

REPORT TO: POLICY AND RESOURCES COMMITTEE – 11 JUNE 2007

REPORT ON: HOUSING CAPITAL BUDGET 2007/08, 2008/09 and
2009/10 - REVISION

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 299-2007

1. RECOMMENDATIONS

1.1. Committee is asked to:

- a. Approve the Draft Housing Capital Budget for 2007/08, 2008/09 and 2009/10.
- b. Approve the action as detailed in paragraph 5.
- c. Instruct the City Architectural Services Officer and City Engineer, in conjunction with the Director of Housing, to invite offers for the projects included in these Capital and Planned Maintenance estimates, and to authorise the Director of Housing, City Architectural Services Officer and City Engineer to implement alternative methods of procurement with contractors where these are necessary to achieve the value for money that will be required to meet the Scottish Housing Quality Standard (including partnering arrangements with contractors, where appropriate).
- d. Authorise the Director of Housing to accept offers as detailed in paragraph 5.3.

2. FINANCIAL IMPLICATIONS

2.1. The Council is funding the Capital Programme through a combination of borrowing and capital receipts. The budget has been set at £16.1m, which reflects the rent policy outlined in the Council's Standard Delivery Plan and loan charges necessary to finance the borrowing. Included in the budget are capital receipts of £8.230m.

2.1.1. The 2007/08 Housing Capital budget is based on:

- a. Borrowing of £5.770m.
- b. Capital receipts amounting to £2.942m from Council House Sales.
- c. Land receipts amounting to £5.288m.
- d. An allowance for slippage on capital and capital receipts of 15%.
- e. Housing Estate Regeneration Funding to demolish surplus stock of £2.25m.
- f. A total Capital Resource of £16.1m.
- g. In addition to this, resources of £4.176m from Planned Maintenance.

3. SUSTAINABILITY POLICY IMPLICATIONS

a. Sustainability

The report will assist in adopting sustainable practices in:

- The design, construction and maintenance of Council buildings and infrastructure, and encourage others to adopt similar practices.

Energy

- Reduce the consumption of energy and fossil fuels in Council properties and activities to reduce CO₂ emissions in response to wider climate change obligations.
- Promote energy efficiency systems and explore innovative energy technologies that increase the proportion of energy from renewable sources.

b. Strategic Environmental Assessment

None.

c. Anti-Poverty

The report will assist in the Council's target of reducing fuel poverty in the City.

4. EQUAL OPPORTUNITIES IMPLICATIONS

None.

5. MAIN TEXT

- 5.1. 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 30th June 2006 and agreed by Communities Scotland in September 2006. All programmes are subject to SHQS criteria in order that Council houses in the core stock meet the standards by 2015. It is a criterion that milestones towards meeting the standard are reported to Communities Scotland with a major root and branch review, scheduled for 2008/09.

A separate bid to the Housing Estate Regeneration Fund has been made for the cost of demolition of surplus stock, and an allocation of £3.4m has been received to assist with demolition costs in 2006/07 and 2007/08.

Figures for 2007/08 include carry forward of expenditure from 2006/07.

- 5.2. 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 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.
- 5.3. The following programmes have no addresses as yet and will be dealt with in the following way:
- 5.3.1. **Disabled Adaptations**

Committee is asked to authorise the Director of Housing to identify individual addresses and, in conjunction with the Head of Finance, to incur expenditure within the Estimates allowance.

The Director of Housing in conjunction with the Head 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.

5.3.2. **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, eg 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 City Architectural Services Officer and City Engineer on locations for surveys and pilot projects and previous deletions. The fees for such are included within the sums for each item.

5.4. **Kitchens and Bathrooms**

To minimise disruption to tenants these projects will primarily be undertaken in conjunction with heating and rewire projects. To meet the target numbers outlined in the SHQS additional locations are required. These locations have been prioritised by age of stock, ie the oldest stock which will not benefit from heating and rewire will be prioritised for kitchen and bathroom upgrading.

A revised assumption of 80% kitchen replacement is in place for 2007/08. This has increased from a 60% assumption in the previous capital estimates report and follows monitoring of requirements during 2006/07. The situation will continue to be monitored.

