

REPORT TO: POLICY AND RESOURCES COMMITTEE – 23 JUNE 2008

REPORT ON: HOUSING CAPITAL BUDGET 2008/09, 2009/10 and 2010/11 - REVISION

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 317-2008

1. PURPOSE OF REPORT

- 1.1. The report sets out the revised 3 year Housing Capital Estimates which will continue progress to meeting the Scottish Housing Quality Standard by 2015.

2. RECOMMENDATIONS

- 2.1. Committee is asked to:
- a. Approve the Draft Housing Capital Budget for 2008/09, 2009/10 and 2010/11.
 - b. Approve the action as detailed in paragraph 3.
 - 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 4.3.

3. FINANCIAL IMPLICATIONS

- 3.1. The Council is funding the Capital Programme through a combination of borrowing and capital receipts. The budget has been set at £21.320m, 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 £7.390m.
- 3.1.1. The 2008/09 Housing Capital budget is based on:
- a. Borrowing of £11.149m.
 - b. Capital receipts amounting to £5.040m from Council House Sales.
 - c. Land receipts amounting to £2.350m.
 - d. An allowance for slippage on capital and capital receipts of 15%.
 - e. A total Capital Resource of £21.320m.
 - f. In addition to this, resources of £5.222m from Planned Maintenance.

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. 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 Scottish Government with a major root and branch review, scheduled for 2008/09.

Figures for 2008/09 include carry forward of expenditure from 2007/08.

- 4.2. 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.

- 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 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.

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, 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.

4.4. **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.

This 3 year plan has additional kitchen and bathroom locations to reflect slippage against the target figure in 2007/08.

Having further monitored the required replacement levels we have revised our assumption for kitchen replacement to 100%.

4.5. **Climate Change**

Committee is asked to note that £7.814m 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.

- 4.5.1. All new build housing built under the increasing supply of Council housing programmes will be built to the highest levels of energy efficiency possible. It is proposed to build 135 houses over the period of this report, 40 will be to full wheelchair standard.

Sustainability and renewable measures will be considered as part of the brief for these projects.

4.6. **Capital Estimates**

Initial results of the Stock Condition Survey carried out by John Martin Partnership in 2007 have been utilised in preparing the estimates.

The report is in the form of a database which will continue to be updated by Housing Department staff and will inform the Council's assumptions for its Delivery Plan submission including:

- i. Full kitchen replacement.
- ii. Whole house window replacement.
- iii. A boiler replacement cycle of 15 years.

When these and other factors are added to the projected costs then the budgeted cost of £14m per annum from the original Delivery Plan is required.

The Stock Condition Survey will continue to be analysed and updated and a full analysis of the outcomes will be reported prior to the root and branch review of the Scottish Housing Quality Standard Delivery Plan due for submission to the Scottish Government in April 2009.

4.7. **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 2008-2011 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 2008-2011 were reported on 11 February 2008. The indicators shown in Appendix One to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2008-2011.

5. POLICY IMPLICATIONS

- 5.1. This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti Poverty, Equality Impact Assessment and Risk Management. The major issues identified are:

Sustainability

- Reducing the consumption of energy and fossil fuels in Council properties and activities to reduce CO² emissions in response to wider climate change obligations.

Build Environment

- Protect the quality and diversity of the city's built heritage and enhance the city centre and local environments through ongoing regeneration.
- Adopt sustainable practices in the design, construction and maintenance of Council buildings and infrastructure and encourage others to adopt similar practices.

6. 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.

7. **BACKGROUND PAPERS**

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

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

JUNE 2008

DUNDEE CITY COUNCIL**HOUSING HRA CAPITAL PLAN 2008-11**

PROJECTED CAPITAL RESOURCES		2008-09	2009-10	2010-11
		<u>£'000</u>	<u>£'000</u>	<u>£'000</u>
1.	Capital Expenditure funded from Borrowing	11,149	17,487	14,387
2.	Capital Receipts – Council House Sales	5,040	3,828	3,870
3.	Capital Receipts – Land Sales	<u>2,350</u>	<u>2,650</u>	<u>4,950</u>
		18,539	23,965	23,207
4.	Slippage at 15% on SHQS expenditure only	<u>2,781</u>	-	-
TOTAL PROJECTED CAPITAL RESOURCES		<u>21,320</u>	<u>23,965</u>	<u>23,207</u>
PLANNED MAINTENANCE		<u>5,222</u>	<u>5,705</u>	<u>5,580</u>
RENEWAL AND REPAIRS FUND		<u>-</u>	<u>-</u>	<u>-</u>

Note: Council House Sales 2008/9 are based on 180 houses sold at an average of £28,000, 132 at £29,000 for 2009/10 and 129 houses at £30,000 in 2010/11.

