

REPORT TO: POLICY AND RESOURCES COMMITTEE -
27th JANUARY 2014

REPORT ON: FIVE YEAR HOUSING CAPITAL BUDGET FROM
2014/15 TO 2018/19

REPORT BY: DIRECTOR OF CORPORATE SERVICES / DIRECTOR OF
HOUSING

REPORT NO: 20-2014

1. PURPOSE OF REPORT

- 1.1. The report sets out the revised 5 year Housing Capital Estimates which will allow us to achieve the Scottish Housing Quality Standard (SHQS) by 2015 and maintain it thereafter. The estimates also take into account future targets under the Energy Efficiency Standard for Social Housing (EESH).

2. RECOMMENDATIONS

2.1. Committee is asked to:

- a. Approve the Housing Capital Budget for 2014/15- 2018/19
- b. Approve the action as detailed in paragraph 4.
- c. Instruct the Director of City Development, in conjunction with the Director of Housing, to invite offers for the projects included in these Capital estimates and to authorise the Director of Housing, and the Director of City Development to continue with established methods of procurement and develop new initiatives where these are necessary to achieve the value for money required to meet the Scottish Housing Quality Standard (including partnering arrangements with contractors, where appropriate).
- d. Authorise the Director of Housing to accept offers as detailed in paragraph 4.3.

3. FINANCIAL IMPLICATIONS

- 3.1. The Council is funding the Capital Programme through a combination of borrowing and capital receipts. The budget for 2014/15 has been set at £19.292m. Included in the budget are capital receipts of £3.900m.

3.1.1. The 2014/15 Housing Capital budget is based on:

- a. Prudential Borrowing of £13.639m to fund the capital programme.
- b. Capital receipts amounting to £1.400m from Council House Sales.
- c. An allowance for slippage on capital and capital receipts of £1.753m.

- d. Sale of last house in block of £0.850m.
- e. Land Receipts amounting to £1.650m.

4. **MAIN TEXT**

- 4.1. This report has been prepared and the estimates reconfigured, in line with the revised SHQS Standard Delivery Plan submitted to Housing Committee on 16 May 2005, and to Communities Scotland on 30 June 2006, and agreed by Communities Scotland in September 2006. In addition a Root and Branch Review of the SHQS Delivery Plan was agreed by Housing Committee in August 2010. All programmes are subject to SHQS criteria in order that Council houses in the core stock meet the standards by 2015. At April 2013 SHQS compliance is 80.7%. This plan will ensure that SHQS is achieved by 2015. The estimates also include projects for the investment post SHQS.

Figures for 2014/15 include carry forward of expenditure from 2013/14.

- 4.2. Projects are shown as estate developments. The Director of City Development will prepare contract documents and will update the addresses by excluding sold houses and houses with an application to purchase, just prior to pricing. The project report will be approved by Housing Committee and will give final details of addresses.
- 4.3. The following programmes have no addresses as yet and will be dealt with in the following way:

4.3.1. **Disabled Adaptations**

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

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

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

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

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

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

4.4. **Kitchens and Bathrooms**

The programme planned for 2014/15 means that the Council is on target to meet the SHQS for these elements by 2015.

8,721 kitchens have been installed.
8,481 bathrooms have been installed.

4.5. **Climate Change/Energy Efficiency**

- 4.5.1. Provision of £1.201m has been made in 2014/15 for the completion of external insulation and district heating (plus kitchen and bathroom upgrading) at Kirk Street MSD and Kirk Street Low Rise. This is being funded in partnership with British Gas ECO funding of £2.800m and Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS-ABS) funding of £0.256m from the Scottish Government. A further allowance of £4.7m has been made for the provision of external wall insulation in 1,397 homes citywide. This work will include owner occupiers and Council tenants. The Council will maximise external funding sources including the Energy Company Obligation (ECO) from utilities companies and Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS-ABS) to facilitate owners involvement.
- 4.5.2. External funding secured for Energy Efficiency Schemes post 2010 through CESP and ECO Schemes is £8.095m. This has benefited 1,100 residents.

