

REPORT TO: POLICY AND RESOURCES COMMITTEE – 1 JULY 2009

REPORT ON: HOUSING CAPITAL BUDGET 2009/10, 2010/11 AND
2011/12 - REVISION

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 318-2009

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 2009/10 and the draft budget for 2010/11 and 2011/12.
- 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 for 2009/10 has been set at £23.959m, 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 £4.350m.

- 3.1.1. The 2009/10 Housing Capital budget is based on:

- a. Prudential Borrowing of £16.986 to fund the capital programme
- b. Capital receipts amounting to £3.000m from Council House Sales.
- c. Land receipts amounting to £0.600m in 2009/10 (this will be reassessed for Years 2 and 3 but are dependant on the economic climate)
- d. An allowance for slippage on capital and capital receipts of £2.623m.
- e. Sale of last house in block of £750K.
- f. £3.100m of the capital programme is earmarked for increased supply of council housing
- g. In addition to this, resources of £4.845m 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 work of which has begun and which has been taken into account in these estimates.

Figures for 2009/10 include carry forward of expenditure from 2008/09.

- 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 2009/10.

Having further monitored the required replacement levels we have revised our assumption for kitchen replacement to 100%. After assumptions for right to buy and at risk, there are 8528 kitchens still to be done by 2015.

In accordance with the wishes of tenants who attended the Tenants Conference in February 2009, the kitchen installation programme has been accelerated. An additional 580 kitchens (and bathroom upgrade) will be done in 2009/10. This is funded from the monies not being spent on the new build programme in 2009/10 due to slippage in that programme.

In addition, all tenants in the kitchen and bathroom upgrade programme (and (Heating, Kitchen and Bathrooms) are being offered the option of having an overbath, cubicle or level access shower fitted, in line with the report agreed by Housing Committee on 25 June 2007. Our assumption for shower installations is 30% on each contract.

4.5. **Climate Change**

Committee is asked to note that £9.082m 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. Fifteen houses have already been purchased "off the shelf" to help meet immediate housing need. Of the balance of 120 in the new build programme, 40 will be fully wheelchair accessible.

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 were utilised in preparing the estimates. This has recently been updated following further survey work.

The database 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 by June 2010.

4.6.1 **Other Assumptions**

The cost for demolitions has now been moved to Capital.

The estimate for spend on Door Entry systems has been reduced to £0.250m per annum (from £1.000m) because of the difficulty in obtaining owners' agreement to pay for their share of the cost. This situation will be monitored. Guidelines on exemptions are still awaited from the Scottish Government.

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 2009-2012 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 2009-2012 were reported on 12 February 2009. The indicators shown in Appendix One to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2009-2012.

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, Registered Tenant Organisations 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.
- Housing Investment Group – Shower Installation Programme – Housing, Dundee Contract Services and Environment Services Committee – 25 June 2007.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

MAY 2009

DUNDEE CITY COUNCIL**HOUSING HRA CAPITAL PLAN 2009-12**

PROJECTED CAPITAL RESOURCES	2009-10	2010-11	2011-12
	<u>£'000</u>	<u>£'000</u>	<u>£'000</u>
1. Capital Expenditure funded from Borrowing	16,986	16,339	13,863
2. Capital Receipts - Council House Sales	3,000	3,100	3,200
3. Capital Receipts - Land Sales	600	2,650	2,950
4. Capital Receipts - Sale of last house in block	750	800	850
	21,336	22,889	20,863
5. Slippage at 15% on SHQS expenditure only	2,623	-	-
TOTAL PROJECTED CAPITAL RESOURCES	23,959	22,889	20,863
PLANNED MAINTENANCE	4,845	4,355	5,441

Note: Council Houses Sales 2009/10 are based on 100 houses sold at an average of £30,000, 100 at £31,000 for 2010/11 and 100 at £32,000 in 2011/12.