PRUDENTIAL BORROWING BREAKDOWN

Disabled Adaptations New Build	316	2,500	2,500
Debt Serviced from Shower Installation Receipts	811	2,718	3,753
Mainstream New Build Serviced from Sales on the Open Market plus Prudential Borrowing	2,650	5,133	5,133
Capital Expenditure General	7,372	7,136	3,001

HOUSING CAPITAL PLAN 2008 - 2011
APPENDIX ONE

PRUDENTIAL INDICATOR	2006/07	2007/08	2008/09	2009/10	2010/11
(1) CAPITAL PLAN PRUDENTIAL INDICATORS	£	£	£	£	£
Capital Expenditure	actual	actual	estimate	estimate	estimate
	£'000	£'000	£'000	£'000	£'000
Housing HRA	21,036	14,496	18,539	23,965	23,207
Ratio of financing costs to net revenue stream					
Housing HRA	35.6%	38.1%	38.1%	38.5%	38.2%
Net borrowing requirement					
brought forward 1 April	319,671	314,075	315,000	329,000	353,000
carried forward 31 March	314,075	315,000	329,000	353,000	367,000
in year borrowing requirement	-5,596	925	14,000	24,000	14,000
In year Capital Financing Requirement					
General Services	6,868	2,658	13,000	13,000	8,000
HRA	4,631	-281	2,000	12,000	7,000
TOTAL	11,499	2,377	15,000	25,000	15,000
Capital Financing Requirement as at 31 March					
General Services	207,342	210,000	223,000	236,000	244,000
HRA	124,599	125,000	127,000	139,000	146,000
TOTAL	331,941	335,000	350,000	375,000	390,000
Incremental impact of capital investment decisions					
Increase in Average Weekly Housing Rents	£0.62	-£0.04	£0.15	£1.50	£0.78

PRUDENTIAL INDICATOR	2006/07	2007/08	2007/08	2008/09	2009/10
(2) TREASURY MANAGEMENT PRUDENTIAL INDICATORS	£'000	£'000	£'000	£'000	£'000
Authorised limit for external debt -					
borrowing	345,000	340,000	354,000	378,000	392,000
other long term liabilities	5,000	4,500	4,500	4,500	4,500
TOTAL	350,000	344,500	358,500	382,500	396,500
Operational boundary for external debt -					
borrowing	314,075	315,000	329,000	353,000	367,000
other long term liabilities	249	500	500	500	500
TOTAL	314,324	315,500	329,500	353,500	367,500
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 over 364 days	N/A	N/A	N/A	N/A	N/A

Maturity structure of new fixed rate borrowing during 2007/08	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	Page No	Estimated Total Cost	Actual Prior to 31/03/2007	07/08	08/09	09/10	10/11	No Of Owners	No of Tenants
SUMMARY									
SHQS CAPITAL									
Free from Serious Disrepair									
Roof	3-8	9166		1107	2612	2787	2660	98	382
Roughcast	9-12	3213		0	1103	1110	1000	35	134
Access Decks	13	50		0	50	0	0		
Windows	14	885		0	85	400	400		9
Energy Efficient									
External Insulation and Cavity Fill	15	2767		0	635	1066	1066		
Heating, Kitchens, Bathrooms and Showers	16-19	22659		768	7814	7705	6372		1627
Modern Facilities and Services									
Kitchens, Bathrooms and Showers	20-23	10428		641	4515	2146	3126		1863
Individual Shower Programme	24	300		0	100	100	100		
Healthy Safe and Secure									
Fire Detection	25	252		27	75	75	75		
Common Stairs / Lifts	25	150		0	50	50	50		
Security Lighting	25	150		0	50	50	50		
Periodic Inspection Pilot	25	225		0	75	75	75		
Door Entry / Secure Doors	25	3000		0	1000	1000	1000		
Miscellaneous									
Fees	26	266		0	133	133	0		
Disabled Adaptations	26	1845		0	645	600	600		
East District Housing Office	26	60		0	25	35	0		
Increase Supply of Council Housing									
Housing for Disabled	27	5316		0	316	2500	2500		
Mainstream Housing	27	12916		0	2650	5133	5133		
Owners Receipts	28	-2613		0	-613	-1000	-1000		
TOTAL		71035		2543	21320	23965	23207	133	4015
PLANNED MAINTENANCE									
Community Care									
Sheltered Lounge Upgrades	29	300		0	100	100	100		
Warden Call Replacement	29	1220		0	495	420	305		
MSD Fabric									
MSD Fabric Repairs	30	235		45	60	50	80		
Laundry Equipment	30	62		17	15	15	15		
Controlled Entry Replacement	30	60		0	20	20	20		
Water Pumps	30	50		0	0	50	0		
Concrete / PRC	31	820		0	320	180	320		
Miscellaneous									
Timber Treatment	32	1700		0	700	500	500		
ECM	32	5100		0	1700	1700	1700		
Asbestos Common Areas	32	350		0	150	100	100		
Demolitions	33	7329		0	1919	2820	2590		
Owners Receipts	34	-657		0	-257	-250	-150		
TOTAL		16569		62	5222	5705	5580	0	0
OVERALL TOTAL		87604		2605	26542	29670	28787	133	4015

