

**REPORT TO: POLICY AND RESOURCES COMMITTEE -  
24 JANUARY 2011**

**REPORT ON: FIVE YEAR HOUSING CAPITAL BUDGET FROM  
2011/12 TO 2015/16**

**REPORT BY: DIRECTOR OF FINANCE / DIRECTOR OF HOUSING**

**REPORT NO: 19-2011**

**1. PURPOSE OF REPORT**

- 1.1. The report sets out the revised 5 year Housing Capital Estimates which will allow us to achieve the Scottish Housing Quality Standard by 2015 and maintain it thereafter.

**2. RECOMMENDATIONS**

2.1. Committee is asked to:

- a. Approve the Housing Capital Budget for 2011/12 and the budget for the four years from 2012/13 to 2015/16.
- 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 Estimates and to authorise the Director of Housing, City Architectural Services Officer and City Engineer to continue with established alternative methods of procurement with contractors and develop new initiatives 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 2011/12 has been set at £29.440m, which reflects the rent policy outlined in the Council's Standard Delivery Plan.

3.1.1. The 2011/12 Housing Capital budget is based on:

- a. Prudential Borrowing of £19.671m to fund the capital programme.
- b. Capital receipts amounting to £2.887m from Council House Sales.
- c. Land receipts amounting to £3.200m.
- d. Sale of last house in block of £0.8m.

- e. An allowance for slippage on capital and capital receipts of £2.882m.
- f. £5.092m of the capital programme is earmarked for the increased supply of Council housing plus £569k to purchase sites.

#### 4. **MAIN TEXT**

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

Figures for 2011/12 include carry forward of expenditure from 2010/11.

- 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, Dundee Contract Services and Environment Services Committee and will give final details of addresses.
- 4.3. The following programmes have no addresses as yet and will be dealt with in the following way:

##### 4.3.1. **Disabled Adaptations**

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

The Director of Housing in conjunction with the Director of Finance, will have delegated authority to accept offers up to £25,000 per house.

Offers over £25,000 for disabled adaptations will be approved by Chief Officers, in conjunction with Elected Members, because of the urgency of meeting the need of individual disabled persons.

##### 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.

A Stock Condition Survey carried out by John Martin Partnership in 2007 has recently been updated following further survey work and is continuing to be updated through inspection and following capital and revenue works.

The Stock Information Database has provided information for the most recent Audit Scotland returns and has been utilised in preparing the estimates.

#### 4.3.3. **Other Locations**

All projects headed other locations will have their locations financed for a future capital estimates report.

#### 4.4. **Kitchens and Bathrooms**

The programme over the next four years should achieve the target to meet the SHQS for these elements by 2015.

#### 4.5. **Climate Change**

- 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.

Sustainability and renewable measures have been taken into account in the brief for these projects. For example an enhanced insulated frame is being used to reduce the heating requirements for the incoming tenants.

#### 4.6 **Other Assumptions**

In 2010/11 and 2011/12 the new build programme allows for 40 fully wheelchair accessible houses and 41 Built to lifetime home standards. An allowance for the balance of new build has been made in the remaining years of the plan. Alternative procurement methods will be investigated with the aim of achieving best value for money.

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

In the Five Year Capital Budget approved by Committee in June 2010 there was £9.400m allowed for External Insulation and Cavity Fill. Whilst the external insulation project at Dallfield MSD will go ahead with Community Energy Saving Project (CESP) funding in partnership with British Gas, this will be subject of a full report at a future Housing Committee. Further surveys have revealed a substantial external insulation programme elsewhere is not required for the properties to meet the SHQS. However, an allowance has been made to enhance energy efficiency where lack of insulation causes fuel poverty issues. The energy rating of many of these houses will be increased by a programme of fuel switching, replacing electric heating with gas central heating. Exemptions will be applied for in cases where the cost of works would be disproportionate to the benefit although guidelines on exemptions are still awaited from the Scottish Government.

An allowance of £1.150m has been made over the five years for some boiler types that were installed prior to the present supply chain agreement which will require to be replaced in advance of their anticipated lifespan.

The assumption for land receipts has been adjusted downwards in view of the current economic situation and prudential borrowing has been increased to reflect this. Receipts are expected post 2015.

The Projected Capital Resources allow for capital receipts for council house sales during the period of the plan. The Housing Scotland Act 2010 has modified Right to Buy legislation. This has been taken into account in the preparation of these estimates.

There is an initial provision of £1m allowed within the estimates for a programme of photovoltaic installation on roofs, with a Feed-in tariff and benefits to tenants. However, this programme is in the early stages of development and the full benefits are not yet clear. There may be match funding available for this and details will be presented to a future committee.

#### 4.7 **Prudential Indicators**

The Prudential Code requires the Director 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 2011-2016 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 2009-10 to 2012-13 were reported to committee on 6 December 2010. The indicators shown in Appendix One to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2011-2016.