4.6. **Stock Information Database**

The Stock Condition Survey carried out by John Martin Partnership in 2007 continues to be updated through inspection and following capital and revenue works. The Stock Information Database has provided information for the most recent SHQS Returns to the Scottish Housing Regulator and has been utilised in preparing the estimates. In addition, the John Martin Partnership has recently carried out a 5% validation survey of the DCC housing stock to confirm that the data held within the stock data base remained reflective of the condition of the properties. John Martin Partnership concluded that there is a good match between the validation survey data and the core data held within the DCC database. They report there is clear evidence that the original core data has been kept up to date to account for completed works or ongoing survey work.

4.7. **Other Assumptions**

A Tenement Management Scheme (TMS) is now being implemented for the Controlled Entry programme. As installation of controlled entry is considered to be an improvement, the work cannot be done without owners' agreement. However, a TMS will allow us to do this provided there is majority agreement within the close. Ballots will be held for the final properties in the programme for 2014/15.

The roofing programme has been adjusted to take account of available resources.

The Projected Capital Resources allow for capital receipts for council house sales up to 2016/17 following publication of the Housing Bill which is proposing the abolition of Right to Buy within a 3 year period.

4.8. **Prudential Indicators**

The Prudential Code requires the Director of Corporate Services to prepare a set of indicators that demonstrate that the Housing Revenue Account's Capital Plan is affordable and prudent. These are shown in the Appendix to this report. The information contained within the Appendix only reflects updated information based on the Housing Capital Plan for 2014-19, a further update will be prepared and reported to Policy and Resources Committee on the 13th February 2014 to reflect the General Services Capital Plan 2014-19.

The Indicators demonstrate that the Capital Plan 2014-2019 is indeed affordable and prudent. An explanation of the Prudential Indicators, as shown in the Appendix, is shown below.

Level of Capital Expenditure

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

Ratio of Financing Costs to Net Revenue Stream

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

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

Estimate of Incremental Impact of Council Investment Decisions on the Housing

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

Treasury Management Indicators

The indicators shown in the Appendix to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2013-2018.

6 **POLICY IMPLICATIONS**

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

There are no major issues.

7 **CONSULTATION**

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

8 **BACKGROUND PAPERS**

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

January 2014

APPENDIX**DUNDEE CITY COUNCIL
PRUDENTIAL CODE INDICATORS - TREASURY MANAGEMENT INDICATORS**Adoption of Revised CIPFA Treasury Management Code of Practice 2011 **Upper limit for variable rate exposure**

Net principal re variable rate borrowing/investments	2013/14	<input type="text" value="30%"/>
	2014/15	<input type="text" value="30%"/>
	2015/16	<input type="text" value="30%"/>
	2016/17	<input type="text" value="30%"/>
	2017/18	<input type="text" value="30%"/>
	2018/19	<input type="text" value="30%"/>

Net principal re fixed rate borrowing/investments	2013/14	<input type="text" value="100%"/>
	2014/15	<input type="text" value="100%"/>
	2015/16	<input type="text" value="100%"/>
	2016/17	<input type="text" value="100%"/>
	2017/18	<input type="text" value="100%"/>
	2018/19	<input type="text" value="100%"/>

Actual external debt (£000) 2012/13 **Maturity structure of fixed rate borrowing 2014/15**

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

Upper limit for total principal sums invested for over 364 days

N/A

No sums will be
invested longer
than 364 days

Authorised limit for external debt with limit for borrowing and other long term liabilities identified	Borrowing £000	Other £000	Total £000
2013/14	487,000	79,000	566,000
2014/15	502,000	77,000	579,000
2015/16	524,000	75,000	599,000
2016/17	532,000	73,000	605,000
2017/18	532,000	71,000	603,000
2018/19	531,000	69,000	610,000

Operational boundary for external debt with limit for borrowing and other long term liabilities separately identified	Borrowing £000	Other £000	Total £000
2013/14	462,000	79,000	541,000
2014/15	477,000	77,000	554,000
2015/16	499,000	75,000	574,000
2016/17	507,000	73,000	580,000
2017/18	507,000	71,000	578,000
2018/19	506,000	69,000	575,000

