

REPORT TO: POLICY & RESOURCES COMMITTEE – 14 JUNE 2004

REPORT ON: HOUSING CAPITAL BUDGET 2004/2005

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 408-2004

## 1. PURPOSE OF REPORT

- 1.1. Following the introduction of the new prudential borrowing regime, the Housing Capital Budget can be finalised. The Budget includes £4.933 million Capital financed from Current Revenue (CFCR) and Planned Maintenance Programmes. There is provision of £11.436 million in the Housing Capital Budget which will be funded from prudential borrowing. As from 2004/05 there is no longer an allocation for the Capital Programme from the Scottish Executive.

## 2. RECOMMENDATIONS

### 2.1. Committee is asked to:

- a. Approve the revised Housing Capital Budget for 2004/2005.
- 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 Council is funding the Capital Programme through the new prudential borrowing regime. The budget has been set at £24.350 million, which reflects the rent policy outlined in the Council's plan and loan charges necessary to finance the borrowing. Included in the budget are usable capital receipts of £3.975 million. The rules setting aside receipts to redeem debt have been changed so that 100% of receipts from Council house sales and land sales can now be used to enhance the Capital Budget.

### 3.1.1. The 2004/2005 Housing Capital Budget is based on:

- a. A prudential borrowing of £11.436m.
- b. Useable Capital Receipts amounting to £3.375 million from Council House Sales.
- c. Scottish Executive Central Heating Initiative funding of £250,000.
- d. Land receipts amounting to £600,000.
- 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 £18.030 million.
- h. In addition to this, resources of £4.933 million for Capital financed from current revenue and Planned Maintenance.
- i. Renewal and Repair fund of up to £1.387 million, subject to resources being available in the Fund.

Actual spend will be determined by available funds. The Scottish Executive Central Heating Initiative funding of £250,000 has not yet been confirmed. If the funding is not received the heating and rewire of Longhaugh will not be able to proceed this financial year.

### 3.1.2. Capital Plan 2003-2007

The Housing Capital Plan for 2003-2007 was approved by the Policy & Resources Committee of 19 January 2004.

## 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, e.g., roofs. In order to reduce 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 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 £35,000 on replacement of washing machines in laundries.

#### 6.3.5. Rewiring/Heating

Committee is asked to also agree to authorise expenditure up to £250,000 for rewiring and heating to individual houses, deleted from previous contracts.

#### 6.4. **Kitchen Alterations – Pilot**

An allowance of £128,000 has been made to carry out a pilot project of kitchen alterations at Dryburgh sheltered housing. This location was selected because the kitchen units were refitted following central heating installation in 2001. However, the integrity of the units was weakened by the refitting and as the units are now 25 years old it is now not possible or cost effective to keep repairing them. The success (or otherwise) of this scheme will be assessed before deciding on the economic viability of continuing this programme. The results will be reported as part of the capital estimates.

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

Committee is asked to note that £11.958 million is being spent on installing central heating.

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

## 6.6. **Scottish Executive Central Heating Initiative**

In 2003/04, Section 94 consent of £2.000m was 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) has allowed 985 new systems to be installed. In 2004/05 an allowance of £250,000 has been included in these estimates in respect of the grant available from the Scottish Executive for replacement heating systems.

## 6.7. **Cost of Central Heating Installation**

The budget for heating is based on obtaining costs at competitive prices. Recent costs are much higher than they have been in the past and are not sustainable at these levels. The specification will be reviewed, but high costs mean the programme may have to be curtailed.

## 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**

## DUNDEE CITY COUNCIL

### CAPITAL ESTIMATES 2004/2005

#### PROJECTED CAPITAL RESOURCES 2004/2005: HOUSING HRA

	£m
<b>1</b> Prudential Borrowing	11,436
<b>2</b> Estimated Useable Capital Receipts	3,375
- Council House Sales	50
- Loan Repayment Receipts	600
- Land Sales	<u>600</u>
<b>3</b> Scottish Executive Central Heating Initiative	250
<b>4</b> Add Allowance for Slippage (15%)	2,319
<b>TOTAL PROJECTED CAPITAL RESOURCES</b>	<u><u>18,030</u></u>
<b>5</b> Capital Funded from Current Revenue (CFCR) and Planned Maintenance	4,933
<b>6</b> Renewal and Repairs Fund	1,387
<b>Grand Total</b>	<u><u>24,350</u></u>