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

Committee is asked to note that £8.566m is being spent on installing central heating and other energy efficiency measures.

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

5.6. **Design and Install Contracts**

- 5.7. During 2006/07 a very successful design and install contract was carried out on the heating/rewire/kitchen/bathroom contract at Fairbairn Street. This formed part of Capital Contract Services Working Group recommendations. The contractor at Fairbairn Street was McGill Electrical. It is proposed that at least one contract each financial year is delivered in this manner provided suitable contractors can be found. The success of this initiative will continue to be monitored.

6. **PRUDENTIAL INDICATORS**

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

The Indicators demonstrate that the Capital Plan 2007-2010 is indeed affordable and prudent. An explanation of the Prudential Indicators, as shown in Appendix One, is shown below.

Level of Capital Expenditure:

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

Ratio of Financing Costs to Net Revenue Stream

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

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

Estimate of Incremental Impact of Council Investment Decisions on the Housing

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

Treasury Management Indicators

The Treasury Management Indicators for 2007-2010 were reported to Finance Committee on 12 March 2007. The indicators shown in Appendix One to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2007-2010.

7. CONSULTATION

The Chief Executive, Depute Chief Executive (Support Services), Head of Finance, all Chief Officers, the Dundee Federation of Tenants Associations and Dundee Association of Council House Owners have been consulted on the content of this report.

8. BACKGROUND PAPERS

- Housing Investment Group – Achieving the Scottish Housing Quality Standard – Housing Committee 16 May 2005.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

JUNE 2007

DUNDEE CITY COUNCIL**HOUSING HRA CAPITAL PLAN 2007-10**

PROJECTED CAPITAL RESOURCES		2007-08	2008-09	2009-10
		<u>£'000</u>	<u>£'000</u>	<u>£'000</u>
1.	Capital Expenditure funded from Borrowing	5,770	8,512	5,636
2.	Capital Receipts – Council House Sales	2,942	2,908	2,914
3.	Capital Receipts – Land Sales	<u>5,288</u>	<u>2,580</u>	<u>5,450</u>
		14,000	14,000	14,000
4.	Slippage at 15% on SHQS expenditure only	<u>2,100</u>	-	-
TOTAL PROJECTED CAPITAL RESOURCES		<u>16,100</u>	<u>14,000</u>	<u>14,000</u>
PLANNED MAINTENANCE		<u>4,176</u>	<u>4,887</u>	<u>5,097</u>
RENEWAL AND REPAIRS FUND		<u>-</u>	<u>-</u>	<u>-</u>

Note: Council House Sales 2007-08 are 140 at £21,000. For 2008-09 and 2009-10 SHQS figures used.

HOUSING CAPITAL PLAN 2007 - 2010

APPENDIX ONE

PRUDENTIAL INDICATOR	2005/06	2006/07	2007/08	2008/09	2009/10
(1) CAPITAL PLAN PRUDENTIAL INDICATORS	£	£	£	£	£
Capital Expenditure	actual	actual	estimate	estimate	estimate
	£'000	£'000	£'000	£'000	£'000
Housing HRA	14,924	20,988	14,000	14,000	14,000
Ratio of financing costs to net revenue stream					
Housing HRA	34.7%	35.6%	37.6%	37.9%	38.4%
Net borrowing requirement					
brought forward 1 April	292,714	319,671	320,000	323,000	331,000
carried forward 31 March	319,671	320,000	323,000	331,000	332,000
in year borrowing requirement	26,957	329	3,000	8,000	1,000
In year Capital Financing Requirement					
General Services	9,212	9,526	8,000	7,000	4,000
HRA	1,282	4,630	-454	1,810	-1,497
TOTAL	10,494	14,156	7,546	8,810	2,503
Capital Financing Requirement as at 31 March					
General Services	200,474	210,000	218,000	225,000	229,000
HRA	119,970	124,600	124,146	125,956	124,459
TOTAL	320,444	334,600	342,146	350,956	353,459
Incremental impact of capital investment decisions					
Increase in Average Weekly Housing Rents	£0.16	£0.62	-£0.06	£0.25	-£0.21