PRUDENTIAL CODE INDICATORS - PRUDENTIAL INDICATORS

Capital Expenditure	Non-HRA £000	HRA £000	Total £000
2013/14	70,945	17,727	88,672
2014/15	79,114	17,539	96,653
2015/16	87,819	15,677	103,496
2016/17	45,828	14,810	60,638
2017/18	n/a	13,575	13,575
2018/19	n/a	13,890	13,890

Ratio of financing costs to net revenue stream	Non-HRA %	HRA %
2013/14	7.5	42.7
2014/15	7.6	43.2
2015/16	7.6	42.6
2016/17	7.5	41.7
2017/18	n/a	41.3

2018/19

n/a

41.9

Net Borrowing Requirement

	b/f 1 April £000	c/f 31 March £000	In Year £000
2013/14	419,122	462,000	42,878
2014/15	462,000	477,000	15,000
2015/16	477,000	499,000	22,000
2016/17	499,000	507,000	9,000
2017/18	507,000	507,000	-
2018/19	507,000	506,000	(1,000)

Capital Financing Requirement

	General Services £000	HRA £000	Total £000	Annual Movement £000
2013/14	322,000	178,000	500,000	39,641
2014/15	335,000	180,000	515,000	15,000
2015/16	357,000	180,000	537,000	22,000
2016/17	364,000	181,000	545,000	9,000
2017/18	364,000	181,000	545,000	-
2018/19	364,000	180,000	544,000	(1,000)

**Difference between Net Borrowing and
Capital Financing Requirement**

	Total £000
2013/14	38,000
2014/15	38,000
2015/16	38,000
2016/17	38,000
2017/18	38,000
2018/19	38,000

Incremental Impact of Capital Investment Decisions

	Increase in Council Tax (Band D) per annum (£)	Increase in average housing rent per week (£)
2013/14	0.75	1.43
2014/15	1.55	0.30
2015/16	0.47	0.07
2016/17	4.52	0.01
2017/18	n/a	(0.01)
2018/19	n/a	(0.12)

Dundee City

HOUSING HRA CAPITAL PLAN 2014-19

PROJECTED CAPITAL RESOURCES	2014-15	2015-16	2016-17	2017-18	2018-19
	£'000	£'000	£'000	£'000	£'000
1. Capital Expenditure Funded from Borrowing	13,639	11,787	11,000	11,000	11,000
2. Capital Receipts - Council House Sales	1,400	1,620	1,850	0	0
3. Capital Receipts - Land Sales	1,650	1,420	1,110	1,725	2,040
4. Capital Receipts - Sale of Last House in Block	850	850	850	850	850
	17,539	15,677	14,810	13,575	13,890
5. Slippage at 10%	1,753	-	-		
TOTAL PROJECTED CAPITAL RESOURCES	19,292	15,677	14,810	13,575	13,890
Note: Council House Sales	40	45	50	NIL	NIL
Average Selling Price	£35,000	£36,000	£37,000		

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure SUMMARY	Page No	Estimated Total Cost	Actual Prior to 31/03/14					
				14/15	15/16	16/17	17/18	18/19
SHQS CAPITAL								
Free from Serious Disrepair								
Roof	4	9610	0	100	1640	2920	2400	2550
Roughcast	7	450	0	50	100	100	100	100
Windows	8	2710	10	350	350	500	500	1000
Energy Efficient								
External Insulation and Cavity Fill	9	24401	3500	5901	4500	4500	3000	3000
Heating, Kitchen, Bathroom	11	25439	1719	9139	4232	3427	3522	3400
Boiler Replacement	17	250	0	50	50	50	50	50
Renewables initiatives	18	1250	0	50	300	300	300	300
Modern Facilities and Services								
Individual Shower Programme	19	150	0	30	30	30	30	30
Healthy, Safe and Secure								
Door Entry System / Secure Doors	20	3530	500	1842	300	288	300	300
Fire Detection	21	200	0	25	45	50	50	30
Lift Replacement	21	2250	0	500	500	500	500	250
Security and Stair Lighting	21	1137	0	150	350	222	200	215
Electrical Upgrading	21	3640	0	0	440	1200	1000	1000
Miscellaneous								
Fees	22	50	0	10	10	10	10	10
Disabled Adaptations	22	3750	0	750	750	750	750	750
Leasing Payments	22	95	0	95	0	0	0	0
Gas Pipe Replacement	22	300	0	300	0	0	0	0
Increased Supply of Council Housing	23	6016	425	17	2510	535	1029	1500
Demolitions	25	683	0	368	20	50	225	20
Owners Receipts	27	-3263	0	-585	-600	-772	-541	-765
Community Care		0						
Sheltered Lounge Upgrades	28	750	0	150	150	150	150	150
TOTAL		83398	6154	19292	15677	14810	13575	13890

