661		218	4443	0	0		33	15
CRCR & PLANNED MAINTENANCE TOTAL		6187		218	5969					
RENEWAL AND REPAIRS										
	28	1790		578	1212					
GRAND TOTAL		24392	0	4197	20195	0	0	0	2469	75

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Windows For All	0			0					
Heating For All - DCC Funding	4992		2128	2864				397	
Heating For All - Scottish Executive Funding	674		63	611				164	
Community Care	9			9					
Integrations	0			0					
Estate Strategies	155		150	5					
Roof Repairs / Renewal	1734		1030	704				70	20
TOTAL	7564	0	3371	4193	0	0	0	631	20

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Windows For All	205			205					
Heating For All - DCC Funding	3111		30	3081				881	
Heating For All - Scottish Executive Funding	3035			3035				687	
Community Care	430			430					
Integrations	81			81					
Estate Strategies	582			582					
Roof Repairs / Renewal	1357			1357				108	39
Contingencies / Fees	50			50					
TOTAL	8851	0	30	8821	0	0	0	1676	39

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Windows for All Butterburn Square / Reid Square / Russell Place Lauderdale Avenue	GC	200 5			200 5					
TOTAL		205			205				0	

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Heating For All - DCC Funding										
<u>Heating Replacement & Rewire</u>										
Whitfield 5th Cottages C/fwd	AW	210		9	201					35
Hilltown West Phase 1 C/fwd	AW	584		545	39					25
Brackens Cottages C/fwd	AW	235		142	93					20
Arklay Street 2nd C/fwd	MMcB	1862		1349	513					22
Mill 'O' Mains Cottages	AW	674		74	600					95
Lochee Commercial	BG	254		4	250					22
Linlathen 1st Phase 1	AW	1068		5	1063					178
Old Contracts / Retentions		105			105					
TOTAL		4992	0	2128	2864					397

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Heating For All - DCC Funding										
<u>Heating Replacement & Rewire</u>										
Graham Street 1st	MMcB	642			642					107
Boots Lawton	GC	846			846					138
King Street, Broughty Ferry	AW	49			49					9
4 Strathmartine Road & 29 Kinghorne Road	BG	90			90					19
Linlathen 1st Phase 2	BG	1074		5	1069					179
Powrie Place / Ann Street Sheltered	BG	192			192					32
Taybank 1st & 2nd	BG	294			294					49
Garry Place Sheltered	BG	360			360					60
Hilltown West Phase 3, 4, 5	MMcB	550		25	525					92
<u>Wester Clepington 1st</u>										
12-22 (even) Caird Avenue	MMcB	192			192					32
7-25 (odd), 4-30 (even) Hepburn Street	MMcB	552			552					81
1 & 2 Caird Terrace	MMcB	60			60					10
Wester Clepington 1st Phase 2	MMcB	138			138					23
Individual Houses	AW	95			95					50
Lease Heating		-2023			-2023					
TOTAL		3111		30	3081					881

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

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DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Heating For All - Scottish Executive Funding										
Heating Installation & Rewire Camperdown 11th & 13th Flats C/fwd	GC	560		63	497				164	
Old Contracts / Retentions		114			114					
TOTAL		674		63	611				164	

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Heating For All - Scottish Executive Funding										
<u>Heating Installation & Rewire</u>										
City Road 3rd Cottages										
West Kirkton 4th & 5th Cottages										
Dean Avenue	MMcB	66			66					11
Douglas & Angus 14th Cottages	MMcB	54			54					8
St Marys 14th Cottages (St Marys 12th Cottages & Flats, St Marys 13th Cottages Heating - Only)	GC	385			385					116
Camperdown 9th & 10th Flats	GC	948			948					158
Linlathen 3rd Flats	BG	144			144					24
<u>Heating Only</u>										
Mid Craigie 1st & 4th Flats	MMcB	126			126					36
Douglas & Angus 2nd Flats	AW	402			402					115
Camperdown 14th Flats (Inc. Lighting Circuits)	BG	374			374					83
Douglas & Angus 5th Flats	AW	200			200					57
Douglas & Angus 7th Flats	AW	84			84					30
Douglas & Angus 11th Flats	AW	172			172					49
Individual Houses	AW	80			80					50
TOTAL		3035			3035					687

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Community Care										
Old Contract / Retentions		9			9					
TOTAL		9			9	0	0			

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Community Care										
Alterations to Sheltered Lounges	BG	80			80					
Disabled Adaptations		350			350					
TOTAL		430			430	0	0			

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Integrations										
Kingsway East	ES	80			80					
Old Contracts - Various		1			1					
TOTAL		81	0	0	81	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Estate Strategies										
Kirkton Phase 4	JF	155		150	5					
TOTAL		155		150	5					