## 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**

- 5.1.1 Reducing the consumption of energy and fossil fuels in Council properties and activities to reduce CO<sup>2</sup> emissions in response to wider climate change obligations.

### **Build Environment**

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

### **Equality Impact**

An Equality Impact Assessment has been carried out and will be made available on the Council website: <http://www.dundee.gov.uk/equanddiv/equimpact>

## **6 CONSULTATION**

The Chief Executive, Depute Chief Executive (Support Services), Assistant Chief Executive, and all other Chief Officers, have been consulted along with DFTA in the preparation of this report.

## **7 BACKGROUND PAPERS**

- Housing Investment Group – Achieving the Scottish Housing Quality Standard – Housing Committee 16 May 2005.
- Five Year Housing Capital Budget from 2010/11 to 2014/15 - Revision - Policy and Resources Committee - 28 June 2010.
- Equality Impact Assessment, December 2010.
- SHQS Root and Branch Review - Housing, Dundee Contract Services and Environment Services Committee 23 August 2010.

**ELAINE ZWIRLEIN**  
**DIRECTOR OF HOUSING**

**January 2011**

## DUNDEE CITY COUNCIL

## PRUDENTIAL INDICATORS FOR TREASURY MANAGEMENT

Adoption of Revised CIPFA Treasury Management Code of Practice 2009

## Finance Committee 22/03/10 Report No 162-2010

Upper limit for variable rate exposure		%
Net principal re variable rate borrowing/investments	2009/10	<input type="text" value="30"/>
	2010/11	<input type="text" value="30"/>
	2011/12	<input type="text" value="30"/>
	2012/13	<input type="text" value="30"/>

Upper limit for fixed interest rate exposure		%
Net principal re fixed rate borrowing/investments	2009/10	<input type="text" value="100"/>
	2010/11	<input type="text" value="100"/>
	2011/12	<input type="text" value="100"/>
	2012/13	<input type="text" value="100"/>

## Maturity structure of fixed rate borrowing 2010/11

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

Upper limit for total principal sums invested for over 364 days	N/A	No sums will be invested longer than 364 days
---	-----	---

## PRUDENTIAL INDICATORS FOR CAPITAL EXPENDITURE AND EXTERNAL DEBT

Authorised limit for external debt with limit for borrowing and other long term liabilities identified		Borrowing £000	Other £000	Total £000
	2009/10	350,443	4,000	354,443
	2010/11	412,000	4,000	416,000
	2011/12	457,000	4,000	461,000
	2012/13	469,000	4,000	473,000
Operational boundary for external debt with limit for borrowing and other long term liabilities separately identified		Borrowing £000	Other £000	Total £000
	2009/10	325,443	-	325,443
	2010/11	387,000	-	387,000
	2011/12	432,000	-	432,000
	2012/13	444,000	-	444,000
Actual external debt (£000)		2009/10		321,009
Capital expenditure		Non-HRA £000	HRA £000	Total £000
	2009/10	50,235	20,660	70,895
	2010/11	86,674	30,243	116,917
	2011/12	63,184	26,558	89,742
	2012/13	36,889	22,134	59,023

## PRUDENTIAL INDICATORS FOR AFFORDABILITY

Ratio of financing costs to net revenue stream		Non-HRA %	HRA %
	2009/10	6.4	36.0
	2010/11	6.6	39.5
	2011/12	7.1	39.3
	2012/13	7.3	41.8

**Incremental impact of capital investment decisions**

	Increase in Council Tax (Band D) per annum (£)	Increase in average housing rent per week (£)
2009/10	0.00	1.41
2010/11	0.53	2.28
2011/12	3.03	1.56
2012/13	9.43	0.80

**PRUDENTIAL INDICATORS FOR PRUDENCE**
**Net borrowing requirement**

	b/f 1 April £000	c/f 31 March £000	In Year £000
2009/10	280,803	312,303	31,500
2010/11	313,000	387,000	74,000
2011/12	387,000	432,000	45,000
2012/13	432,000	444,000	12,000

**Estimates of capital financing requirement**

	General Services £000	HRA £000	Total £000	Annual Movement £000
2009/10	213,635	141,566	355,201	22,565
2010/11	264,000	159,000	423,000	67,799
2011/12	298,000	171,000	469,000	46,000
2012/13	304,000	177,000	481,000	12,000