PRUDENTIAL INDICATOR	2005/06	2006/07	2007/08	2008/09	2009/10
(2) TREASURY MANAGEMENT PRUDENTIAL INDICATORS	£'000	£'000	£'000	£'000	£'000
Authorised limit for external debt -					
borrowing	329,000	345,000	348,000	358,000	357,000
other long term liabilities	5,000	5,000	5,000	5,000	5,000
TOTAL	334,000	350,000	353,000	363,000	362,000
Operational boundary for external debt -					
borrowing	319,671	320,000	323,000	331,000	332,000
other long term liabilities	452	1,000	1,000	1,000	1,000
TOTAL	320,123	321,000	324,000	332,000	333,000
Upper limit for fixed interest rate exposure					
expressed as					
Net principal re fixed rate borrowing/investments	100	100	100	100	100
Upper limit for variable rate exposure					
expressed as					
Net principal re variable rate borrowing/investments	30	30	30	30	30
Upper limit for total principal sums invested for 364 days	N/A	N/A	N/A	N/A	N/A

Maturity structure of new fixed rate borrowing during 2006/07	lower limit	upper limit
under 12 months	-	10%
12 months and within 24 months	-	15%
24 months and within 5 years	-	25%
5 years and within 10 years	-	25%
10 years and above	50%	95%

Adoption of Cipfa Code of Practice for Treasury Management	YES
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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 31/03/2006	06/07	07/08	08/09	09/10	No Of Owners	No of Tenants
SHQS CAPITAL									
Roof Replacement	1-6	8197			2870	2662	2665	173	824
Roughcast Renewal	7-10	3648			1487	1154	1007	88	179
Access Decks	11	100					100		
Windows	12-13	3001		1919	191	500	391		
Insulation	14	3450			1050	1200	1200		57
Heating, Kitchens and Bathrooms	15-18	20575		674	7516	6269	6116		1714
Kitchens and Bathrooms Only	19-22	6194		943	2331	1421	1499		1580
Controlled Entry	23	4200			1400	1400	1400		
Smoke Detectors	24	300			100	100	100		
Common Stairs	24	1260			480	300	480		
Security Lighting	24	200			75	50	75		
Owners Receipts	25	-3489			-1400	-1056	-1033		
TOTAL		47636		3536	16100	14000	14000	261	4354
PLANNED MAINTENANCE									
Community Care	26	3795			1350	1245	1200		
MSD Fabric	27	471			191	140	140		
Concrete	28-29	660			260	200	200		
Miscellaneous	30	7605		100	2625	2480	2400		
Demolitions	31	5929		469	2250	1605	1605		498
Owners Receipts	32	-750			-250	-250	-250		
Housing Estate Regeneration Fund	32	-2981	0	0	-2250	-533	-198		
TOTAL		17710		569	4176	4887	5097		498
OVERALL TOTAL		65346		4105	20276	18887	19097	261	4852

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006	06/07	07/08	08/09	09/10	No Of Owners	No of Tenants
SUMMARY								
SHQS CAPITAL								
Roofs	1841			1841			56	199
Roughcast	780			780			12	13
Windows	2110		1919	191				
Heating, Kitchens and Bathrooms	4607		663	3944				
Kitchens and Bathrooms	1176		943	233				
Controlled Entry	976			976				
TOTAL	9649		3525	7965	0	0	68	212

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE YET TO BE COMMITTED BASED ON
STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure SUMMARY	Estimated Total Cost	Actual Prior to 31/03/2006	06/07	07/08	08/09	09/10	No Of Owners	No of Tenants
SHQS CAPITAL								
Roofs	6356			1029	2662	2665	117	625
Roughcast	2868			707	1154	1007	76	166
Access Decks	100					100		
Windows	891				500	391		
Insulation	3450			1050	1200	1200		57
Heating, Kitchens and Bathrooms	15968		11	3572	6269	6116		1714
Kitchens and Bathrooms	5018			2098	1421	1499		1580
Smoke Detectors	300			100	100	100		
Common Stairs	1260			480	300	480		
Security Lighting	200			75	50	75		
Controlled Entry	3224			424	1400	1400		
Owners Receipts	-3389			-1300	-1056	-1033		
TOTAL	36246		11	8235	14000	14000	193	4142