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 31/03/2007	07/08	08/09	09/10	10/11	No Of Owners	No of Tenants
SUMMARY								
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs	2198		1107	1091	0	0		
Roughcast	393		0	393	0	0	3	16
Energy Efficient								
Heating, Kitchen, Bathrooms and Showers	1724		768	956	0	0		
Modern Facilities & Services								
Kitchens, Bathrooms and Showers	2045		641	1404	0	0		
TOTAL	6360		2516	3844	0	0	3	16

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	Estimated Total Cost	Actual Prior to 31/03/2007	07/08	08/09	09/10	10/11	No Of Owners	No of Tenants
SUMMARY								
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs	6968		0	1521	2787	2660	98	382
Roughcast	2820		0	710	1110	1000	32	118
Access Decks	50		0	50	0	0		
Windows	885		0	85	400	400		9
Energy Efficient								
External Insulation and Cavity	2767		0	635	1066	1066		
Heating, Kitchens, Bathrooms and Showers	20935		0	6858	7705	6372		1627
Modern Facilities & Services								
Kitchens, Bathrooms and Showers	8383		0	3111	2146	3126		1863
Individual Shower Programme	300		0	100	100	100		
Healthy, Safe & Secure								
Fire Detecion	252		27	75	75	75		
Common Stairs/Lifts	150		0	50	50	50		
Security lighting	150		0	50	50	50		
Periodic Inspection Pilot	225		0	75	75	75		
Door entry/Secure doors	3000		0	1000	1000	1000		
Miscellaneous								
Fees	266		0	133	133	0		
Disabled Adaptations	1845		0	645	600	600		
East District Housing Office	60		0	25	35	0		
Increase Supply of Council Housing								
Housing for Disabled	5316		0	316	2500	2500		
Mainstream	12916		0	2650	5133	5133		
Owners Receipts	-2613		0	-613	-1000	-1000		
TOTAL	64675		27	17476	23965	23207	130	3999

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roof Renewal								
Carry Forward Locations								
Old Contracts	7			7				
Magdalene Kirkton 3rd Phase 3/5	1000		940	60				
Clement Park 1st	120		105	15				
Watson Street	108		62	46				
New Contracts								
Arbroath Road	76			76				
Clement Park 3rd	180			180				
Corso Street 3rd and 4th	222			222				
Mains of Fintry 4th	96			96				
Ann Street	61			61				
Taybank 1st & 2nd	133			133				
West Kirkton 1st	195			195				
Grand Total	2198		1107	1091				

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roof Renewal								
Camperdown 2nd, 6th, 10th 9, 19, 23, 25, 29, 31, 33, 37, 43, 49, 51 Buttars Road 1, 3, 5 Buttars Terrace 22 Balgarthno Street 2, 4, 6, 8 Craigowan Road	314			314			4	34
Camperdown 12th Phase 2 of 3 9, 12 Craigmount Avenue 8, 9, 10 Craigmount Road 557, 559 South Road	195			195			10	32
Camperdown 14th Phase 1 of 2 72, 77, 79, 123 Dunholm Road, 4, 6, 9, 11 Duncraig Road	211			211			10	33
Pleasance 45-65 Polepark Road	67			67			4	7
St Marys 7th 1, 17, 25, 31, 47 St Boswells Terrace 71, 77, 103 St Fillans Road 4 St Fillans Terrace 6 St Monance Place 33, 35, 37 St Ninian Terrace	252			252			3	25
Watson Street (New) 50/52 Watson Street 9/11, 2/4 Springhill Gardens 57/59 Ladywell Avenue	25			25			3	5
Urgent Roofs Repairs	170			170				
Specialist Roof Works	287			287				
Carry Forward Total	1521			1521	0	0	34	136

