

ANGUS COUNCIL
 REPORT BY STRATEGIC DIRECTOR - COMMUNITIES
 ON
 HOUSING CAPITAL PROGRAMME - H.R.A. BLOCK AS AT 28 FEBRUARY 2015

PROGRAMME AREA	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000
NEW BUILD	3,405	2,600	3,048	(357)
SHARED EQUITY	10	(71)	(69)	(79)
SURVIVE AND THRIVE	233	191	433	200
REGENERATION	2	0	2	0
CONVERSION	25	82	95	70
HEATING	3,295	2,551	3,425	130
WINDOW REPLACEMENT	439	229	520	81
ENERGY SAVING	1,912	683	1,103	(809)
SHELTERED HOUSING	464	238	345	(119)
KITCHEN REPLACEMENT	350	287	335	(15)
AIDS & ADAPTATIONS	520	357	535	15
IMPROVEMENTS	56	58	59	3
MISCELLANEOUS	1,138	779	1,316	178
TOTALS	11,849	7,984	11,147	(702)

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
NEW BUILD					
ARBROATH					
Affordable Housing - Noran Avenue Site A (11 Units)	6	0	6	0	
	6	0	6	0	
Affordable Housing - Noran Avenue - Phase 2 (7 units)	1,126	1,135	1,226	100	Anticipated Completion March 2015
Scottish Government Affordable Housing Grant	(329)	(350)	(350)	(21)	
	797	785	876	79	
Affordable Housing - Convert Millgate Loan (12 Units)	605	406	575	(30)	Due to additional works anticipated completion April 2015
People Directorate Contribution	(30)	0	(30)	0	
Scottish Government Affordable Housing Grant	(420)	(278)	(420)	0	
	155	128	125	(30)	
Guthrie Hill Demolition	70	40	50	(20)	
Affordable Housing - Guthrie Hill	0	9	9	9	
TOTAL - ARBROATH	1,028	962	1,066	38	
BRECHIN					
Affordable Housing - Hillview Demolition	2	0	2	0	
TOTAL - BRECHIN	2	0	2	0	
CARNOUSTIE					
Convert flats from 2 to 3 properties - Fairways Garage	4	0	4	0	
	4	0	4	0	
Affordable Housing - Rose Street (2 units)	265	209	265	0	
Scottish Government Affordable Housing Grant	(100)	(100)	(100)	0	
	165	109	165	0	
Affordable Housing - Camus House (16 Units)	1,510	1,439	1,610	100	Anticipated Completion early April 2015
Affordable Housing Account	(30)	0	(30)	0	
Scottish Government Affordable Housing Grant	(550)	(350)	(350)	200	
Houses for Heroes' Contribution	(450)	0	(430)	20	
Survive & Thrive Contribution	0	0	(200)	(200)	
	480	1,089	600	120	
Affordable Housing - 18 High Street (4 Units)	292	46	60	(232)	Issues with adjacent property, anticipated minimal spend
Scottish Government Town Centre Fund	(200)	(200)	(200)	0	
	92	(154)	(140)	(232)	
TOTAL - CARNOUSTIE	741	1,044	629	(112)	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
NEW BUILD CONTINUED					
FORFAR					
Affordable Housing - Garage Sites, Inveraldie (5 Units)	9	0	9	0	
	9	0	9	0	
Affordable Housing - Newmonthill (18 units)	540	322	540	0	
	540	322	540	0	
Form 2 Bed Flat - 38 Prior Road (1 Unit)	2	0	2	0	
	2	0	2	0	
Conversion - 29 Brander Ha'	3	0	3	0	
	3	0	3	0	
Affordable Housing - Chapelpark	350	145	200	(150)	
	350	145	200	(150)	
Affordable Housing - Viewmount	0	4	1	1	
	0	4	1	1	
Affordable Housing - Strang Street Forfar (1 unit)	120	0	112	(8)	
Scottish Government Affordable Housing Grant	(45)	0	0	45	
	75	0	112	37	
TOTAL - FORFAR	979	471	867	(112)	
KIRRIEMUIR					
Affordable Housing - Lindsay Street / Sunnyside (5 units)	7	6	7	0	
	7	6	7	0	
Affordable Housing, Marywell Gardens (5 units)	3	0	3	0	
	3	0	3	0	
TOTAL - KIRRIEMUIR	10	6	10	0	
MONTROSE					