**Difference between net borrowing and capital financing requirement**

	Total £000
2009/10	42,898
2010/11	36,000
2011/12	37,000
2012/13	37,000



**Dundee City Council****HOUSING HRA CAPITAL PLAN 2011-16**

<b>PROJECTED CAPITAL RESOURCES</b>	<b>2011-12 £'000</b>	<b>2012-13 £'000</b>	<b>2013-14 £'000</b>	<b>2014-15 £'000</b>	<b>2015-16 £'000</b>
1. Capital Expenditure Funded from Borrowing	19,671	15,134	13,300	9,756	9,642
2. Capital Receipts - Council House Sales	2,887	3,000	2,870	2,975	3,049
3. Capital Receipts - Land Sales	3,200	3,200	4,405	5,805	1,800
4. Capital Receipts - Sale of Last House in Block	800	800	850	850	850
	<b>26,558</b>	<b>22,134</b>	<b>21,425</b>	<b>19,386</b>	<b>15,341</b>
5. Slippage at 15% on SHQS Expenditure only	2,882	-	-	-	-
<b>TOTAL PROJECTED CAPITAL RESOURCES</b>	<b>29,440</b>	<b>22,134</b>	<b>21,425</b>	<b>19,386</b>	<b>15,341</b>
<b>Note:</b> Council House Sales	75	75	70	70	70
Average Selling Price	£38,500	£40,000	£41,000	£42,500	£43,560

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 31/03/11	11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
SUMMARY										
<b>SHQS CAPITAL</b>										
<b>Free from Serious Disrepair</b>										
Roof	4	12138	336	2734	1882	2596	2269	2321	421	1196
Roughcast	8	2500	15	160	325	700	700	600	0	0
Windows	10	1685	0	90	308	387	100	800	0	155
<b>Energy Efficient</b>										
External Insulation and Cavity Fill	11	6884	0	1942	1942	1000	1000	1000	0	348
Heating, Kitchen, Bathroom	12	46564	1389	12772	10750	9236	9012	3405	0	6823
Boiler Replacement	21	1150	0	50	275	275	275	275	0	0
Renewables initiatives	22	5000	0	1000	1000	1000	1000	1000	0	0
<b>Modern Facilities and Services</b>										
Individual Shower Programme	23	475	0	100	75	100	100	100	0	0
<b>Healthy, Safe and Secure</b>										
Fire Detection	24	125	0	25	25	25	25	25	0	0
Door Entry System / Secure Doors	24	4800	0	900	900	1500	1500	0	0	0
Lift Replacement	24	1875	0	500	375	0	500	500	0	0
Security and Stair Lighting	24	1250	0	100	100	350	350	350	0	0
Door Entry Replacement	24	900	0	0	0	0	0	900		
Electrical Upgrading	24	1200	0	0	0	0	0	1200		
<b>Miscellaneous</b>										
Fees	25	129	0	10	10	48	11	50	0	0
Disabled Adaptations	25	4400	0	750	750	900	900	1100	0	0
Major Adoptions	25	250	0	0	0	0	0	250	0	0
Environmental Improvements	25	525	0	0	0	0	0	525	0	0
<b>Increased Supply of Council Housing</b>	26	8751	0	4861	-240	1630	1000	1500	0	0
<b>Demolitions</b>	28	14060	2225	4046	4327	2248	1214	0	0	0
<b>Owners Receipts</b>	30	-4460	0	-890	-920	-920	-920	-810	0	0
<b>Community Care</b>									0	0
Sheltered Lounge Upgrades	31	450	0	50	50	150	150	50	0	0
Warden Call Replacement	31	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	0	0
<b>TOTAL CAPITAL</b>		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	421	8522