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	PAGE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>CAPITAL</b>										
Windows For All	4 & 5	215		38	177					
Heating For All	6, 7 & 8	14330		2372	11958				1182	
Community Care	9 & 10	1391		386	1005				32	
Integrations	11	50			50					
Estate Strategies	12 & 13	1527		177	1350					
Roof Repairs / Renewal	14, 15 & 16	1905		345	1560				185	59
Urgent Roof Repairs	17	740			740					
Roughcast	18	845			845					
Security	19 & 20	295			295					
Contingencies / Fees	21	50			50					
<b>Total/</b>		<b>21348</b>		<b>3318</b>	<b>18030</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1462</b>	<b>87</b>
<b>CFCR</b>										
Security	23	30			30					
Rewire	24	490		60	430					
MSD Fabric	25	1039		4	1035					
Concrete / PRC	26 & 27	410			410					
<b>Total/</b>		<b>1969</b>		<b>64</b>	<b>1905</b>					
<b>PLANNED MAINTENANCE</b>										
Roughcast	29	55			55					
Urgent Roof Repairs	30	48			48					
Miscellaneous	31	4166		2399	1767					
Demolitions	32	1158			1158					
<b>Total/</b>		<b>5427</b>		<b>2399</b>	<b>3028</b>					
<b>CRCR &amp; PLANNED MAINTENANCE TOTAL</b>		<b>7396</b>		<b>2463</b>	<b>4933</b>					
<b>RENEWAL AND REPAIRS</b>	33	1387			1387					
<b>GRAND TOTAL</b>		<b>30131</b>	<b>0</b>	<b>5781</b>	<b>24350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1462</b>	<b>87</b>

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Windows For All	40		38	2					
Heating For All	6421		2363	4058					
Community Care	93		16	77					
Estate Strategies	527		177	350					
Roof Repairs / Renewal	390		333	57					
Security	20			20					
<b>TOTAL</b>	<b>7491</b>		<b>2927</b>	<b>4564</b>					

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Windows For All	175			175					
Heating For All	7909		9	7900				1182	
Community Care	1298		370	928				32	
Integrations	50			50					
Estate Strategies	1000			1000					
Roof Repairs / Renewal	1515		12	1503				185	59
Urgent Roof Repairs	740			740					
Roughcast	845			845				63	28
Security	275			275					
Contingencies / Fees	50			50					
<b>TOTAL</b>	<b>13857</b>		<b>391</b>	<b>13466</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1462</b>	<b>87</b>



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CAPITAL ESTIMATES 2004/2005

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DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Old Contracts Windows for All	GC	40		38	2					
<b>TOTAL</b>		40		38	2				0	

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DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Various Locations Windows for All	GC	175		175						
<b>TOTAL</b>		175		175					0	

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DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Heating For All										
Heating Installation & Rewire										
Boots Lawton	GC	1083		1033	50					
4 Strathmartine Road & 29 Kinghorne Road	BG	160		40	120					
Linlathen 1st Ph 2	BG	1062		902	160					
Powrie Place/Ann Street Sheltered	BG	256		183	73					
Taybank 1st & 2nd	BG	355		13	342					
Wester Clepington 1st Ph 2	MMcB	206		171	35					
Broughty Ferry 1st, 2nd 3rd, 4th	AW	1690		9	1681					
Craigiebank 1st, 2nd, 3rd	BG	1439		12	1427					
Old Contracts		50			50					
Scottish Executive Central Heating Initiative										
Old Contracts		120			120					
<b>TOTAL</b>		<b>6421</b>	<b>0</b>	<b>2363</b>	<b>4058</b>				<b>0</b>	