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roof Renewal								
Old Contracts	50			50				
<u>Byron Street Tenements Phase 3 of 3</u> 52, 54, 56 Byron Street	85			85			9	9
<u>Camperdown 10th Phase 3 of 4</u> 17, 19, 53, 55, 57, 10, 12 Craigowan Road 31, 33, 35 Ravenscraig Road	250			250			1	39
<u>Camperdown 12th Phase 1 of 3</u> 102, 104, 116 Buttars Loan	80			80			4	14
<u>Camperdown 14th Phase 1 of 3</u> 77, 79, 123 Dunholm Road	91			91			1	17
<u>Clement Park 1st</u> 26, 28 Clement Park Road 8, 10, 12, 14, 9 Clement Park Terrace 17, 38 Merton Avenue	126			126				9
<u>Craigie Drive 2nd</u> 10-32, 9-31 Craigiebarn Road 186-192 Craigie Drive	124			124			5	23
<u>Magdalene Kirkton 3rd Phase 4 of 5</u> 22, 26-32, 52-56, 62-70, 74, 76, 80-90, 94, 96, 100-104, 61, 63 Balgowan Avenue	390			390				28
<u>Mains of Fintry 4th Phase 2 of 4</u> 15, 16, 17, 20, 23 Finlaggan Crescent 35, 41 Fintryside	70			70				7
<u>Menzieshill 1st Phase 3 of 3</u> 131-141, 143-153, 181-191, 193-203, 243-253 Charleston Drive	138			138			18	12
<u>Taybank 1st and 2nd Phase 4 of 5</u> 1-7, 17-23, 2-8, 10-16, 18-24, 26-32 Waverley Terrace	137			137			18	10
<u>West Kirkton Phase 2 of 4</u> 118, 122, 126, 136, 144, 146, 158, 164, 166 Balgowan Avenue 14, 16, 18 Derwent Avenue 46, 48, Kirkton Crescent 3, 5, 13, 15, 21, 29, 37, 2, 4, 8 Haldane Crescent 2, 4, 12, 15, 18, 30 Haldane Place 27 Haldane Terrace	300			300				31
Grand Total	1841		0	1841			56	199

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roof Renewal								
<u>Longhaugh</u> 1-47, 2-32 Longhaugh Terrace	280			280			3	37
<u>Magdalene Kirkton 3rd Phase 5</u> 2, 4, 6, 8 Balgowan Place 1, 3, 7 Balgowan Square 65 Derwent Avenue 2 Dunmore Street 66, 70, 72, 76, 78 Helmsdale Avenue	200			200				14
Urgent Roof Repairs	269			269				
Specialist Roof Works	250			250				
Roof Surveys	30			30				
Carry Forward Total	1029			1029	0	0	3	51

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roof Renewal								
<i>Brought Forward</i>	1029			1029	0		3	51
<u>Camperdown 10th Phase 4 of 4</u> 2, 4, 6, 8 Craigowan Road 1, 3, 5 Dunholm Road 1, 2, 3, 4, 5 Dunholm Terrace	270				270		3	45
<u>Camperdown 12th Phase 2 of 3</u> 9, 12 Craigmount Avenue 8, 9, 10 Craigmount Road 557, 559 South Road	210				210		9	35
<u>Camperdown 14th Phase 2 of 3</u> 72 Dunholm Road 4, 6, 9, 11 Duncraig Road	140				140		8	22
<u>Corso Street 4th Phase 1 of 2</u> 13, 15, 17 Abbotsford Place 14, 16, 18, 20 Abbotsford Street	185				185		7	35
<u>Clement Park 3rd</u> 12, 14, 14A, 14B, 16-32, 38, 40, 42 Clement Park Place	225				225			28
<u>Mains of Fintry 4th Phase 3 of 4</u> 43, 59, 63, 65, 67, 69, 71, 73, 38, 40, 42 Fintryside	110				110			12
<u>St Marys 7th</u> 1, 17, 25, 31, 47, 49 St Boswells Terrace 71, 77, 103 St Fillans Road 4 St Fillans Terrace 6 St Monance Place 33, 35, 37 St Ninian Terrace	195				195		2	26
<u>Taybank 1st and 2nd Phase 5 of 5</u> 9-15, 10-16, 26-32, 34-40, 66-72 Kenilworth Avenue	125				125		15	5
<u>Watson Street (New)</u> 9, 21, 23, 25 Baffin Terrace 3, 4, 7, 9, 11, 16 Springhill Gardens 18, 28, 30, 32 Eden Terrace 2, 4, 12, 50, 56 Watson Street	50				50			31
<i>Carry Forward Total</i>	2539			1029	1510	0	47	290