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure SUMMARY	Page No	Estimated Total Cost	Actual Prior to 31/03/14					
				14/15	15/16	16/17	17/18	18/19
SHQS CAPITAL								
Energy Efficient								
External Insulation and Cavity		4701	3500	1201	0	0	0	0
Heating, Kitchen, Bathrooms and Showers		3083	1719	1364	0	0	0	0
Healthy, Safe & Secure								
Controlled Entry (Door Entry Systems , Secure Door)		1212	500	712	0	0	0	0
Increase Supply of Council Housing								
New Build		442	425	17	0	0	0	0
Demolition		135	0	135	0	0	0	0
TOTAL		9573	6144	3429	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	Page No	Estimated Total Cost	Actual Prior to 31/03/14					
				14/15	15/16	16/17	17/18	18/19
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs		9,610	-	100	1,640	2,920	2,400	2,550
Roughcast		450	-	50	100	100	100	100
Windows		2,710	10	350	350	500	500	1,000
Energy Efficient								
External Insulation and Cavity		19,700	-	4,700	4,500	4,500	3,000	3,000
Heating, Kitchen, Bathrooms		22,356	-	7,775	4,232	3,427	3,522	3,400
Boiler Replacement		250	-	50	50	50	50	50
Renewables initiatives		1,250	-	50	300	300	300	300
Modern Facilities & Services								
Individual Shower Programme		150	-	30	30	30	30	30
Healthy, Safe & Secure								
Fire Detection		200	-	25	45	50	50	30
Security & Stair Lighting		1,137	-	150	350	222	200	215
Controlled Entry (Door Entry Systems , Secure Door)		2,318	-	1,130	300	288	300	300
Lift Replacement		2,250	-	500	500	500	500	250
Electrical Upgrading Various Locations		3,640	-	-	440	1,200	1,000	1,000
Miscellaneous								
Fees		50	-	10	10	10	10	10
Disabled Adaptations		3,750	-	750	750	750	750	750
Leasing Payments		95	-	95	-	-	-	-
Gas Pipe Replacement		300	-	300	-	-	-	-
Increase Supply of Council Housing								
New Build		5,574	-	-	2,510	535	1,029	1,500
Demolitions		548	-	233	20	50	225	20
Owners Receipts		-3263	0	-585	-600	-772	-541	-765
Community Care								
Sheltered Lounge Upgrades		750	-	150	150	150	150	150
TOTAL		73825	10	15863	15,677	14810	13575	13890

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Powrie Place	100		100					
Camperdown 2nd Ph 2 18 , 34 , 38 1 , 7 , 9 Brownhill Place 7 , 14 , 18, Brownhill Street 7 , 13 Liff Crescent	110			110				
Camperdown 7th Ph 1 89 , 91 Balgarthno Road ; 2 , 4 , 6 , 8 , 10 , 12 Gourdie Road	280			280				
Clement Park 2nd Ph 4 52 Foggyley Gardens ; 14 Lansdowne Place ; 11,15 Lansdowne Square	40			40				
Corso 2nd Ph 3 4,6,8,10,12 Abbotsford Place	140			140				
Corso 2nd Ph 4 3 , 5 , 7 , 9 Abbotsford Place	140			140				
Craigie 5th Ph 3 3,7 Aboyne Avenue 6,8,10 Huntly Road	175			175				
Douglas & Angus 2nd Ph 1 10 , 12 , 14 , 16 Ballindean Terrace	140			140				
Douglas & Angus 12th ; Ph 1 8 , 10 , 12 Ballindean Road	105			105				
Fairbairn Street ; Phase 1 6 Arklay Street ; 2 , 4 , 6 Fairbairn Street	140			140				
Fleming Gardens Ph 6 110,112 Arklay Street 2-8 Fleming Gardens East 1,3,17,19 Fleming Gardens North 2,16 Fleming Gardens South 1,3,5 Fleming Gardens West 7- 11, 8-12 Hindmarsh Avenue	230			230				
Law Crescent ; Phase 1 4 , 6 , 14 , 16 Kenmore Terrace ; 39 , 47 , 49 Lawside Road	140			140				
Camperdown 7th Ph 2 78, 80, 82, 84, 86 Balgarthno Road	175					175		
Camperdown 11th Ph 1 40,42,44 Craigmount Road	105					105		
Clement Park 2nd Ph 3 25,27,29,31 Foggyley Gardens	140					140		
Corso 2nd Ph 5 22 ,24 Abbotsford Street	70					70		
Craigie 5th Ph 4 41 , 43 , 53 , 63 Huntly Road	80					80		