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				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>Heating For All</b>										
<b>Heating Installation &amp; Rewire</b>										
Stirling Park 1st, 2nd & 3rd	AW	351			351				39	
Bonnybank / Forebank	BG	255			255				34	
Harcourt Street / Paterson Street	AW	45			45				6	
Lorne Street	BG	150			150				20	
Sandeman Street	MMcB	1165			1165				111	
Tullideph Tenements	AW	935			935				89	
West Port	MMcB	45			45				6	
Clement Park 3rd	GC	82			82				11	
Toftmill	GC	179			179				17	
Wolseley Street / Dundonald Street	GC	120			120				16	
Fort Street / King Street	AW	30		1	29				4	
St Fillans Road New Build	MMcB	53			53				5	
Longhaugh	GC	302			302				42	
West Kirkton B1SF	GC	516			516				69	
<b>Heating Only</b>										
Canning Street / Moncur Crescent	BG	477			477				106	
Cleington Road	MMcB	316			313				79	
Crescent Lane	BG	72			72				18	
Lawton Road Tenements & New Build	MMcB	336			334				59	
Alpin Road	GC	828			826				182	
<b>CARRY FORWARD TOTAL</b>		6257	0	8	6249	0	0	0	913	0

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
<b>BROUGHT FORWARD</b>											
Heating Installation and Rewire Con't		6257	0	8	6249	0	0	0	0	913	0
<b>Rewire</b>											
Logie (and partial heating)	MMcB	566		1	565					135	
Hospital Park	MMcB	336			336					84	
Individual Houses		250			250					50	
<u>Asbestos Removal</u>											
Logie	MMcB	500			500						
<b>TOTAL</b>		7909	0	9	7900	0	0	0	0	1182	0

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Community Care Alterations to Sheltered Lounges Powrie Place Logie	BG BG	66 27		16	50 27					
<b>TOTAL</b>		93		16	77	0	0	0		

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				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>Community Care Alterations to Sheltered Lounges</b> Various Locations (Disability Discrimination Act)		150		150						
<b>Resettlement Project</b> Kingsway East		150		150						
Disabled Adaptations		870		500						
<b>Kitchen Alterations Pilot</b> Dryburgh Sheltered		128		128					32	
<b>TOTAL</b>		1298		928	370	0	0	0	32	

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
Integrations Menzieshill		50		50							
<b>TOTAL</b>		50	0	50	0	0	0	0	0	0	0



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DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Estate Strategies										
Environmental Improvements										
Kirkton Ph 5	JF	231		81	150					
Mid Craigie	JF	241		91	150					
Mill 'O' Mains	AW	35		5	30					
Old Contracts		20			20					
<b>TOTAL</b>		<b>527</b>		<b>177</b>	<b>350</b>					

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>Estate Strategies</b>										
<b>Environmental Improvements</b>										
Mill 'O' Mains	AW	100			100					
Whitfield		100			100					
St Marys	MMcB	150			150					
Blackness Road Stairs	JF	100			100					
Hilltown	MD	200			200					
Douglas	ES	100			100					
Lochee	JF	150			150					
Linlathen		100			100					
<b>TOTAL</b>		1000			1000			0	0	

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2004/05	2005/06	LATER YEARS		
Roof Repairs / Renewal										
Carry Forward Locations										
Lawton 1st Ph 2		170		140	30					
Magdalene Kirkton 2nd Ph 7		199		193	6					
Other Locations		21			21					
<b>TOTAL</b>		<b>390</b>	<b>0</b>	<b>333</b>	<b>57</b>				<b>0</b>	<b>0</b>

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>Roof Repairs / Renewal</b>										
<b>Fleming Gardens Ph 1</b>	BS	60			60				9	7
7, 13 Fleming Gardens North	BS									
6, 12 Fleming Gardens South										
<b>Menzieshill 10th Cottages</b>	JF	20		1	19				2	0
238-240 Tweed Crescent										
<b>Menzieshill 12th Ph 3 Cottages</b>	JF	60		3	57				8	0
34-48 Tummel Place										
<b>St Marys 12th Ph 2 Flats</b>	JF								28	2
17, 19, 31, 33, 35 St Nicholas Place										
<b>St Marys 12th Ph 2 Cottages</b>	JF	200		4	196				10	0
12, 20, 24, 26, 36 St Clement Place										
13, 15, 19, 41, 47 St Nicholas Place										
<b>Taybank 1st &amp; 2nd Ph 2</b>	BS	120			120				4	12
18-24 Ivanhoe Place, 25-31, 41-47, 49-55 Waverely Terrace										
<b>City Road 1st Ph 2</b>	BS	75			75				9	15
20, 22, 24, 26 Tullideph Road										
<b>CARRY FORWARD TOTAL</b>		535		8	527				70	36