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roof Renewal								
<i>Brought Forward</i>	2539	0		1029	1510	0	47	290
<u>West Kirkton 1st Phase 3 of 4</u> 1, 5, 7, 11, 17, 27, 18, 28, 30, 32, 38 Duncan Terrace 15, 23 Gillburn Road 32, 71 Haldane Avenue	150				150			25
<u>Arbroath Road</u> 27, 29, 31 Arbroath Road	84				84			18
<u>Corso Street 3rd</u> 29 Blackness Avenue	28				28		2	4
<u>Linlathen 1st Phase 3 of 8</u> 80, 82, 84, 86, 88, 90, 92 Fountainbleau Drive 77, 79, 81, 83, 89 Blacklock Crescent	126				126			12
<u>Pleasance</u> 45-65 Polepark Road	70				70		4	7
<u>Powrie Place Sheltered</u> 47, 49 Ann Street	56				56			26
Roof Surveys	30				30			
Urgent Roof Repairs	358				358			
Specialist Roof Works	250				250			
<i>Carry Forward Total</i>	3691			1029	2662	0	53	382

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roof Renewal								
<i>Brought Forward</i>	3691	0		1029	2662	0	53	382
<u>Camperdown 12th Phase 3 of 3</u> 561, 563, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 613, 615 South Road	450					450	30	66
<u>Camperdown 14th Phase 3 of 3</u> 96, 100, 102, 106 Dunholm Road	110					110	7	17
<u>Corso Street 4th Phase 2 of 2</u> 1, 3, 5, 7, 9 Abbotsford Street 35 Seymour Street	155					155	12	24
<u>Fleming Gardens Phase 4</u> 1, 3, 5, 7 Fleming Gardens East 16, 18, 24, 26, 28, 30 Fleming Gardens North 2, 4, 6 Hinsmarsh Avenue	338					338	14	38
<u>Linlathen 1st Phase 3 of 8</u> (Start Only 2010/2011 £88,000)								
Phase 3A Cottages 93, 95, 97, 99, 48, 64 Blacklock Crescent 33, 37, 39, 41, 43, 45, 47 Glenconnor Drive 73, 79, 81, 89 Pitkerro Drive 2, 6, 8, 10, 12 Riddell Terrace								22
Phase 3B Flats 77-83, 105-111, 54-60 Blacklock Crescent	297					297	1	11
<u>Mains of Fintry 4th Phase 4 of 4</u> 44, 46, 54, 56, 58, 60, 62, 64, 78, 82, 98 Fintryside	110					110		11
<u>Menzieshill 8th</u> 609, 645, 651 Charleston Drive 2, 4, 6 Lossie Place 104, 118, 120, 124, 195, 203 Thurso Crescent	185					185		12
<i>Carry Forward Total</i>	5336			1029	2662	1645	117	583

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roof Renewal								
<i>Brought Forward</i>	5336	0		1029	2662	1645	117	583
<u>West Kirkton 1st Phase 4 of 4</u> 20, 22, 32, 36, 60, 76, 82, 84 Haldane Terrace 14, 30, 32 Kirkton Crescent 4-16, 22, 30, 34, 38, 44, 15, 25 Kirkton Place 10, 25 Kirkton Road	270					270		27
<u>West Kirkton 3rd</u> 2, 4, 6, 8, 22, 26, 30 Emmock Place 25, 27, 29, 41, 43, 51, 59, 61 Kirkton Crescent	150					150		15
Roof Surveys	30					30		
Urgent Roof Repairs	320					320		
Specialist Roof Repairs	250					250		
Grand Total	6356			1029	2662	2665	117	625