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Roof Repairs / Renewal										
Old Contracts / Retentions		39			39					
<u>Broughty Ferry 1st, 2nd 4th C/fwd</u> 50, 52, 56-62 Forthill Road 1-15, 25-31, 2-36 Archer Street 2-8, 18-48 Nursery Road	JF	271		21	250				48	20
<u>Broughty Ferry 3rd Phase 2.2 C/fwd</u> 1-3, 5/7, 33-87 Forthill Drive 2/4, 6/8, 74-120 Forthill Drive 1-16 Forthill Place	JF	505		472	33					
Whitfield 5th Cottages Phase 2 C/fwd	BS	157		37	120				22	0
<u>Magdalene Kirkton 2nd Cottages Phase 5 C/fwd</u> 214-254 Old Glamis Road 3-39, 4-44 Forres Crescent 41-59 Forres Crescent	BS	337		257	80					
<u>Menzieshill 3rd Phase 3 C/fwd</u> 63-137 Leith Walk 463-545 Charleston Drive	JF	209		202	7					
<u>Alpin Road Phase 3 C/fwd</u> 2-32, 9-39, 41-47 Alpin Terrace 51-57, 59-65 67-73, 75-81, 83-89, 91-97, 99-105 Lawside Road 81-87 Loons Road	BS	216		41	175					
TOTAL		1734		1030	704				70	20

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Roof Repairs / Renewal										
<u>Magdalene Kirkton 3rd (Swedish Timber) Phase 1</u> 1, 9, 13, 15, 17, 21, 23 Helmsdale Drive 2, 4, 12, 18 Helmsdale Place	JF	80			80				11	0
<u>Mid Craigie 4th Phase 2</u> 9, 13, 17, 21, 65, 71, 73, 75, 77, 83, 87, 89, 91, 93 97, 99, 103, 107 Midmill Road	JF	120			120				19	0
<u>St Marys 3rd Phase 2</u> 29 St Leonard Road 43, 45, 49 St Marys Road 5, 7 St Kilda Road	JF	45			45				6	0
<u>St Marys 9th Phase 2</u> 204, 206, 208, 218, 220, 226, 228 Laird Street	JF	50			50				7	0
<u>Lawton 1st Phase 2</u> 54/56, 58-64, 66-72, 82-88, 90-96, 98-104, 45-47, 57-63, 65-71, 73-79, 81-87, 97-103 Glenmarkie Terrace 2/4, 6/8 Glenogil Avenue	BS	200			200				25	23
CARRY FORWARD TOTAL		495			495				57	23

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Brought Forward Total		495	0		495				57	23
<u>Magdalene Kirkton 2nd Phase 6</u> 14, 16, 18, 20 22, 24, 32, 52, 56, 62 Forres Crescent 61 Forres Crescent 33, 35, 37, 41, 43, 45, 47, 49, 51, 53 Beauly Crescent 40, 42, 48, 54, 56, 58 Beauly Crescent	BS	266			266				27	0
<u>Magdalene Kirkton 2nd Phase 7</u> 2, 4, 6, 8, 3, 5 Beauly Square 39, 41, 47, 49, 51, 53, 55, 63, 65, 67, 71, 77, 79 Beauly Avenue	BS	190			190				18	0
<u>Craigiebank 3rd Phase 3</u> 42-48, 50-56, 58-64, Noran Avenue 89-95, 97-103, 105-111, 113-119, 121-127 Craigie Avenue	JF	220			220				30	26
<u>Menziesshill 12th Cottages</u> 28-46 Dickson Avenue	JF	70			70				10	0
<u>Craigie Drive 2nd Phase 1</u> 2-24, 46-48, 50-72 Gardyne Road	BS	85			85				23	13
Roof Surveys	JF/BS	31			31					
TOTAL		1357	0	0	1357	0	0	0	108	39

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Contingencies / Fees /									
Fees	25			25					
Contingencies	25			25					
TOTAL	50			50	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE				LATER YEARS	NO OF TENANTS	NO OF OWNERS
			2002/03	2002/03	2003/04	2004/05			
Security	117				117				
Rewire	210				210				
MSD Fabric	987				987				
Concrete / PRC	212				212			129	1
TOTAL	1526				1526	0	0	129	1