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Craigie Drive 3rd 68 , 70 , 72 , 76 , 80 Craigie Drive ; 2 , 8 , 12 , 14 1 , 3 , 5 , 7 , 9 , 15 Southampton Road	150				150		
Douglas & Angus 2nd Ph 2 110, 112, 114 Ballindean Place ; 9 Ballindean Terrace	140				140		
Douglas & Angus 12th Ph2 11, 13, 15 Balmedie Drive	105				105		
Fairbairn Street ; Phase 2 8, 10, 12, 14 Fairbairn Street	140				140		
Law Crescent ; Phase 2 18,20,22,24,26,19,21,23,25,27,29 Kenmore Terrace	220				220		
Linlathen 1st Ph 6 2 , 4 , 6 ,(8 , 10 , 12 , 14) , 18 Glenconnor Drive 28 , 30 , 32 , 36 , 38 ,40 , 42 , 44 ,49 , (51 , 53 , 55 , 57) , 61 , 63 , 65 ,69 , 71 , 77 , 79 , 81 , 83 Mossgiel Crescent21,23,25,27 Mossgiel Place ; 88 , 90 , 92	340				340		
Linlathen 1st ; Phase 7 (7 , 9 , 1 , 13 ,) 15 , 19 , 6 , 8 , 10 , 12 Alloway Terrace ; 5 , 9 , 11 , 13 , 17 , 19 , 21 , 25 , (27 , 29 , 31 , 33) 35 , 37 , 39 , 41 , (4 , 6 , 8 , 10) , 14 , 16 , 18 Mossgiel Crescent ; 3 ,5 ,7 ,9 Mossgiel Place 3 , 7 , 9 , 11 , 15 , 17 Pitkerro Drive ; 64 ,66 ,68 ,70 ,72 ,74 ,76 ,78 Pitkerro Road	450				450		
Mains of Fintry 3rd Ph 3 3 , 10 , 14 , 16 , 19 , 21 , 22 , 26 , 31 , 32 , 37 , 39 Finlarig Place	120				120		
St Mary's 10th Ph 1 17 , 19 , 21, 23 St. Clement Place ; 17 , 19 St. Dennis Terrace	210				210		
Strathmore Street 2nd Ph 4 9 – 15 , 25 – 31 , 33 – 39 , 41 – 47 Hamilton Street ; 50 – 56 , 58 – 64 , 66 – 72 , 74 – 80 Strathmore Street	160				160		
Tullideph Tenements Ph 3 7 Tullideph Road ; 2 , 4 , 6 , 8 Tullideph Street	175				175		
Wester Clepington Small's Wynd Ph 1 15 , 17 , 19 Caird Avenue ; 3 Marryat Terrace	140				140		
Camperdown 1st Ph 1 26, 28, 30, 36, 38, 15, 17 Buttars Place	196					196	
Camperdown 2nd Ph 3 2, 10, 14, 22, 29, 31, 41 Buttars Place; 28, 42, 44, 46 Buttars Road; 4, 13 Buttars Street	140					140	