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>Brought Forward Total</b>		535	0	8	527				70	36
<b>Roof Repairs / Renewal Con't</b>										
<b>Lawton 1st Ph 3</b> 1-7, 17-23, 25-31, 33-39, 41/43, 2-8, 18-24, 26-32, 34-40, 42-48, 50/52 Glenmarkie Terrace, 1/3, 5/7 Glenogil Avenue	BS	190			190				21	23
<b>Magdalene Kirkton 3rd (Swedish Timber) Ph 2</b> 10, 12, 14, 18, 20, 24, 26, 30, 32, 34, 36, 40-48 Helmsdale Drive	JF	120		4	116				16	0
<b>Mid Craigie 4th Cottages Ph 3</b> 8 Inglefield St, 1-8, 10, 14, 16 Westcroft Place, 1, 4-13, 15, 16, 18, 19, 21, 23, 24, 26, 28 Westcroft Road	JF	225			225				32	0
<b>St Marys 3rd Cottages Ph 3</b> 11, 23, 25 St Kilda Road, 166, 170 Macalpine Road, 19, 27, 29, 50 Laird Street		75			75					
<b>St Marys 9th Cottages Ph 3</b> 10, 18, 13 St Dennis Terrace, 25 St Dennis Place	JF	35			35				13	0
<b>Magdalene Kirkton 3rd Cottages (Brick) Ph 2</b> 2-8 Balgowan Square, 1, 5, 7 Balgowan Terrace, 89, 91, 101-109, 113, 119, 123, 125 Balgowan Ave, 80, 82, 86, 94, 96, 98, 100-106, 110-114 Helmsdale Avenue	BS	295			295				33	0
Roof Surveys		40			40					
<b>TOTAL</b>		1515	0	12	1503	0	0	0	185	59

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CAPITAL ESTIMATES 2004/2005

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

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PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
Urgent Roof Repairs Various Locations Urgent Roof Specialist Works	BS BS	500 240			500 240					
<b>TOTAL</b>		740		0	740				0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
<b>ROUGHCAST</b>											
<b>Menzieshill 6th</b> 70-90 Spey Drive	JF	90		90					8	2	
<b>Menzieshill 8th</b> 22-50 Strathcarron Place	JF	80		80					13	2	
<b>Menzieshill 11th</b> 172-194 Yarrow Terrace	BS	185		185					5	7	
227-237 Yarrow Terrace	BS	85		85					1	5	
<b>Menzieshill 13th</b> 18-32 Dochart Terrace	BS	85		85					5	3	
145-159 Dochart Terrace	BS	85		85					4	4	
<b>Craigie Drive 4th</b> Public Safety	JF	30		30					1	5	
<b>Whitfield 2nd</b> 1-25, 2-26 Murrayfield Walk	BS	175		175					26		
Urgent Roughcast Repairs / Surveys		30		30							
<b>TOTAL</b>		845		845	0	0	0		63	28	

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
Old Contracts SECURITY		20		20							
<b>TOTAL</b>		20	0	20	0	0	0	0	0	0	0



DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
SECURITY Security Lighting Controlled Entry		75 200			75 200						
<b>TOTAL</b>		275	0	0	275	0	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS		
				2003/04	2004/05	2005/06	2006/07	LATER YEARS				
Contingencies		25			25							
Fees		25			25							
<b>TOTAL</b>		50	0	0	50	0	0	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE				LATER YEARS	NO OF TENANTS	NO OF OWNERS
			2003/04	2004/05	2005/06	2006/07			
Security	30			30					
Rewire	490		60	430					
MSD Fabric	1039		4	1035					
Concrete / PRC	410			410					
<b>TOTAL</b>	<b>1969</b>		<b>64</b>	<b>1905</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
SECURITY MSD Replacement CCTV Replacement Controlled Entry		20 10			20 10						
<b>TOTAL</b>		30	0	0	30	0	0	0	0	0	0