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roof Renewal								
<i>Brought Forward</i>	1521	0	0	1521	0	0	34	136
Camperdown 12th Phase 3 of 3 561, 563, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 613, 615 South Road	450				450		30	65
Camperdown 14th Phase 3 of 3 96, 100, 102, 106 Dunholm Road	115				115		7	17
Corso Street 4th Phase 2 of 2 1, 3, 5, 7, 9 Abbotsford Street 35 Seymour Street	180				180		12	24
Fleming Gardens Phase 4 1, 3, 5, 7 Fleming Gardens East 16, 18, 24, 26, 28, 30 Fleming Gardens North 2, 4, 6 Hindmarsh Avenue	340				340		14	38
Linlathen 1st Phase 4 of 8 <u>Cottages</u> 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							0	22
<u>Flats</u> 105-111, 54-60 Blacklock Crescent	220				220		1	7
Mains of Fintry 4th Phase 4 of 4 44, 46, 54, 56, 58, 60, 62, 78, 82, 98 Fintryside	100				100		0	10
Menzieshill 8th 609, 645, 651 Charleston Drive 2, 4, 6 Lossie Place 104, 120, 124, 195, 203 Thurso Crescent	110				110		0	11
West Kirkton 1st Phase 4 of 4 20, 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	364				364		0	26
<i>Carry Forward Total</i>	3400	0	0	1521	1879	0	98	356

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roof Renewal								
<i>Brought Forward</i>	3400	0	0	1521	1879	0	98	356
West Kirkton 3rd								
2, 4, 6, 8, 22, 26 Emmock Place								
25, 27, 29, 51, 59, 61								
Kirkton Crescent	168				168		0	12
Craigie 5th Cottages								
9, 41 Aboyne Avenue								
52, 56, 60, 62, 64, 72, 39, 47, 57,								
61, 69, 75 Huntly Road	140				140		0	14
Roof Surveys	30				30			
Urgent Roof Repairs	320				320			
Specialist Roof Repairs	250				250			
Carry Forward Total	4308			1521	2787	0	98	382

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roof Renewal								
<i>Brought Forward</i>	4308	0	0	1521	2787	0	98	382
Arklay Street 1st Phase 1 14, 16, 18, 20, 22, 24 Sandeman Street	180					180		
Clement Park 2nd Phase 1 24, 26, 32, 34, 29, 31, 33 Lansdowne Square	210					210		
Corso Street 2nd Phase 1 15, 17, 19 Corso Street	90					90		
Craigie 5th Phase 1 71 Kemnay Gardens	50					50		
Craigie Drive 4th 283, 285, 311, 313 Craigie Drive	40					40		
Fleming Gardens Phase 5 80, 82, 86, 106A, 106B, 108, 110 Cleington Road	200					200		
Hilltown West Phase 1 16-27 Carmichael Street 1-15, 16-34 Kinghorne Court 1-15, 16-17, 18-32 Kinghorne Place 1-12, 15-26 Kinghorne Walk 20-31 Kinloch Street 1-16, 20-31 Kinnaird Street 1-12, 13 Rosebank Court	390					390		
Linlathen 1st Phase 4 6, 10, 14 Birks Terrace 28, 30, 34, 36, 38, 44 Blacklock Crescent 15-21, 23, 27, 29 Glenconnor Drive 1, 5, 11 Riddell Terrace	170					170		
Mains of Fintry 1st Phase 1 3, 5, 9, 13, 29, 39, 51 Findcastle Place 113, 115, 119, 127, 137, 139 Fintry Drive	130					130		
<i>Carry Forward Total</i>	5768	0	0	1521	2787	1460	98	382

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roof Renewal								
<i>Brought Forward</i>	5768	0	0	1521	2787	1460	98	382
Mains of Fintry 3rd Phase 1 7, 8, 11, 25, 32, 35, 38 Finlaggan Place	70					70		
Rankine Street 57, 59 Rankine Street	60					60		
Strathmore Street 2nd Phase 2 85-91, 93-99 Hamilton Street 136-142, 152-158, 160-166, 168-174, 192-198 Strathmore Street	200					200		
Tullideph Flatted 103, 105-107, 109-115, 117-123, 125-127, 129 City Road	140					140		
Tullideph Tenements Phase 1 2, 4, 6 Tullideph Place 9, 10 Tullideph Street	150					150		
Roof Surveys	30					30		
Urgent Roof Repairs	300					300		
Specialist Roof Repairs	250					250		
Grand Total	6968			1521	2787	2660	98	382