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Camperdown 11th Ph 2 43, 45, 47 Craigmount Road	84						84	
Craigiebank 1st 4 Crombie Terrace; 5, 7 Dean Avenue; 4, 70, 39, 67, 71 East Haddon Road	90						90	
Douglas & Angus 2nd Ph 3 54, 56, 58 Ballantrae Place; 2, 4 Ballantrae Terrace	140						140	
Douglas & Angus 6th Ph 1 39, 41 Balmerino Road; 127, 129 Balunie Drive	112						112	
Douglas & Angus 12th Ph 3 3, 5, 7 Balmedie Drive	84						84	
Fairbairn Street ; Phase 3 16, 18, 20 Fairbairn Street	84						84	
Law Crescent 1st Ph 3 146, 150 Byron Street; 32, 36, 38, 42, 44, 31, 33, 37, 39 Kenmore Terrace	253						253	
Wester Clepington Small's Wynd Ph 2 5, 7, 9 Marryat Street; 4, 5 Marryat Terrace	140						140	
Other locations	3627						1077	2550
Total	9610	0	100	1640	2920		2400	2550

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Roughcast	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Public safety	450		50	100	100	100	100
Total	450	0	50	100	100	100	100

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

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Window Replacement / Upgrading	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
St Mary's 14th Ph 1	360	10	350					
St Mary's 14th Ph 2	350			350				
Various Locations(addresses)	2000				500	500	1000	
Total	2710	10	350	350	500	500	1000	

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure External Insulation	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Kirk Street MSD/Low Rise (Kirk St 2nd Ph 2&3) - ECO Cladding & District Heating & K&B plus Kirk St 1st H, K&B plus Kirk St 2nd Low Rise EWI Net of Scottish Gas contribution of £2800	4,701	3,500	1,201					
	4701	3500	1201	0	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure External Insulation/ECO Funded Projects	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
External Insulation -	0							
Various Locations	18900		4100	4300	4500	3000	3000	
Whitfield/Murrayfield Cottages Remedials	800		600	200				
Total	19700	0	4700	4500	4500	3000	3000	