HOUSING CAPITAL PLAN 2009 - 2012

APPENDIX ONE

PRUDENTIAL INDICATOR	2007/08	2008/09	2009/10	2010/11	2011/12
(1) CAPITAL PLAN PRUDENTIAL INDICATORS	£	£	£	£	£
	actual	actual	estimate	estimate	estimate
	£'000	£'000	£'000	£'000	£'000
Capital Expenditure					
Housing HRA	14,496	18,179	23,076	22,689	18,815
Ratio of financing costs to net revenue stream					
Housing HRA	38.1%	36.9%	37.6%	37.7%	37.2%
Net borrowing requirement					
brought forward 1 April	314,075	315,000	315,000	329,000	353,000
carried forward 31 March	315,000	315,000	329,000	353,000	367,000
in year borrowing requirement	925	0	14,000	24,000	14,000
In year Capital Financing Requirement					
General Services	2,658	0	13,000	13,000	8,000
HRA	-281	6,739	11,000	9,000	5,000
TOTAL	2,377	6,739	24,000	22,000	13,000
Capital Financing Requirement as at 31 March					
General Services	210,000	210,000	223,000	236,000	244,000
HRA	124,319	131,000	142,000	151,000	156,000
TOTAL	334,319	341,000	365,000	387,000	400,000
Incremental impact of capital investment decisions					
Increase in Average Weekly Housing Rents	-£0.04	£0.93	£1.45	£1.26	£0.73

PRUDENTIAL INDICATOR	2007/08	2008/09	2009/10	2010/11	2011/12
(2) TREASURY MANAGEMENT PRUDENTIAL INDICATORS	£'000	£'000	£'000	£'000	£'000
Authorised limit for external debt -					
borrowing	340,000	340,000	354,000	378,000	392,000
other long term liabilities	4,500	4,500	4,500	4,500	4,500
TOTAL	344,500	344,500	358,500	382,500	396,500
Operational boundary for external debt -					
borrowing	315,000	315,000	329,000	353,000	367,000
other long term liabilities	500	500	500	500	500
TOTAL	315,500	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 2008/09	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 31/03/2008	08/09	09/10	10/11	11/12	No Of Owners	No of Tenants
SHQS CAPITAL									
Free from Serious Disrepair									
Roof	3-7	8143		397	2240	2660	2846	375	927
Roughcast	8-10	3110		0	1110	1000	1000	28	40
Access Decks	11	62		0	62	0	0	0	0
Windows	12-13	972		0	60	512	400	0	128
Energy Efficient									
External Insulation and Cavity Fill	14	1275		0	425	425	425	0	0
Heating, Kitchens, Bathrooms and Showers	15-18	25486		3634	8657	7121	6074	0	2560
Modern Facilities and Services									
Kitchens, Bathrooms and Showers	19-22	14961		1485	5587	4621	3268	0	2768
Individual Shower Programme	23	505		5	300	100	100	0	100
Healthy, Safe and Secure									
Fire Detection	24	75		0	25	25	25	0	0
Door Entry System / Secure Doors	24	750		0	250	250	250	0	0
Old Contracts	24	20		0	20	0	0	0	0
Miscellaneous									
Fees	25	133		0	133	0	0	0	0
Disabled Adaptations	25	2100		0	700	700	700	0	0
East District Housing Office	25	55		0	55	0	0	0	0
Increase Supply of Council Housing									
Housing for Disabled	26	4800		0	1000	1500	2300	0	0
Mainstream Housing	26	7100		0	2100	2500	2500	0	0
Demolitions	27	6386		0	2086	2400	1900	0	0
Owners Receipts	28	-2701		0	-851	-925	-925	0	0
TOTAL		73232		5521	23959	22889	20863	403	6523
PLANNED MAINTENANCE									
Community Care									
Sheltered Lounge Upgrades	29	200		0	100	50	50	0	0
Warden Call Replacement	29	980		20	290	360	310	0	0
MSD Fabric									
MSD Fabric Surveys / Repairs	30	50		0	50	0	0	0	0
Laundry Equipment	30	60		0	15	20	25	0	0
Controlled Entry Replacement	30	60		0	20	20	20	0	0
Water Pumps	30	50		0	50	0	0	0	0
Concrete / PRC									
	31	540		0	180	180	180	0	0
Healthy, Safe and Secure									
Common Stairs / Lifts	32	1500		0	500	500	500	0	0
Common Stairs	32	531		0	177	177	177	0	0
Security and Stair Lighting	32	492		0	164	164	164	0	0
Periodic Inspection	32	850		0	150	350	350	0	0
Miscellaneous									
Timber Treatment	33	1500		0	500	500	500	0	0
ECM	33	5100		0	1700	1700	1700	0	0
Asbestos Common Areas	33	859		0	330	279	250	0	0
Rainwater Goods	33	65		0	65	0	0	0	0
Demolitions	34	2659		285	804	205	1365	0	0
Owners Receipts	35	-550		0	-250	-150	-150	0	0
TOTAL		14946		305	4845	4355	5441	0	0
OVERALL TOTAL		88178		5826	28804	27244	26304	403	6523