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roughcast Renewal								
Old Contracts	20			20				
Menzieshill 11th								
339-349 Yarrow Terrace								
369-379 Yarrow Terrace								
381-391 Yarrow Terrace	373			373			3	16
Grand Total	393		0	393			3	16

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roughcast Renewal								
Menzieshill 8th								
613-641 Charleston Drive								
205-233 Thurso Crescent								
2-30 Thurso Gardens	450			450			13	32
West Kirkton BISF Ph 1	250			250				12
Urgent Roughcast	10			10				
Carry Forward Total	710		0	710			13	44

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roughcast Renewal								
<i>Brought Forward</i>	710	0		710	0	0	13	44
Kirk Street 1st 2-128 Atholl Street	640				640			
Menzieshill 7th Cottages 57, 63, 65, 95, 103, 121, 187, 189, 193 Tweed Crescent	80				80			9
St Marys 3rd 21 St Leonard Road 14 St Leonard Terrace	40				40			2
West Kirkton BISF Ph 2	340				340			18
Urgent Roughcast	10				10			
Carry Forward Total	1820	0		710	1110	0	13	73

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Roughcast Renewal								
<i>Brought Forward</i>	1820	0		710	1110	0	13	73
Menzieshill 1st 403-425 Charleston Drive	120					120	3	9
Menzieshill 15th 2-16 Cart Place 18-32 Cart Place 34-48 Cart Place	240					240	16	8
West Kirkton BISF Ph 3	530					530		28
St Marys 3rd Ph 2 Cottages	100					100		
Urgent Roughcast	10					10		
Grand Total	2820	0		710	1110	1000	32	118

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Access Decks								
Ancrum / Morven Sheltered	50			50				
Grand Total	50			50	0	0		

ALL FIGURES £' 000

[illegible]

ALL FIGURES £' 000

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Heating, Kitchens, Bathrooms and Showers								
Beechwood	85		68	17				
Menzieshill 3rd	843		493	350				
Happyhillock South 2nd	624		181	443				
Individual Houses	121		26	95				
Old Contracts	51			51				
Grand Total	1724		768	956	0			0

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Heating, Kitchens, Bathrooms and Showers								
Dryburgh 2nd Whitson Fairhurst	205			205				24
Law Crescent	839			839				99
Happyhillock North 1st	763			763				90
Magdalene Kirkton 2nd	1317			1317				155
Magdalene Kirkton 4th	1232			1232				145
Camperdown 7th	745			745				88
Camperdown 13th Sheltered	200			200				24
Douglas and Angus 8th Cottages and Flats (Start Only)	1432			716	716			169
Douglas and Angus 10th Cottages and Flats	215			215				25
Douglas and Angus 12th Sheltered	375			375				44
St Marys 13th Flats	151			151				18
Individual Houses	100			100				
Carry Forward Total	7574			6858	716			

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007	2007/08				No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Heating, Kitchens, Bathrooms and Showers								
<i>Brought Forward</i>	14563			6858	7705	0		832
St Marys 7th Flats (Heating Only)	57					57		15
St Marys 8th Flats (Heating Only)	160					160		42
Camperdown 12th	973					973		115
City Road 1st Flats	678					678		80
City Road 2nd Flats	567					567		67
City Road 3rd Flats	67					67		8
City Road 4th Flats	94					94		11
Craigie 1st Flats	236					236		28
Craigie 2nd Flats	915					915		108
Craigie 3rd Flats	536					536		63
Craigie Drive 2nd Flats and Montgomerie Avenue Cottages	339					339		40
Douglas and Angus 1st Flats	696					696		82
Douglas and Angus 12th Flats	794					794		94
Menzieshill 6th Flats	160					160		42
Individual Houses	100					100		
Grand Total	20935			6858	7705	6372	0	1627