Affordable Housing - Wirren Gardens 45 units (Ph5 -	64	0	0	(64)	Latest Estimate Reduction Based on Est Final Account
TOTAL - MONTROSE	64	0	0	(64)	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes	
<u>NEW BUILD CONTINUED</u>						
MONIFIETH						
Affordable Housing - North Bank Street (2 units)	289	69	150	(139)	Adjustment to cash flow based on contractors spend profile	
Scottish Government Affordable Housing Grant	(100)	(30)	(100)	0		
	189	39	50	(139)		
Affordable Housing - Milton Street (4 units)	16	22	22	6		
	16	22	22	6		
TOTAL - MONIFIETH	205	61	72	(133)		
LANDWARD						
Affordable Housing - Lunanpark	0	1	1	1		
Affordable Housing - Frockheim	0	3	3	3		
	0	4	4	4		
GENERAL						
Affordable Housing - Carnoustie 10 Units, Monifieth 2	6	0	6	0		
Feasibility Study	30	52	52	22		
	36	52	58	22		
Purchase of Houses to support Affordable Housing P	500	0	500	0		
Scottish Government Affordable Housing Grant	(160)	0	(160)	0		
	340	0	340	0		
TOTAL GENERAL	376	52	398	22		
<u>TOTAL - NEW BUILD</u>	3,405	2,600	3,048	(357)		

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
SHARED EQUITY					
ARBROATH	0	0	0	0	
BRECHIN	0	0	0	0	
CARNOUSTIE	0	0	0	0	
FORFAR					
Affordable Housing - Shared Equity - Glenclova Terra	17	14	17	0	Shared Equity Contr Received Earlier Than Anticipated
Privately Funded - Shared Equity Contribution	(7)	(85)	(86)	(79)	
TOTAL - FORFAR	10	(71)	(69)	(79)	
KIRRIEMUIR	0	0	0	0	
MONTROSE	0	0	0	0	
MONIFIETH	0	0	0	0	
GENERAL	0	0	0	0	
TOTAL - SHARED EQUITY	10	(71)	(69)	(79)	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
<u>SURVIVE AND THRIVE</u>					
ARBROATH	0	0	0	0	
BRECHIN	0	0	0	0	
CARNOUSTIE					
Queen Street (7 Units)	65	23	65	0	
Park Avenue (4 Units)	120	120	120	0	
Camus House - Contribution to Homes for Heroes	0	0	200	200	
TOTAL - CARNOUSTIE	185	143	385	200	
FORFAR	0	0	0	0	
KIRRIEMUIR	0	0	0	0	
MONTROSE					
Southesk Street (7 Units)	48	48	48	0	
TOTAL - MONTROSE	48	48	48	0	
MONIFIETH	0	0	0	0	
GENERAL	0	0	0	0	
<u>TOTAL - SURVIVE AND THRIVE</u>	233	191	433	200	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
REGENERATION					
ARBROATH					
Mayfield / Clifftown Area					
Mayfield / Clifftown Contract 4 Roof & Flats	2	0	2	0	
TOTAL - ARBROATH	2	0	2	0	
BRECHIN	0	0	0	0	
CARNOUSTIE	0	0	0	0	
FORFAR	0	0	0	0	
KIRRIEMUIR	0	0	0	0	
MONIFIETH	0	0	0	0	
MONTROSE	0	0	0	0	
GENERAL	0	0	0	0	
TOTAL - REGENERATION	2	0	2	0	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
CONVERSION					
ARBROATH	0	0	0	0	New Project
Conversion - 18-20 Priory Crescent	0	7	10	10	
Cliffburn Area Neighbourhood Centre	0	35	35	35	
TOTAL - ARBROATH	0	42	45	45	
BRECHIN					
Conversion - 3/5 Montrose Road	24	34	34	10	
Insurance Receipt	0	0	0	0	
TOTAL - BRECHIN	24	34	34	10	
CARNOUSTIE	0	0	0	0	
FORFAR	0	0	0	0	
	0	0	0	0	
KIRRIEMUIR					New Project
82-84 Prosen Road	0	6	15	15	
	0	6	15	15	
MONIFIETH					
23 Pitairlie Road, Newbigging	1	0	1	0	
TOTAL - MONIFEITH	1	0	1	0	
MONTROSE	0	0	0	0	
GENERAL	0	0	0	0	
TOTAL - CONVERSION	25	82	95	70	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
HEATING					
ARBROATH					
Ext 2 to Arbroath/ Carnoustie Cont 3	0	0	0	0	Home loss payment adjustment.