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	Estimated Total Cost	Actual Prior to 31/03/2008	08/09	09/10	10/11	11/12	No Of Owners	No of Tenants
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs	1914	0	397	1517	0	0	90	295
Windows	10	0	0	10	0	0	0	0
Energy Efficient								
Heating, Kitchen, Bathrooms and Showers	11121	0	3634	7487	0	0	0	768
Modern Facilities & Services								
Kitchens, Bathrooms and Showers	3866	0	1485	2381	0	0	0	413
TOTAL	16911		5516	11395	0	0	90	1476

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	Estimated Total Cost	Actual Prior to 31/03/2008	08/09	09/10	10/11	11/12	No Of Owners	No of Tenants
SHQS CAPITAL								
Free from Serious Disrepair								
Roofs	6229		0	723	2660	2846	285	632
Roughcast	3110		0	1110	1000	1000	28	40
Access Decks	62		0	62	0	0	0	0
Windows	962		0	50	512	400	0	128
Energy Efficient								
External Insulation and Cavity	1275		0	425	425	425	0	0
Heating, Kitchens, Bathrooms and Showers	14365		0	1170	7121	6074	0	1792
Modern Facilities & Services								
Kitchens, Bathrooms and Showers	11095		0	3206	4621	3268	0	2355
Individual Shower Programme	505		5	300	100	100	0	100
Healthy, Safe & Secure								
Fire Detecion	75		0	25	25	25	0	0
Door Entry System / Secure doors	750		0	250	250	250	0	0
Old Contracts	20		0	20	0	0	0	0
Miscellaneous								
Fees	133		0	133	0	0	0	0
Disabled Adaptations	2100		0	700	700	700	0	0
East District Housing Office	55		0	55	0	0	0	0
Increase Supply of Council Housing								
Housing for Disabled	4800		0	1000	1500	2300	0	0
Mainstream	7100		0	2100	2500	2500	0	0
Demolitions	6386		0	2086	2400	1900	0	0
Owners Receipts	-2701		0	-851	-925	-925	0	0
TOTAL	56321		5	12564	22889	20863	313	5047

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roof Renewal								
Carry Forward Locations								
Camperdown 12th Phase 2 of 3 9, 12 Craigmount Avenue 8, 9, 10 Craigmount Road 557, 559 South Road 17 Dunholm Road	195		160	35			10	46
Camperdown 14th Phase 1 of 2 72, 77, 79, 123 Dunholm Road 4, 6, 9, 11 Duncraig Road	205		195	10			10	33
Roof Surveys	60		42	18				
Camperdown 12th Phase 3 of 3 561, 563, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 613, 615 South Road	310			310			32	64
Camperdown 14th Phase 3 of 3 96, 100, 102, 106 Dunholm Road	97			97			10	14
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	216			216			15	37
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	201			201			1	7
Mains of Fintry 4th Phase 4 of 4 44, 46, 54, 56, 58, 60, 62, 78, 82, 98 Fintryside	102			102			0	10
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	256			256			0	26
West Kirkton 3rd 2, 4, 6, 8, 22, 26 Emmock Place 25, 27, 29, 51, 59, 61 Kirkton Crescent	112			112			0	12
Corso Street 4th Phase 2 of 2 1, 3, 5, 7, 9 Abbotsford Street 35 Seymour Street	160			160			12	24
Total	1914		397	1517			90	295

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/10

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roof Renewal								
Menzieshill 8th 609, 645, 651 Charleston Drive 2, 4, 6 Lossie Place 104, 120, 124, 195, 203 Thurso Crescent	110			110			0	11
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	193			193				
Specialist Roof Repairs	250			250				
Total	723			723			0	25