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roughcast Renewal								
<u>Carry forward Locations</u>								
Menzieshill 11th	50			50				
Menzieshill 13th	300			300				
<u>Menzieshill 11th (Roof and Render)</u>								
62-72, 118-128, 134-144, 91-103								
Yarrow Terrace	430			430			12	13
Grand Total	780		0	780			12	13

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roughcast Renewal								
<u>Menzieshill 6th</u> 26-46, 92-112 Spey Drive	220			220			8	14
<u>Menzieshill 15th</u> 191-205, 207-221 Dickson Avenue	150			150			3	13
<u>Longhaugh</u> 1-47, 2-32 Longhaugh Terrace	327			327			3	37
Urgent Roughcast Work	10			10				
Carry Forward Total	707		0	707			14	64

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roughcast Renewal								
<i>Brought Forward</i>	707	0		707	0	0	14	64
<u>Menzieshill 7th Cottages</u>	100				100			
<u>Menzieshill 8th</u> 613-641 Charleston Drive 205-233 Thurso Crescent 2-30 Thurso Gardens	450				450		13	32
<u>Menzieshill 11th</u> 339-349, 369-379, 381-391 Yarrow Terrace	345				345		3	16
Individual Cottages as Identified by 2006/07 citywide survey	249				249			
Urgent Roughcast Work	10				10			
Carry Forward Total	1861	0		707	1154	0	30	112

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Roughcast Renewal								
<i>Brought Forward</i>	1861	0		707	1154	0	30	112
<u>Menzieshill 1st</u> 403-425 Charleston Drive	120					120	3	9
<u>Menzieshill 15th</u> 2-16, 18-32, 34-48 Cart Place	240					240	16	8
<u>Kirk Street 1st</u> 2-128 Atholl Street	637					637	27	37
Urgent Roughcast Work	10					10		
Grand Total	2868	0		707	1154	1007	76	166

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006						
			06/07	07/08	08/09	09/10	No Of Owners	No of Tenants
Access Decks	100					100		
Various Locations								
Grand Total	100			0	0	100		

ALL FIGURES £' 000

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ALL FIGURES £' 000

[illegible]

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
<u>Insulation Measures</u>								
Various Locations	2628			941	851	836		
<u>West Kirkton 2nd Phase 1 of 3</u> 5, 7, 57, 71, 18, 26, 34, 54, 56 Eskdale Avenue	109			109				9
<u>West Kirkton 2nd Phase 2 of 3</u> 33, 49 Camperdown Road 13 Cloan Road 68 Frederick Street 1, 11, 13, 15, 35, 37, 14, 18, 44, 48 Nithsdale Avenue 13, 17, 23, 43, 22, 28, 34, 36 Teviotdale Avenue	349				349			22
<u>West Kirkton 2nd Phase 3 of 3</u> Various Cottages	364					364		26
GRAND TOTAL	3450			1050	1200	1200		57

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

[illegible]

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

[illegible]

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO COMMITTED 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Heating, Kitchens and Bathrooms								
<i>Brought Forward</i>	3583	0	11	3572	0	0	0	368
Dryburgh 2nd Whitson Fairhurst	187				187			27
Law Crescent	685				685			99
Happyhillock North	637				637			91
Magdalene Kirkton 4th Cottages	1000				1000			150
Camperdown 7th	616				616			88
Douglas and Angus 8th Cottages and Flats	1197				1197			171
Douglas and Angus 10th Cottages and Flats	168				168			24
Happyhillock South 2nd	462				462			66
Magdalene Kirkton 2nd	1141				1141			163
St Marys 13th Flats	126				126			18
Individual Houses	50				50			
<i>Carry Forward Total</i>	9852	0	11	3572	6269	0	0	1265