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/15

PRICE BASE: CASH OUTTURN PRICES
 ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Craigie St / Kemback St Sheltered (K & B Only)	133	0	133				
Crescent Lane (H, K & B and 13 x rewire - 1 Electric to Gas and 12 boiler replacements)	114	94	20				
Elgin Terrace & Granton Terrace (H, K & B , 6 Electric to Gas,7 Boiler Replacement)	106		106				
Linlathen 3rd Mainstream Flats (K & B Only)	52		52				
Mill O'Mains Cottages (K & B plus 32 Electric to Gas)	477	325	152				
Powrie Place Sheltered (K & B, plus 2 Electric to Gas)	149		149				
Trottick 2nd (K & B Only)	48		48				
Watson Street (CDA) & Wellgate (H, K & B ; 23 Electric to Gas)	1287	800	487				
Wolseley St / Dundonald St (K & B Only)	57		57				
Mid Craigie 1st	660	500	160				
Total	3083	1719	1364	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Brackens Cottages & Flats (Boiler Replacement & K & B inc 41 Electric to Gas)	767		767				
Corso Street 5th (H ,K & B)	51		51				
Craigie 7th (H, K & B. Electric to Gas)	25		25				
Craigie Drive 4th (H, K & B ; 58 Electric to Gas ; 102 K)	900		900				
Douglas And Angus 2nd & 3rd Cottages (Heating Only incl 26 Electric to Gas)	350		350				
Douglas And Angus 15th (H, K, B ; 12 Electric to Gas ; 33K)	308		308				
Forebank Terrace (1 - H , K & B ; 2 - K & B)	18		18				
Magdalene Kirkton Sheltered Ph 1(Boiler Replacement Only) & 2 (H, K & B ; 2 Electric to Gas ; 61 K)	270		270				
Menzieshill 13th (H , K & B ;44 Electric to Gas)	420		420				
Midmill (H, K & B ; 13 Electric to Gas)	340		340				
Strathmore Street - Balmossie Development & Strathmore Street 2nd (H, K & B ;57 Electric to Gas ; 138 K)	1100		1100				
Strips of Craigie Cottages & Flats (H , K , & B ; 7 Electric to Gas ; 59 K)	330		330				
Whitfield 1st (H, K & B ; 20 Electric to Gas ; 77 K)	647		647				
Camperdown 2nd Boiler replacement & 2 E to G, 3rd Boiler replacement & 4 E to G,4th Boiler replacement 7 3 Eto G Cottages 8th Boiler replacement	269		269				
Douglas & Angus 6th Boiler replacement & 3 E to G	245		245				
Dudhope Flatted & Tenements (B & 10 Electric to Gas)	248		248				
Mid Craigie 4th (Electric to Gas 2010)	6		6				
Peddie Street (95-99, 18-22) (3 Electric to Gas 2012)	16		16				
St Mary's 10th Flats (2 Electric to Gas)	12		12				
West Kirkton 5th boiler replacement	7		7				
Forthill Extension Nursery Road cottages	39		39				
Long Lane & Manor Place, Broughty Ferry Boiler replacement	21		21				
Dryburgh Farm House Sheltered	108		108				
Hilltown West Ph 1, 3,& 4 (5 E to G Ph 1/3)	480		480				
Hilltown Redevelopment 1st (Hilltown Tce) & 2nd (McDonald Street) Boiler replacement	56		56				
Byron St Tenements Boiler & 4 Eto G	142		142				
Relet Kitchens	100		100				
Individual houses	500		500				
Total	7775	0	7775	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating Replacement only	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Relet Kitchens	100			100				
Individual houses	500			500				
Various Locations - Heating only	3632			3632				
Craigie 05th Dev Cott								
Douglas & Angus 09th Dev								
West Kirkton 04th Dev								
Mid Craigie 01st Dev Integrations								
Clement Park 01st Dev								
Dryburgh 01st Dev								
Dryburgh 03rd Dev								
St Mary's 02nd Dev								
St Mary's 03rd Dev								
St Mary's 04th Dev								
St Mary's 05th Dev								
St Mary's 06th Dev								
St Mary's 07th Dev-Cottages								
St Mary's 08th Dev Cott								
West Kirkton 01st Dev (Brick)								
Douglas & Angus 01st Dev cottages								
Douglas & Angus 04th Dev cottages								
Douglas & Angus 05th Dev cottages								
Mains of Fintry 01st Dev								
Mains of Fintry 02nd Dev orlit								
Mains of Fintry 03rd Dev								
Mains of Fintry 04th Dev								
St Mary's 09th Dev								
	4232	0	0	4232	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES
 ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Individual houses/Abeyances	400				400		
Various Locations - Heating only	3027				3027		
Arklay Street 01st							
Arklay Street 02nd							
Camperdown 11th							
Clement Park 02nd Dev cottages							
Craigie 03rd Dev Cott							
Craigie 04th Dev cottages							
Dean Avenue							
Douglas & Angus 13th Dev Cottages							
Lansdowne 01st Dev							
Menziesshill 05th Dev Cott							
St Mary's 13th Dev Cott							
St Mary's 14th Dev Cott							
Douglas & Angus 11th Dev							
Douglas & Angus 12th Dev- cottages-only 2 left							
Mill O'Mains- cottages							
Craigie 02nd Dev Cott							
Douglas & Angus 05th Dev flats							
Camperdown 05th							
Camperdown 09th cottages							
Camperdown 09th flats							
Camperdown 10th Non-Sheltered							
Graham Street 01st Dev Boots							
Lawton (Boots) Flatted							
St Mary's 11th Dev							
St Mary's 12th Dev Cott							
St Mary's 12th Dev Flats							
	3427	0	0	0	3427	0	0

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

PRICE BASE: CASH OUTTURN PRICES
 ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Individual houses/abeyances	400					400	
Various locations - heating only	3122					3122	
Alpin Road							
Broughty Ferry 01st Dev							
Broughty Ferry 02nd Dev							
Broughty Ferry 03rd Dev							
Broughty Ferry 04th Dev							
Camperdown 14th							
Canning Street							
City Road 01st Dev Cott							
Clepington Road							
Craigiebank 01st Dev							
Craigiebank 02nd Dev							
Craigiebank 03rd Dev							
Douglas & Angus 02nd Dev 03rd Sect- all flats							
Douglas & Angus 14th Dev							
Garry Place Sheltered Housing							
Hilltown West Ph 5							
Kinghorne Rd/Strathmartine Rd							
Kinghorne Road - Atholl							
Lawton Rd Tenements							
Lawton Road Sheltered 13-23 lawton rd Complex							
Linlathen 03rd Dev- flats homeless- 29 Honeygreen Rd							
Linlathen 03rd Dev-mainstream flats							
Logie Flatted							
Mid Craigie 01st Pitairlie							
Moncur Crescent							
Powrie Place Sheltered							
Taybank 01st Dev							
Taybank 02nd Dev							
Tullideph Road Shelt complex							
West Kirkton 02nd Dev (B.I.S.F.)							
West Port							
Wester Clepington 01st Dev							
Wester Clepington 22 Caird Ave							
	3522	0	0	0	0	3522	0