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roof Renewal								
Arklay Street 1st Phase 1 14, 16, 18, 20, 22, 24 Sandeman Street	180				180		7	36
Clement Park 2nd Phase 1 24, 26, 32, 34, 29, 31, 33 Lansdowne Square	210				210		9	42
Corso Street 2nd Phase 1 15, 17, 19 Corso Street	90				90		4	18
Craigie 5th Phase 1 71 Kemnay Gardens	50				50		3	9
Craigie Drive 4th 283, 285, 311, 313 Craigie Drive	40				40		0	4
Fleming Gardens Phase 5 80, 82, 86, 106A, 106B, 108, 110 Cleington Road	200				200		4	32
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	450				450		8 13 16 9 8 17 6	4 21 16 15 4 11 7
Linlathen 1st Phase 4A 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		0	19
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		0	13
Mains of Fintry 3rd Phase 1 7, 8, 11, 25, 32, 35, 38 Finlaggan Place	70				70		0	7
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		12	16
Carry forward	1790			0	1790	0	116	274

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roof Renewal								
<i>Brought Forward</i>	1790				1790	0	116	274
Tullideph Flatted 103, 105-107, 109-115, 117-123 125-127, 129 City Road	140				140		0	20
Tullideph Tenements Phase 1 2, 4, 6 Tullideph Place 9, 10 Tullideph Street	150				150		7	23
Roof Surveys	30				30			
Urgent Roof Repairs	300				300			
Specialist Roof Repairs	250				250			
Total	2660				2660		123	317

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roof Renewal								
Arklay Street 1st Phase 2 2, 4, 6, 8, 12 Strathmore Street	140					140	9	21
Arklay Street 2nd Phase 1 13, 15, 17, 19, 10, 12, 14 Arklay Terrace 36 Clepington Road 25, 27, 29, 31, 33, 35, 37, 39 Court Street 5, 7 Sandeman Street	482					482	42	66
Clement Park 2nd Phase 2 35, 37, 36, 38, 40, 42, 44 Lansdowne Square	196					196	16	26
Corso Street 2nd Phase 2 19, 21, 14, 16, 18, 20 Abbotsford Place	168					168	13	23
Craigie 5th Phase 3 1, 2, 4 Aboyne Avenue 2, 4 Huntly Road	145					145	17	13
Hilltown West Phase 1 1-16 Kinloch Street 21-24, 25-28, 29-32, 33-36, 37-40, 41-44, 45-48, 49-60 Stirling Street	168					168	29	27
Linlathen 1st Phase 5 <u>Cottages</u> 30, 32, 46 Glenconnor Drive 2-10, 16, 18, 22-26, 36-48, 52-60, 64-70, 76 Mossgiel Place 31, 47 Pitkerro Drive <u>Flats</u> 1/3, 5-11, 13/15 Lomond Place 28-34, Mossgiel Place 39-45, 55/57, 63-69 Pitkerro Drive 36-42, 52/54 Glenconnor Drive	475					475	7	53
Mains of Fintry 1st Phase 2 2, 4, 18, 28, 36, 38, 40, 44 Fintry Gardens 21, 23, 25, 29, 33, 37, 39, 43, 45, 55 Fintry Road	180					180	0	18
Mains of Fintry 3rd Phase 2 1, 2, 5, 6, 8, 13, 14, 16, 24, 27, 28, 31, 36, 38, 39, 40 Finlaggan Terrace	160					160	0	16
Strathmore Street 2nd Phase 2 57-63, 65-71, 73-79 Hamilton Street 94-100, 102-108, 110-116, 118-124, 126-132 Strathmore Street, Broughty Ferry	190					190	17	15
Tullideph Tenements Phase 2 2, 4, 6, 8 Tullideph Street	112					112	12	12
Roof Surveys	30					30		
Urgent Roof Repairs	150					150		
Specialist Roof Repairs	250					250		
Total	2846			0	0	2846	162	290

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roughcast Renewal								
West Kirkton Phase 1	250			250				
Kirk Street 1st								
2-128 Atholl Street	550			550		28	36	
St Marys 3rd								
21 St Leonard Road								
14 St Leonard Terrace								
43, 45 St Marys Road	80			80			4	
Public Safety	50			50				
Other Locations as 2008 Survey	180			180				
Total	1110		0	1110		28	40	

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Roughcast Renewal								
West Kirkton Phase 2	340				340			
St Marys 3rd Phase 2	120				120			
Menzieshill 7th	100				100			
Public Safety	20				20			
Other Locations as 2008 Survey	420				420			
Total	1000	0		0	1000	0		0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Access Decks								
Morven Terrace / Ancrum Place	62			62				
Total	62			62	0	0		