**LEGALLY COMMITTED CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES**

**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA								ALL FIGURES £ 000		
Project/Nature of Expenditure	Page No	Estimated Total Cost	Actual Prior to 31/03/2011	11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
SUMMARY										
<b>SHQS CAPITAL</b>										
<b>Free from Serious Disrepair</b>										
Roofs		886	336	550	0	0	0	0	0	0
Roughcast		165	15	150	0	0	0	0	0	0
<b>Energy Efficient</b>										
Heating, Kitchen, Bathrooms and Showers		1953	1389	564	0	0	0	0	0	0
<b>Increase Supply of Council Housing</b>										
New Build		2640	0	2640		0	0	0	0	0
<b>Demolition</b>		5520	2225	2755	540	0	0	0	0	0
<b>TOTAL</b>		<b>11164</b>	<b>3965</b>	<b>6659</b>	<b>540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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	Page No	Estimated Total Cost	Actual Prior to 31/03/11	11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
SUMMARY										
<b>SHQS CAPITAL</b>										
<b>Free from Serious Disrepair</b>										
Roofs		11,252	-	2,184	1,882	2,596	2,269	2,321	421	1,196
Roughcast		2,335	-	10	325	700	700	600	-	67
Windows		1,685	-	90	308	387	100	800	-	155
<b>Energy Efficient</b>										
External Insulation and Cavity		6,884	-	1,942	1,942	1,000	1,000	1,000	-	348
Heating, Kitchen, Bathrooms and Showers		44,611	-	12,208	10,750	9,236	9,012	3,405	-	6,823
Boiler Replacement		1,150	-	50	275	275	275	275	-	-
Renewables initiatives		5,000	-	1,000	1,000	1,000	1,000	1,000	-	-
<b>Modern Facilities &amp; Services</b>										
Individual Shower Programme		475	-	100	75	100	100	100	-	-
<b>Healthy, Safe &amp; Secure</b>										
Fire Detection		125	-	25	25	25	25	25	-	-
Security & Stair Lighting		1,250	-	100	100	350	350	350	-	-
Controlled Entry (Door Entry Systems , Secure Door)		4,800	-	900	900	1,500	1,500	-	-	-
Lift Replacement		1,875	-	500	375	-	500	500	-	-
Door Entry Replacement		900	-	-	-	-	-	900	-	-
Electrical Upgrading Various Locations		1,200	-	-	-	-	-	1,200	-	-
<b>Miscellaneous</b>										
Fees		129	-	10	10	48	11	50	-	-
Disabled Adaptations		4,400	-	750	750	900	900	1,100	-	-
Major Adaptions		250	-	-	-	-	-	250	-	-
Environmental Improvements		525	-	-	-	-	-	525	-	-
<b>Increase Supply of Council Housing</b>										
New Build		6,111	-	2,221	240	1,630	1,000	1,500	-	-
<b>Demolitions</b>		8,540	-	1,291	3,787	2,248	1,214	-	-	-
<b>Owners Receipts</b>		-4460	0	-890	-920	-920	-920	-810	-	-
<b>Community Care</b>										
Sheltered Lounge Upgrades		450	-	50	50	150	150	50	-	-
Warden Call Replacement		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	-	-
<b>TOTAL</b>		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	421	8589

PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

[illegible]

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

**DEPARTMENT: HOUSING HRA**

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Arklay Street 1st Phase 2 2, 4, 6, 8, 12 Strathmore Street	130		130					9	21
Clement Park 2nd Phase 2 35, 37, 36, 38, 40, 42, 44 Lansdowne Square	186		186					16	26
Corso Street 2nd Phase 2 19, 21, 14, 16, 18, 20 Abbotsford Place	158		158						
Craigie 5th Phase 2 1, 2, 4 Aboyne Avenue 2, 4 Huntly Road	135		135					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	158		158						
Linlathen 1st Phase 5 Cottages 30, 32, 46 Glenconnor Drive 2-10, 16, 18, 22-26, 36-48, 52-60, 64-70, 76 Mossgiel Place 31, 47 Pitkerro Drive Flats 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	385		385					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	170		170					0	16
Mains of Fintry 3rd Phase 2 1, 2, 5, 6, 8, 13, 14, 16, 24, 27, 28, 31, 36, 38, 39, 40 Finlaggan Terrace	150		150						
Strathmore Street 2nd Phase 3 57-63, 65-71, 73-79 Hamilton Street 94-100, 102-108, 110-116, 118-124, 126-132 Strathmore Street, Broughty Ferry	180		180					17	15
Tullideph Tenements Phase 2 2, 4, 6, 8 Tullideph Street	102		102					12	12
Arklay Street 1st Ph 3 1,3,5,7,9,11 Strathmore Street	158			158				4	32
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	422			422				42	66
Arklay Street 2nd Ph 2 56,60,62 Court Street North; 9,11 Sandeman Street	130			130				5	13
Clement Park 2nd Ph 3 25,27,29,31 Foggyley Gardens	102			102				9	15
Corso 2nd Ph 3 4,6,8,10,12 Abbotsford Place	130			130				8	22
Craigie 5th Ph 3 3,7 Aboyne Avenue 6,8,10 Huntly Road	90			90				8	22
Linlathen 1st Ph 6 (Start Only) 2, 4, 6, (8, 10, 12, 14), 18 Glenconnor Drive 28, 30, 32, 36, 38, 42, 44, 49, (51, 53, 55, 57), 59, 61, 63, 65, 69, 71, 75, 77, 79, 81, 83 Mossgiel Crescent, 88, 90, 92, 96, 98, 104, 106, 110, 112 Pitkerro Road	350			38	312			2	40
Mains of Fintry 3rd Ph 3 3, 10, 12, 14, 16, 19, 21, 22, 26, 31, 32, 37, 39 Finlarig Place	130			130				0	14

## CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Strathmore Street 2nd Ph 4 9 – 15 , 25 – 31 , 33 – 39 , 41 – 47 Hamilton Street ; 50 – 56 , 58 – 64 , 66 – 72 , 74 – 80 Strathmore Street	150			150				11	21
Tullideph Tenements Ph 3 7 Tullideph Road ; 2 , 4 , 6 , 8 Tullideph Street	102			102				10	20
Arklay Street 2nd PH 3 1 , 2 , 3 , 4 , 5 , 6 Sandeman Place	168	0			168		0	6	30
Camperdown 2nd Ph 2 18 , 34 , 38 1 , 7 , 9 , 13 Brownhill Place 7 , 14 , 18, Brownhill Street 7 , 13 Liff Crescent	140				140			0	13
Camperdown 7th Ph 1 89 , 91 Balgarthno Road ; 2 , 4 , 6 , 8 , 10 , 12 Gourdie Road	224				224			2	46
Clement Park 2nd Ph 4 52 Foggyley Gardens ; 14 Lansdowne Place ; 3,5,7,9 Lansdowne Square	60				60			0	6
Corso 2nd Ph 4 3 , 5 , 7 , 9 Abbotsford Place	112				112			13	11
Craigie 5th Ph 4 41 , 43 , 53 , 56 Huntly Road	92				92			1	15
Douglas & Angus 2nd Ph 1 10 , 12 , 14 , 16 Ballindean Terrace	112				112			3	21
Douglas & Angus 12th ; Ph 1 8 , 10 , 12 Ballindean Road	84				84			9	9
Fairbairn Street ; Phase 1 6 Arklay Street ; 2 , 4 , 6 Fairbairn Street	112				112			3	29
Fleming Gardens Ph 6 110,112 Arklay Street 2-8 Fleming Gardens East 1,3,17,19 Fleming Gardens North 2,16 Fleming Gardens South 1,3,5 Fleming Gardens West 7-11, 8-12 Hindmarsh Avenue	550				550			23	65
Law Crescent ; Phase 1 4 , 6 , 8 , 14 , 16 Kenmore Terrace ; 39 , 41 , 47 , 49 Lawside Road	230				200	30		21	15
Arklay Street 2nd Ph 4 1 , 3 , 5 , 7 , 9 , 11 Arklay Terrace	168					168		16	20
Camperdown 7th Ph 2 78 , 80 , 82 , 84 , 86 Balgarthno Road	140					140		8	22
Camperdown 11th Ph 1 78 , 80 , 82 , 84 , 86 Craigmount Road	84					84		3	15
Corso 2nd Ph 5 22 , 24 Abbotsford Street	56					56		7	5
Craigie Drive 3rd 68 , 70 , 72 , 76 , 78 , 80 Craigie Drive ; 2 , 8 , 12 , 14 1 , 3 , 5 , 7 , 9 , 15 Southampton Road	160					160		0	16
Douglas & Angus 2nd Ph 2 110 , 112 , 114 Ballindean Place ; 9 Ballindean Terrace	112					112		7	17
Douglas & Angus 12th Ph2 11 , 13 , 15 Balmedie Drive	84					84		8	10
Fairbairn Street Ph 2 8 , 10 , 12 , 14 Fairbairn Street	112					112		8	24
Law Crescent Ph 2 18 , 20 , 22 , 24 , 26 , 19 , 21 , 23 , 25 , 27 , 29 Kenmore Terrace	253					253		23	21

## CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Linlathen 1st ; Phase 7 3 , ( 7 , 9 , 1 , 13 , ) 15 , 19 4 , 6 , 8 , 10 , 12 Alloway Terrace ; 5 , 9 , 11 , 13 , 17 , 19 , 21 , 25 , (27 , 29 , 31 , 33 ) 35 , 37 , 39 , 412 , (4 , 6 , 8 , 10 ) , 14 , 16 , 18 Mossiel Crescent ; 1 , 3 , 5 , 7 , 9 Mossiel Place 3 , 5 , 7 , 9 , 11 , 15 , 17 Pitkerro Drive ; 64 , 66 , 68 , 70 , 72 , 74 , 76 , 78 Pitkerro Road	360					360		0	52
St Mary's 10th Ph 1 17 , 19 , 21 , 23 St. Clement Place ; 17 , 19 St. Dennis Terrace	168					168		4	32
Wester Clepington Small's Wynd Ph 1 15 , 17 , 19 Caird Avenue ; 3 Marryat Terrace	112					112		10	14
Arklay St 2nd Ph 5 19,21,23,25 Arklay Tce;13,15 Sandeman St	180						180	14	22
Camperdown 1st Ph 1 26,28,30,36,38 Buttar's Pl	150						150	5	37
Camperdown 2nd Ph 3 2,10,14,22,29,31,41, Buttar's Pl; 28,42,44,46 Buttar's Rd; 4,13 Buttar's St	140						140	0	13
Camperdown 11th Ph 2 43,45,47 Craigmount Rd	90						90	0	18
Craigiebank 1st 4 Crombie Tce ; 5,7 Dean Ave; 4,70 East Haddon Rd; 39,67,71 East Haddon Rd	88						88	0	8
Douglas & Angus 2nd Ph 3 54,56,58 Ballantrae Pl; 2,4 Ballantrae Tce	150						150	4	26
Douglas & Angus 6th Ph 1 39,41 Balmerino Rd; 127,129 Balunie Drive	120						120	3	21
Douglas & Angus 12th Ph 3 3,5,7 Balmedie Dr	90						90	4	14
Fairbairn St Ph 3 16,18,20 Fairbairn St	90						90	1	23
Law Crescent Ph 3 146, 150 Byron St; 32,36,38,42,44,31,33,37,39 Kenmore Tce	253						253	21	23
Linlathen 1st Ph8 32, 34, 38, 46, 48, 50, 52, 54 56 , 58 , 66 , 68 , 72 , 74 , 80 (23 , 25 , 27 , 29) , (35 , 37 , 39 , 41) , 43, 45 , 47 , 53 , 57 , 69 , 71 , 75 , 77 , 81 Alloway Terrace ; 4 , 8 Ballochmyle Drive ; 6 , 8 , (14 , 16 , 18 , 20) , 22 , 24 , 30 32 , ( 38 , 40 , 42 , 44) , 54 Pitkerro Drive	390						390	1	48
Wester Clepington Small's Wynd Ph 2 5,7,9 Marryat St ; 4,5 Marryat Tce	150						150	16	14
Roof Renewal Specialist Improvement Works	2150		430	430	430	430	430		
<b>Total</b>	11252	0	2184	1882	2596	2269	2321	421	1196



PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA			PRICE BASE: CASH OUT TURN PRICES ALL FIGURES £' 000						
Project/Nature of Expenditure Roughcast	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
St Marys 3rd	165	15	150						
Total	165	15	150	0	0	0	0	0	0

PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

**ALL FIGURES £' 000**

[illegible]

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 10 of 31

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 11 of 31

PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

[illegible]

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/11						No Of Owners	No of Tenants
			11/12	12/13	13/14	14/15	15/16		
Ancrum Place (K & B plus 6 Electric to Gas)	314		314						62
Arklay St 1st & 2nd (K & B plus 46 Electric to Gas)	1630		1630						294
Camperdown 4th Flats (K & B , 2 Heating Only plus 6 Electric To Gas)	101		101						15
Camperdown 6th (H, K & B)	397		397						44
Camperdown 11th (K & B plus 35 Electric to Gas)	657		657						101
Camperdown 15th Flats & Cottages (H, K & B)	267		267						30
Clement Park 2nd Flats (H ,K & B) , Clement Park 2nd Cottages(K & B plus 4 Electric To Gas) & Clement Park 3rd( K & B plus 4 Electric to Gas)	593		593						85
Cleington Road (K & B plus 5 Electric to Gas & 52 Rewire) Fleming Trust/Cleington Road/Provost Road	808		808						135
Constitution Street 1st & 2nd ( K & B only)	74		74						18
Craigie 3rd Cottages K & B (8 Electric To Gas),Craigie 4th & 5th Flats & Maisonettes (H, K & B)	1612		1612						181
Dean Avenue (K & B only)	9		9						4
Douglas & Angus 9th ( K & B plus 20 Electric to Gas)	429		429						70
Douglas & Angus 13th Cottages (K & B plus 1 Electric to Gas)	19		19						5
Hill Street / Kinghorne Road ( K & B only)	108		108						25
Lansdowne 1st (K & B plus 1 Electric to Gas)	19		19						5
Linlathen 2nd & 3rd Cottages (K & B plus 30 Electric to Gas)	335		335						36
Lorne Street (K & B)	67		67						17
Menzieshill 4th Flats & Cottages (H ,K & B )	779		779						83
Menzieshill 5th Flats(H, K & B) & Cottages (K & B plus 3 Electric To Gas)	342		342						39
Menzieshill 11th (H, K & B)	959		959						102
Menzieshill 15th & Orrin Place Sheltered (H, K & B)	360		360						39
Morgan Place (H, K & B)	156		156						18
Pleasance 1st (H, K & B)	221		221						25
Rankine St (H, K & B)	27		27						4