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006						
			06/07	07/08	08/09	09/10	No Of Owners	No of Tenants
Heating, Kitchens and Bathrooms								
<i>Brought Forward</i>	9852		11	3572	6269	0		1265
Douglas and Angus 3rd Cottages	76					76		11
Blackness Road Tenements	290					290		42
Camperdown 11th Flats	698					698		101
Camperdown 1st Flats	878					878		127
Craigie Drive 1st Non-Sheltered	83					83		12
Craigiebank Circle	228					228		33
Dallfield Traditional	130					130		18
Dryburgh 2nd Orlits -								
Gas Heating Replacement	657					657		90
Forthill / Nursery Road Flats	114					114		31
Graham Street 2nd	719					719		104
Magdalene Kirkton 3rd -								
Brick and Timber	1107					1107		160
Menzieshill 7th Flats and Mais	628					628		88
Individual Houses	508					508		
Grand Total	15968		11	3572	6269	6116	0	2082

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Kitchens and Bathrooms								
<i>Brought Forward</i>	2098			2098				667
Mains of Fintry 1st and 2nd	70				70			22
Mains of Fintry 3rd	70				70			22
Mains of Fintry 4th	70				70			22
Douglas and Angus 2nd Cottages	176				176			55
Douglas and Angus 5th Flats	128				128			40
Douglas and Angus 5th Cottages	131				131			41
Douglas and Angus 6th Flats	288				288			90
Douglas and Angus 6th Cottages	3				3			1
St Marys 6th	125				125			39
St Marys 7th Flats	29				29			9
St Marys 7th Cottages	22				22			7
St Marys 8th Flats	80				80			25
St Marys 8th Cottages	38				38			12
St Marys 10th Flats	169				169			53
St Marys 10th Cottages	22				22			7
<i>Carry Forward Total</i>	3519			2098	1421	0	0	1112

ALL FIGURES £' 000

[illegible]

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Healthy, Safe & Secure								
Controlled Entry								
54 Ballantrae Place								
12 Ballantrae Road								
4, 14, 16, 18, 20, 22 Ballantrae Terrace								
31 Ballater Place								
49-59, 97-109 Forth Crescent								
2, 4 Gourdie Terrace								
10, 41, 43, 53 Huntly Road								
113-135 Dee Gardens								
207-221 Dickson Avenue								
5-27 Dighty Gardens								
609, 611, 641 South Road								
78, 82 Craigowan Road								
22, 29 Barnes Avenue								
18 Caird Avenue								
3 Caird Terrace								
427-449 Charleston Drive								
19, 31, 33 Charleston Road								
103, 129 City Road								
32, 38, 40, 42 Clement Park Place								
80, 124, 214, 222, 234, 236 Clepington Road								
9, 30 Hepburn Street								
25, 33 Kenmore Terrace								
3 Tullideph Street								
4 Tullideph Place								
1, 2 Westhall Court								
17, 39 Douglas Road								
1, 6, 8 Fleming Gardens East								
3, 6, 26 Fmeing Gardens North								
16, 37 Fleming Gardens South								
3 Fleming West								
4, 10, 18 Hindmarsh Avenue								
79-84, 85-90 Kirk Street								
89-95 Craigie Drive								
5 Sandeman Place								
33, 38, 39 Wolseley Street								
9-16, 17-28 Yeamans Lane								
5 Lewis Terrace								
Fleming Trust (4 Blocks)								
28 Moncur Crescent								
14 Provost Road	976			976				
Grand Total	976			976	0	0	0	0

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Healthy, Safe & Secure								
Smoke Detectors	300			100	100	100		
Common Stairs								
<u>External Stairs</u>								
Graham Street 1st								
Logie								
Lawton 1st								
Alpin Road	267			267				
Other Locations	993			213	300	480		
Security Lighting	200			75	50	75		
<u>Controlled Entry</u>								
Various Locations	3224			424	1400	1400		
Grand Total	4984			1079	1850	2055	0	0

ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA				ALL FIGURES £ 000				
Project/Nature of Expenditure Contingencies / Fees / Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Owners Receipts	-3489			-1400	-1056	-1033		
Grand Total	-3489			-1400	-1056	-1033		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000[illegible]