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Security										
<u>MSD Security</u>										
Whitfield - Reuse of Equipment	TD	25			25					
Dallfield - Replacement Controlled Entry	TD	70			70					
St Marys	MMcB	22			22					
TOTAL		117	0	0	117	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
<u>Rewire</u>										
<u>Security Lighting</u> Various Locations	JF	50			50					
<u>Controlled Entry</u> Various Locations	ES	70			70					
Replacement	TD	25			25					
<u>Rewire</u> Logie - Start Only	MMcB	30			30					
Hospital Park - Start Only	MMcB	25			25					
<u>Old Contracts</u> Various		10			10					
TOTAL		210	0	0	210	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
MSD Fabric										
<u>Lift Replacement</u>										
Kirk Street MSD Phase 1 (Start Only)	TD									
Powrie Place)	TD	372			372					
MSD Cyclical Surveys	GC	35			35					
<u>MSD Fabric Repairs</u>										
Various Locations	GC	400			400					
<u>Pump Replacement</u>										
Various Locations	TD	70			70					
<u>MSD Landlord Supplies</u>										
Various Locations	MD	100			100					
<u>Old Contracts</u>										
Various		10			10					
TOTAL		987		0	987	0	0			

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Concrete / PRC										
Public Safety	MD	10			10					
Old Contracts	MD	5			5					
Non-Traditional Investigations / Misc Inspections	MD	20			20					
Planning Preparation 2003/2004	MD	10			10					
<u>PRC Surveys</u>										
St Marys 1st Orlits	MD	15			15				42	
<u>PRC Repairs</u>										
Douglas & Angus 2nd Orlits	MD	25			25				47	1
St Marys 1st Orlits	MD	15			15				40	
<u>General Concrete Surveys</u>										
Craigie Drive 1st, 2nd, 3rd, 4th										
Hilltown 2nd										
Kinghorne Road / Strathmartine Road										
Lochee Commercial										
Maxwelltown Phase 3										
Mid Craigie 1st										
Milnbank Road, 95-99 Peddie Street										
Sandeman Street										
St Marys 13th	MD	50			50					
<u>General Concrete Repairs</u>										
Misc Repairs from Previous Surveys	MD	62			62					
TOTAL		212	0	0	212	0	0	0	129	1

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Urgent Roof Repairs	375			375					
Roughcast	1103		218	885				33	15
Miscellaneous	4873		2700	2173					
Demolitions	1010			1010					
TOTAL	7361		2918	4443	0	0		33	15

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Urgent Roof Repairs										
Various Locations	BS	300			300					
<u>Old Contracts</u>										
Various Locations	BS	75			75					
TOTAL		375			375	0	0		0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Roughcast										
<u>Menzieshill 4th</u> 9-31 Spey Drive		100			100				10	2
<u>Menzieshill 6th</u> 48-68 Spey Drive		90			90				8	3
<u>Menzieshill 11th</u> 92-102 Yarrow Terrace		85			85				2	5
104-116 Yarrow Terrace		85			85				5	2
158-168 Yarrow Terrace		100			100				4	2
327-337 Yarrow Terrace		85			85				4	1
<u>Craigie Drive 4th</u> Various Locations		30			30					
Urgent Roughcast Repairs / Surveys		30			30					
<u>Old Contracts</u> Menzieshill 11th		468		218	250					
Various Locations		30			30					
TOTAL		1103		218	885				33	15

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Miscellaneous										
Timber Treatment		450			450					
ECM	MD	1400			1400					
Warm Deal		5			5					
Laundry Equipment	TD	60			60					
Credit Owners Receipts		-863			-863					
Watson Street / Wellgate										
Concrete Floors / Heating / Windows	BS/ES	3200		2700	500					
Leased Heating Revenue Costs		446			446					
<u>Warden Call System</u>										
Brington Place	TD	100			100					
<u>Lowrise Landlord Supply / Stairlighting</u>										
Various Locations	ES	50			50					
<u>Lead Piping</u>										
Taybank		25			25					
TOTAL		4873		2700	2173	0	0			

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2002/03	2003/04	2004/05	2005/06	LATER YEARS		
Demolitions										
1-7, 6-10 Craigmount Avenue		175			175					
62 Craigmount Road (Above Shops)		200			200					
23-25 Honeygreen Road										
3, 5, 7 Cumnock Place		80			80					
Fees		15			15					
Buy Backs		268			268					
Rehousing		272			272					
TOTAL		1010			1010	0	0		0	

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2003/2004

RENEWAL & REPAIRS FUND

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/02	PHASING OF EXPENDITURE				LATER YEARS	NO OF TENANTS	NO OF OWNERS
			2002/03	2003/04	2004/05	2005/06			
Renewal and Repairs									
Kirk Street MSD Demolition	633		578	55					
Whitfield MSD Demolition	693			693					
<u>Various</u>									
Colonsay, Lewis, Mull Terrace	167			167					
Aberlady Crescent	179			179					
Haddington Crescent	118			118					
TOTAL	1790	0	578	1212					