ALL FIGURES £' 000

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PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Kitchens, Bathrooms and Showers								
Mains of Fintry 1st	156			156				33
Mains of Fintry 2nd	213			213				45
Mains of Fintry 3rd	166			166				35
Mains of Fintry 4th	161			161				34
Douglas and Angus 2nd Cottages	406			406				87
Douglas and Angus 5th Flats	307			307				66
Douglas and Angus 5th Cottages	291			291				62
Douglas and Angus 6th Flats	383			383				120
St Marys 6th	276			276				59
St Marys 7th Flats	73			73				15
St Marys 7th Cottages	52			52				11
St Marys 8th Flats	198			198				42
St Marys 8th Cottages	78			78				17
St Marys 10th Cottages	57			57				12
Broughty Ferry 1st - 4th (Start Only)	770			294	476			164
Carry Forward Total	3587	0	0	3111	476	0	0	802

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Kitchens, Bathrooms and Showers								
<i>Brought Forward</i>	3587	0	0	3111	476	0	0	802
Dudhope Flatted and Tenements	369				369			79
Taybank 1st and 2nd	166				166			35
Stirling Park 1st, 3rd	156				156			33
Hospital Park	400				400			86
Douglas and Angus 1st Cottages	135				135			29
Douglas and Angus 4th Flats	120				120			25
Douglas and Angus 4th Cottages	140				140			30
Douglas and Angus 7th Flats	156				156			33
St Marys 9th (Start Only)	146				28	118		31
<i>Carry Forward Total</i>	5375			3111	2146	118	0	1183

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Kitchens, Bathrooms and Showers								
<i>Brought Forward</i>	5375	0	0	3111	2146	118	0	1183
Camperdown 2nd	192					192		41
Camperdown 3rd	166					166		36
Camperdown 4th Flats	83					83		18
Camperdown 4th Cottages	120					120		26
Camperdown 5th	94					94		20
Camperdown 8th	78					78		17
Camperdown 10th	780					780		167
St Marys 11th	47					47		10
St Marys 12th Flats	400					400		85
Craigiebank 1st	42					42		9
Craigiebank 2nd	156					156		33
Craigiebank 3rd	411					411		88
Logie (Start Only)	439					439		130
Grand Total	8383			3111	2146	3126	0	1863

ALL FIGURES £' 000

CAPITAL EXPENDITURE YET TO BE COMMITTED 2008/09

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

25

ALL FIGURES £' 000

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ALL FIGURES £' 000[illegible]

PRICE BASE: CASH OUTTURN PRICES

ALL FIGURES £' 000

DEPARTMENT: HOUSING NHA			ALL FIGURES IN '000					
Project/Nature of Expenditure Contingencies / Fees / Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Owners Receipts	-2613			-613	-1000	-1000		
Grand Total	-2613			-613	-1000	-1000		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Community Care								
Sheltered Lounge Upgrades	300			100	100	100		
Warden Call Replacement								
Craigowan	105			105				
Clyde Place	65			65				
Clement Park	55			55				
Strathmore Street	45			45				
Fleming Gardens	105			105				
Happyhillock	50			50				
Alva Square	55				55			
Logie	120				120			
Kirkton	70				70			
Garry Place	75				75			
Powrie Place	50				50			
Watson Street	40					40		
Wellgate	35					35		
Longhaugh	55					55		
Wedderburn Street	55					55		
Russell Place	70					70		
Old Contracts	20			20				
21CN Upgrades	150			50	50	50		
Grand Total	1520		0	595	520	405		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
M.S.D Fabric								
MSD Fabric Surveys / Repairs								
Various Locations	235		45	60	50	80		
Laundry Equipment	62		17	15	15	15		
Controlled Entry Replacement	60			20	20	20		
Water Pumps								
Dudhope Court	50				50			
Grand Total	407		62	95	135	115		

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £ '000

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DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2007					No Of Owners	No of Tenants
			07/08	08/09	09/10	10/11		
Demolitions								
Old Contracts								
Mill O Mains	113			113				
Foggyley Gardens	84			84				
New Contracts								
Whorterbank / Burnside Street	74			74				
1-25 Carnegie Square	108			108				
26-43 Carnegie Square	78			78				
1-16 Jamaica Square	70			70				
17-32 Jamaica Square	70			70				
1-16 Wellington Square	70			70				
17-34 Wellington Square	78			78				
35-46 Wellington Square	52			52				
133 Hilltown and Shops	169			169				
Maxwelltown MSD	4462			462	2000	2000		
Other MSD	1140				685	455		
Ex Springfield School Site	146			146				
Garages	150			150				
Home Loss	420			180	120	120		
Fees	45			15	15	15		
Grand Total	7329			1919	2820	2590		

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2008/09

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

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