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

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DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Concrete / PRC								
Public Safety	10			10				
Project Management, Misc Inspections	18			18				
Planning / Preparation for 2008/09 Projctcs	5			5				
<u>Concrete Floor Repairs</u>								
Douglas and Angus 1st, 2nd, 5th, 6th								
Menzieshill 6th, 7th, 8th								
<u>Concrete Floor Surveys</u>								
City Road 4th, Kirk Street 1st, 2nd								
Dryburgh 3rd, Craigiebank Circle,								
Menzieshill 10th, 11th, 12th, 13th, 15th, 16th								
Dallfield Traditional, Lansdowne 1st,								
Mains of Fintry 3rd, St Marys 3rd								
Craigie Drive 1st, 2nd,								
Magdalene Kirkton 2nd, 3rd								
West Kirkton 1st, 4th, 5th								
<u>General Concrete Surveys</u>								
Brackens, Camperdown 1st - 16th								
City Road 1st - 4th, Clement Park 1st - 3rd								
Cotton Road, Craigie Drive 1st - 4th								
Craigiebank 1st - 3rd, Craigiebank Circle								
<u>Concrete Repairs from Previous Surveys</u>								
Ann Street, Arklay St 2nd, Beechwood 2nd,								
Blackness Road Tenements, Bonnybank								
and Forebank Road, Broughty Ferry 1st, 2nd,								
3rd, 4th and 3rd Sheltered, Byron Street								
Tenements, Clepington Road, Craigie 1st - 5th,								
Craigie Drive Sheltered, Dean Avenue, Derby								
Street Traditional, Douglas Road, Hill Street /								
Kinghome Road, Hilltown West Phase 1, 3, 4, 5,								
Kemback Street/Craigie Street Sheltered,								
King Street, Broughty Ferry, Law Crescent,								
Lawton Road Tenements, Longhaugh,								
Magdalene Kirkton 4th, Midmill, Mill 'O' Mains,								
Mill 'O' Mains Sheltered, Montgomerie Avenue,								
Morgan Street, North Street Sheltered, Orrin								
Place Sheltered, 18-22 Peddie Street,								
Pleasance 1st, Powrie Place Sheltered,								
Queen Street 1st, 2nd Broughty Ferry, Scott								
Street, Strathmore Street 2nd, St Marys Place,								
Taylor Street, Trottick 2nd, Tullideph Flatted,								
Tullideph Tenements, Watson Street CDA,								
West March, Westport, Wester Clepington								
(22 Caird Ave), Whitfield 2nd - 6th								
Carry Forward Total	33			33			0	0

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants
			06/07	07/08	08/09	09/10		
Concrete / PRC								
<i>Brought Forward</i>	33			33				
<u>PRC Repairs</u>								
Dryburgh 2nd (Whitson Fairhurst / Orlit)								
Mains of Fintry 2nd (Orlit)								
<u>PRC Surveys</u>								
Douglas and Angus 2nd (Orlit)								
St Marys 1st (Orlit)								
Grand Total	227			227				
Various Locations	400				200	200		
Grand Total	660			260	200	200		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE 07/08**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

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DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2006					No Of Owners	No of Tenants / Units
			06/07	07/08	08/09	09/10		
Demolitions								
<u>Old Contracts</u>								
66 Dunholm Road								
631-639 South Road								
1-13 Dunholm Place	245		95	150				52
2-24, 50-72, 170-192 Summerfield Gardens	332		232	100				36
1, 39, 40, 54, 55 Barra Terrace								
7-8 Lewis Terrace								
24 Colonsay Terrace								
6, 7, 22-24 Harris Terrace	372		142	230				108
<u>New Contracts</u>								
9, 11, 13, 15 Foggyley Gardens	400			400				120
43-53 Burnside Street								
2-24 Whorterbank	60			60				17
1-61 Carnegie Square	210			210				61
1-32 Jamaica Square	110			110				32
1-46 Wellington Square	160			160				46
133 Hilltown	90			90				26
Carnegie Tower	50			50				
Garages	50			50				
Geo-Environmental Surveys	10			10				
Fees	120			120				
Home Loss Payments	250			250				
Buy Backs	260			260				
Various Locations	3210				1605	1605		
Grand Total	5929		469	2250	1605	1605		498

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPEDNITURE 07/08

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

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