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Windows								
Tullideph Sheltered Complex	10			10				
Total	10			10	0	0		0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT:HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
External Insulation and Cavity Fill								
Various Locations	1275			425	425	425		
Total	1275			425	425	425		

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Kitchens, Bathrooms and Showers								
Douglas and Angus 2nd and 5th Cottages	630		115	515				95
Douglas and Angus 3rd and 1st and 4th Cottages and Flats (Includes Heating)	660			660				94
Broughty Ferry 1st - 4th	696		354	342				31
Mains of Fintry 1st - 4th	738		614	124				51
St Marys 7th, 8th and 10th	425		402	23				
St Marys 9th	142			142				31
Dudhope Flatted and Tenements	357			357				78
Taybank 1st and 2nd	168			168				33
Old Contracts - Various	50			50				
Total	3866		1485	2381	0	0	0	413

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Individual Shower Programme								
Various Locations	500			300	100	100		100
Old Contracts	5		5					
Total	505		5	300	100	100	0	100

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Healthy, Safe, Secure								
Fire Detection	75			25	25	25		
Door Entry System / Secure Doors								
Various Locations	750			250	250	250		
Old Contracts	20			20				
Total	845			295	275	275	0	0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Miscellaneous								
Fees	133			133				
Disabled Adaptations	2100			700	700	700		
East District Housing Office	55			55				
Total	2288			888	700	700	0	0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Increase Supply of Council Housing								
Housing for Disabled	4800			1000	1500	2300		
Mainstream	7100			2100	2500	2500		
Total	11900			3100	4000	4800	0	0

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Contingencies / Fees / Owners Receipts	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Owners Receipts	-2701			-851	-925	-925		
Total	-2701			-851	-925	-925		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Community Care								
Sheltered Lounge Upgrades	200			100	50	50		
Warden Call Replacement								
Longhaugh Sheltered	40		20	20				
Cullen Place Sheltered	60			60				
Happyhillock Sheltered	55			55				
Alva Square Sheltered	55			55				
Fleming Gardens Sheltered	120				120			
Logie Sheltered	130				130			
Watson Street Sheltered	40				40			
Kirkton Sheltered	70				70			
Wellgate	35					35		
Moncur Crescent	75					75		
Various Locations	200					200		
21 CN Upgrades Initiated by BT	100			100				
Total	1180		20	390	410	360		

DUNDEE CITY COUNCIL

PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ ' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11/	11/12		
M.S.D Fabric								
MSD Fabric Surveys / Repairs								
Various Locations	50			50				
Laundry Equipment	60			15	20	25		
Controlled Entry Replacement	60			20	20	20		
Water Pumps								
Dudhope Court	50			50				
Total	220		0	135	40	45		

**DUNDEE CITY COUNCIL
 PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2009/2010**

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Concrete / PRC								
Public Safety								
Project Management, Misc Inspections, Planning / Preparation	540			180	180	180		
PRC Surveys								
PRC Repairs								
Concrete Floor Surveys								
Concrete Floor Repairs								
General Concrete Surveys								
Concrete Repairs from previous								
Total	540			180	180	180	0	0

DUNDEE CITY COUNCIL
PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Miscellaneous								
Timber Treatment	1500			500	500	500		
ECM	5100			1700	1700	1700		
Asbestos Common Areas	859			330	279	250		
Rainwater Goods								
Maitland Street	65			65				
Total	7524		0	2595	2479	2450		

DUNDEE CITY COUNCIL
PLANNED MAINTENANCE EXPENDITURE YET TO BE COMMITTED 2009/2010

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/2008					No Of Owners	No of Tenants
			08/09	09/10	10/11	11/12		
Demolitions								
Old Contracts								
Foggyley Gardens	20			20				
New Contracts								
Whorterbank / Burnside Street	55		55					
Carnegie Square	120		54	66				
Jamaica Square	116		61	55				
Wellington Square	211		53	158				
Maxwelltown Multis	1		1					
Menzieshill Multis	10		10					
Derby Street Garages	1201		1			1200		
	50		50					
Home Loss	530			190	190	150		
Fees	45			15	15	15		
Buy Backs	300			300				
Total	2659		285	804	205	1365		