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

**DEPARTMENT: HOUSING HRA**

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/11						No Of Owners	No of Tenants
			11/12	12/13	13/14	14/15	15/16		
Ann Street (K & B only)	52			52					12
Arbroath Road (K & B only)	71			71					16
Baluniefield (H, K & B)	800			800					90
Bonnybank/Forebank ( K & B only)	20			20					5
Byron St Tenements (Electric to Gas Only)	50			50					10
Camperdown 13th Non Sheltered Flats (Electric to Gas)& all Cottages (H, K & B)	800			800					89
Craigie 1st Cottages (H, K & B Electric To Gas)	140			140					16
Douglas and Angus 4th Cottages,5th & 6th (Electric to Gas Only)	450			450					85
Douglas and Angus 7th (K & B plus 8 Electric to Gas)	185			185					32
Douglas and Angus 13th Flats (24 Non Sheltered H,K & B . 47 Sheltered K & B & 4 Electric to Gas)	440			440					71
Douglas Road ( K & B plus 3 Electric to Gas)	70			70					13
Dryburgh 1st (Electric to Gas Only)	5			5					1
Dudhope Flatted & Tenements (Electric to Gas Only)	90			90					19
Dudhope MSD & St Marys Place Walk-Ups (H, K & B)	1050			1050					122
Fort St , Broughty Ferry ( K & B Only)	12			12					3
Forthill Extension Cottages (K & B) plus Nursery Road (1 Electric to Gas)	45			45					11
Harcourt St / Paterson Street (K & B plus 1 Electric to Gas)	25			25					5
King St, Broughty Ferry (H, K & B)	25			25					3
Lansdowne / Pitalpin MSD ( K & B Only)	750			750					168
Lawton 2nd (Farm) (K & B plus 6 Electric to Gas) & Lawton Road Sheltered ( K & B)	140			140					24
Lawton Rd Tenements (K & B Only)	220			220					50
Longhaugh Cottage & Sheltered (K & B Only)	165			165					37
Mains of Fintry 1st-4th (Electric to Gas Only)	170			170					33
Menzieshill 8th Flats & Cottages (K & B plus 4 Electric to Gas)	560			560					120
Menzieshill 10th (K & B plus 2 Electric to Gas)	20			20					3



**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

PRICE BASE: CASH OUTTURN PRICES  
 ALL FIGURES £' 000

**DEPARTMENT: HOUSING HRA**

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/11	11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Menzieshill 12th (H,K & B plus 26 Electric to Gas) & Clyde Place Sheltered	360			360					41
Menzieshill 16th (K& B Only)	25			25					7
Milnebank Road (K & B plus 2 Electric to Gas)	50			50					10
Peddie St 95-99 / 18-22 (K & B plus 3 Electric To Gas)	50			50					9
Sandeman Street ( K & B Only)	360			360					80
St Mary's 2nd,3rd,5th,6th,8th Cottages & 9th (Electric to Gas Only)	145			145					28
St Mary's 13th Cottages ( K & B plus 1 Electric to Gas)	25			25					3
St Mary's 14th Cottages (K & B plus 1 Electric to Gas);Sheltered (K & B plus 1 Electric to Gas) ; Non Sheltered (Electric to Gas , No Kitchens)	100			100					20
Tullideph Rd Flatted (K & B plus 7 Electric to Gas);Sheltered & Tenements (K & B plus 2 Heating Only)	380			380					81
Watson St (Atholl) (H, K & B plus Rewire)	160			160					15
West Kirkton (Brick) (Electric to Gas Only)	65			65					13
West Kirkton 3rd (H, K & B) ; 4th & 5th (K & B)	180			180					26
West March (H, K & B ; 2 K& B Only)	640			640					73
West Port (K & B Only)	25			25					6
Wester Clepington 1st & 22 Caird Ave( K & B plus 4 Electric To Gas)	575			575					129
Whorterbank MSD (K & B) & Whorterbank Low Rise (H, K & B)	850			850					180
Relet Kitchens & Bathrooms	360			360					120
Wheelchair Adapted Upgrades	45			45					10
<b>Total</b>	10750	0	0	10750	0	0	0	0	1759

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

**DEPARTMENT: HOUSING HRA**

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/11						No Of Owners	No of Tenants
			11/12	12/13	13/14	14/15	15/16		
Canning St / Moncur Crescent (K , B & Rewire, 2 Rewire Only) & Moncur Crescent (Hastings Place) (H, K , B & Rewire)	793				793				97
Craigie Drive 3rd (H, K & B)	250				250				27
Craigie St / Kemback St Sheltered ( K & B Only)	132				132				28
Crescent Lane (K & B plus 1 Electric to Gas)	76				76				15
Douglas And Angus 11th (K & B plus 28 Electric to Gas)	586				586				105
Douglas And Angus 12th Cottages ( K & B Only)	9				9				2
Elgin Terrace & Granton Terrace (H, K & B , 7 Electric to Gas)	120				120				13
Garry Place Sheltered Housing (K & B Plus 6 Boiler Replacement)	312				312				60
Harefield Road / Toftmill (K & B plus 6 Electric to Gas)	107				107				17
Kinghorne Road / Strathmartine Road & Kinghorne Road (Atholl) ( K & B Only)	80				80				17
Kirk St MSD (K & B Only)	1090				1090				232
Kirk St 1st & 2nd Electric to Gas plus 160 K & B)	1348				1348				164
Linlathen 3rd Mainstream Flats (K & B Only)	52				52				11
Mid Craigie 1st (Excluding Richmond Fellowship) (K & B plus 5 Electric to Gas)	425				425				84
Mill O'Mains Cottages ( K & B plus 35 Electric to Gas)	524				524				72
North Street Sheltered ( K & B Only)	7				7				2
Powrie Place Sheltered ( K & B Only)	141				141				30
St. Fillans Road Disabled Housing (K , B & Rewire)	41				41				5
St. Mary's 15th ( H, K & B)	19				19				2
Trottick 2nd (K & B Only)	47				47				10
Wellgrove ( K & B Only)	56				56				12