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

PRICE BASE: CASH OUTTURN PRICES
 ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Individual houses/abeyances	400							400
Various locations - heating only	3000							3000
Ann Street								
Arbroath Road								
Bonnybank & Forebank Roads								
Clement Park 03rd Dev								
Corso Street 01st Dev								
Craigie Drive 01st Dev Shelt- cottages								
Fort Street B/F 32-34								
Glenprosen Terrace								
Harefield Road - Tofthill								
Hill Street / Kinghorne Road Tenements								
Hospital Park								
King Street Broughty Ferry								
Lawton 02nd Dev (Farm)								
Logie Tenements								
Logie Wardens Complex								
Longhaugh Dev -cottages								
Longhaugh Dev -Sheltered Flats								
Lorne Street								
Magdalene Kirkton 01st Dev								
Mid Craigie 01st Dev kingsway east								
St Fillans Rd- Disabled Housing								
St Mary's 14th Dev Sheltered								
Stirling Park 01st Dev								
Stirling Park 02nd Dev								
Stirling Park 03rd Dev								
Trottick 02nd Dev								
Wedderburn Street / Hepburn Street								
Wellgrove								
Wester Clepington Small's Wynd								
Wolseley St/Dundonald St								
Total	3400	0	0	0	0	0	0	3400

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Boiler Replacement	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Boiler Replacement	250		50	50	50	50	50
Total	250	0	50	50	50	50	50

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Renewables Initiative	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Renewables	1250		50	300	300	300	300
Total	1250	0	50	300	300	300	300

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Individual Shower Programme	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Individual Showers Various Locations	150		30	30	30	30	30
Total	150	0	30	30	30	30	30

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Controlled Entry (Door Entry Systems , Secure Door)	1212	500	712	0	0	0	0
Total	1212	500	712	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Fire Detection	200		25	45	50	50	30
Security & Stair Lighting	1137		150	350	222	200	215
Controlled Entry/Security (Door Entry Systems , Secure Door)	2318		1130	300	288	300	300
Lift Replacement	2250		500	500	500	500	250
Electrical Upgrading Various Locations							
<i>Fleming Gardens (DCC)</i>	440			440			
<i>Crescent Lane</i>	1200				1200		
<i>Clyde Pl/Dean Ave</i>	1000					1000	
<i>Douglas and Angus 13th Flats</i>	250						250
<i>Lawton 2nd Farm</i>	250						250
<i>Lawton Rd Tenements</i>	250						250
<i>Lawton Rd Disabled Housing Plus Sheltered Complex</i>	250						250
Total	9545	0	1805	1635	2260	2050	1795

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Increased Supply Of Council Housing	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Ann Street/Nelson Street	442	425	17					
Total	442	425	17	0	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Increased Supply Of Council Housing	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
New Build - Various Locations	5574			2510	535	1029	1500
Total	5574	0	0	2510	535	1029	1500

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2014/2015

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Demolitions	Estimated Total Cost	Actual Prior to 31/03/14						
			14/15	15/16	16/17	17/18	18/19	
Post Demolition Treatment - Derby Street	60		60					
Whitfield 2nd Murrayfield Walk	75		75					
Buy Backs	0							
Fees	0							
Total	135	0	135	0	0	0	0	0

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Owners Receipts	-3263		-585	-600	-772	-541	-765
Total	-3263	0	-585	-600	-772	-541	-765

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

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Community Care	Estimated Total Cost	Actual Prior to 31/03/14					
			14/15	15/16	16/17	17/18	18/19
Sheltered Lounge Upgrades	750		150	150	150	150	150
Total	750	0	150	150	150	150	150