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>REWIRE</b>										
MSD Landlord Supplies Foggyley MSD	ES	130		60	70					
Warden Call Replacement Tullideph Brington Place	TD TD	80 120			80 120					
MSD Landlord Supplies Various Locations		100			100					
Lowrise Stairlighting		60			60					
<b>TOTAL</b>		<b>490</b>	<b>0</b>	<b>60</b>	<b>430</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
<b>MSD Fabric Lift Replacements</b>		425			425						
Kirk Street MSD Powrie Place		140			140						
<b>MSD Fabric Repairs</b>		35			35						
Cyclical Surveys		270			270						
Repairs Various Locations		20			20						
Old Contracts											
Water Tank Replacement		114		4	110						
Laundry Equipment		35			35						
<b>TOTAL</b>		1039		4	1035	0	0	0			



DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

CAPITAL FINANCED FROM CURRENT REVENUE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
<b>CONCRETE / PRC Con't</b> <b>Brought Forward Total</b>		290	0	0	290	0	0	0	0	0	0
<b>Concrete Repairs from Previous Surveys</b> Menzieshill 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 13th, 15th, 16th, Mid Craigie 1st, 2nd, 3rd, Polepark, Queen Street, Broughty Ferry 2nd, Rankine Street, Strathmore Avenue, Strathmore Street, Strips of Craigie, Wedderburn Street, Whitfield 1st		100			100						
<b>Sacrificial Anodes</b> PRC Houses		20			20						
<b>TOTAL</b>		410	0	0	410	0	0	0	0	0	0



DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA (SUMMARY)

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					LATER YEARS	NO OF TENANTS	NO OF OWNERS
			2003/04	2004/05	2005/06	2006/07				
Roughcast	55			55						
Urgent Roof Repairs	48			48						
Miscellaneous	4166		2399	1767						
Demolitions	1158			1158						
<b>TOTAL</b>	<b>5427</b>		<b>2399</b>	<b>3028</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS	
				2003/04	2004/05	2005/06	2006/07	LATER YEARS			
<b>ROUGHCAST</b> Various Contracts Carry Forward Menzieshill 11th (02/03 Financial Year) Menzieshill 11th		5 13 37			5 13 37						
<b>TOTAL</b>		55			55						

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>URGENT ROOF REPAIRS</b>										
Various Locations Carry Forward		6		6						
Ancrum Place Sheltered		20		20						
75 Dens Road		7		7						
Individual Houses		15		15						
<b>TOTAL</b>		<b>48</b>		<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
MISCELLANEOUS										
Timber Treatment		1955		1155	800					
ECM		3037		1537	1500					
Warm Deal		10		5	5					
Owners Receipts		-1558		-590	-968					
Leased Heating Revenue Costs		722		292	430					
<b>TOTAL</b>		4166		2399	1767	0	0	0		

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

PLANNED MAINTENANCE

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	PROJECT OFFICER	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
				2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>DEMOLITIONS</b>										
Old Contracts		276			276					
Rehousing		200			200					
Fees		15			15					
<b>Various Other Locations</b>										
1-61 Carnegie Square,										
65-69, 87-97 St Fillans Road										
Other Locations		667			667					
<b>TOTAL</b>		<b>1158</b>			<b>1158</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

DUNDEE CITY COUNCIL

CAPITAL ESTIMATES 2004/2005

RENEWAL & REPAIRS FUND

DEPARTMENT: HOUSING HRA

PROJECT / NATURE OF EXPENDITURE	ESTIMATED TOTAL COST	ACTUAL PRIOR TO 31/03/03	PHASING OF EXPENDITURE					NO OF TENANTS	NO OF OWNERS
			2003/04	2004/05	2005/06	2006/07	LATER YEARS		
<b>RENEWAL AND REPAIRS</b>									
Whitfield Demolitions		255		255					
Colonsay, Lewis, Mull Terraces		2		2					
Aberlady Crescent		485		485					
Haddington Crescent		350		350					
Kilwinning Place / Fenwick Place		295		295					
<b>TOTAL</b>	<b>0</b>	<b>1387</b>	<b>0</b>	<b>1387</b>					