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

**DEPARTMENT: HOUSING HRA**

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Wester Clepington Small's Wynd ( K & B Plus 4 Electric To Gas)	613				613				126
Whitfield 2nd & 3rd (H, K, & B ; 82 Electric to Gas) plus Whitfield 5th ( K & B plus 5 Electric to Gas)	2002				2002				227
Wolseley St / Dundonald St ( K & B Only)	56				56				12
Relet Kitchens & Bathrooms	300				300				100
Wheelchair Adapted Upgrades	50				50				10
<b>Total</b>	9236	0	0	0	9236	0	0	0	1480

**DUNDEE CITY COUNCIL**  
**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

**DEPARTMENT: HOUSING HRA**

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Brackens Cottages & Flats ( H, K & B inc 47 Electric to Gas)	851					851			92
Corso Street 5th ( H, K & B)	56					56			6
Craigie 7th (H, K & B. Electric to Gas)	28					28			3
Craigie Drive 1st Cottages & Sheltered (K & B Only) Plus Craigie Drive 2nd Cottages (Heating Upgrade)	150					150			31
Craigie Drive 4th ( H, K & B ; 65 Electric to Gas ; 102 K)	971					971			108
Douglas And Angus 2nd & 3rd Cottages (Heating Only incl 26 Electric to Gas)	470					470			94
Douglas And Angus 15th ( H, K, B ; 19 Electric to Gas ; 33K)	323					323			37
Forebank Terrace (1 - H , K & B ; 2 - K & B)	19					19			3
Magdalene Kirkton Sheltered Ph 1 & 2 (H, K & B ; 2 Electric to Gas ; 61 K)	573					573			63
Menzieshill 13th (H , K & B ; Electric to Gas)	500					500			54
Midmill (H, K & B ; 13 Electric to Gas)	518					518			56
St.Mary's 11th & 12th (Electric to Gas. Heating Only)	226					226			41
Strathmore Street - Balmossie Development & Strathmore Street 2nd (H, K & B ; 138 K)	1285					1285			140
Strips of Craigie Cottages & Flats (H , K , & B ; 7 Electric to Gas ; 59 K)	554					554			61
Watson Street (CDA) & Wellgate (H, K & B ; 33 Electric to Gas ; 162 K)	1517					1517			166
Whitfield 1st (H, K & B ; 20 Electric to Gas ; 77 K)	721					721			79
Relet Kitchens & Bathrooms	200					200			60
Wheelchair Adapted Upgrades	50					50			10
<b>Total</b>	9012	0	0	0	0	9012	0	0	1104

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**ALL FIGURES £' 000**

## DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Upgrades	Estimated Total Cost	Actual Prior to 31/03/11							
			11/12	12/13	13/14	14/15	15/16	No Of Owners	No of Tenants
Byron St Tenements	195						195		39
Camperdown 2nd, 3rd ,4th Cottages 8th	390						390		78
Douglas & Angus 6th	345						345		69
Dryburgh Farm House Sheltered	155						155		31
Dudhope Flatted & Tenements	285						285		57
Forthill Extension / Nursery Road Cottages	50						50		10
Hilltown Redevelopment 1st ( Hilltown Tce ) & 2nd (McDonald Street)	85						85		17
Hilltown West Ph 1, 3,& 4	655						655		131
Long Lane & Manor Place, Broughty Ferry	30						30		6
Menzieshill 8th Flats & Cottages	585						585		117
Mid Craigie 4th	220						220		44
Milnbank Road	45						45		9
Peddie Street ( 95-99, 18-22 )	30						30		6
St Mary's 10th Flats	275						275		55
West Kirkton 5th	10						10		2
Wheelchair Adapted Upgrades	50						50		10
Total	3405	0	0	0	0	0	3405	0	681

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 21 of 31

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 22 of 31

**CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2011/2012**

**ALL FIGURES £' 000**

**DEPARTMENT: HOUSING HRA**

[illegible]



PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

**ALL FIGURES £' 000**

[illegible]

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 25 of 31

PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

ALL FIGURES £' 000

[illegible]

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

[illegible]

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

[illegible]

PRICE BASE: CASH OUTTURN PRICES  
ALL FIGURES £' 000

**ALL FIGURES £' 000**

[illegible]

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 30 of 31

**PRICE BASE: CASH OUTTURN PRICES**  
**ALL FIGURES £' 000**

ALL FIGURES £' 000

Page 31 of 31