BRECHIN	0	0	0	0	
CARNOUSTIE	0	0	0	0	
FORFAR	0	0	0	0	
KIRRIEMUIR	0	0	0	0	
MONIFIETH	0	0	0	0	
MONTROSE	0	0	0	0	
GENERAL					
Heating Replacement Programme 2012 to 2014	130	160	160	30	Final account
Heating Replacement Programme 2014 to 2016	3,165	2,391	3,265	100	Acceleration of Programme
TOTAL - GENERAL	3,295	2,551	3,425	130	
TOTAL - HEATING	3,295	2,551	3,425	130	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
WINDOW REPLACEMENT					
ARBROATH					
Window replacements - Arbroath, Monifieth and Forfar	129	96	100	(29)	Acceleration of Programme
Window replacements - Arbroath, Brechin, Forfar and Monifieth	300	113	400	100	
TOTAL - ARBROATH	429	209	500	71	
BRECHIN	0	0	0	0	
Barry & Rattray St, Monifieth	0	1	1	1	
CARNOUSTIE	0	1	1	1	
FORFAR					
Kirkton Cottages Kinnettles	10	17	17	7	
TOTAL - FORFAR	10	17	17	7	
1-3 Kirkwynd	0	2	2	2	
KIRRIEMUIR	0	2	2	2	
MONIFIETH	0	0	0	0	
MONTROSE	0	0	0	0	
LANDWARD	0	0	0	0	
GENERAL	0	0	0	0	
TOTAL - WINDOW REPLACEMENT	439	229	520	81	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
ENERGY SAVING					
ARBROATH					
93-103 & 109-127 Millgate Loan - External Improvement	2	0	0	(2)	
Stoneycroft Lane Block 21-43 - External Improvement	2	0	0	(2)	
1-19, 2-20 Stoneycroft & 141-159 Millgate Loan - External Improvement	1	0	0	(1)	
34-52 Newbigging Drive & 47-65 Arbirlot Rd & Union	1	1	1	0	
TOTAL - ARBROATH	6	1	1	(5)	
BRECHIN					
External Insulation - 1-29 Back Braes & 2-21 Dovecroft	9	0	0	(9)	
TOTAL - BRECHIN	9	0	0	(9)	
CARNOUSTIE					
	0	0	0	0	
FORFAR					
27-34 Thornton Park - External Insulation	1	0	0	(1)	
66-82, 22(A-D), 46 Restenneth Drive - External Insulation	1	1	1	0	
54-61, 62-69, 70-77 & 78-85 Lordburn Place - External Insulation	1	1	1	0	
77-91 Viewmount & 14-21 Kemsley Place - External Insulation	1	0	0	(1)	
1-15/123-153 Threewells Drive - External Insulation	3	0	0	(3)	
1-12 Lordburn Place & 80-87 Thornton Park & 69-82	270	191	250	(20)	Latest estimate based on anticipated Final Account
1-8 Turin Cottages - Insulation and Roof Upgrading	140	24	100	(40)	
TOTAL - FORFAR	417	217	352	(65)	
KIRRIEMUIR					
Knowehead Area, Kirriemuir	200	58	100	(100)	Delay awaiting ECO Funding Confirmation
5/6 Kirkton Place - Insulation	30	0	30	0	
				0	
TOTAL - KIRRIEMUIR	230	58	130	(100)	
MONIFIETH					
	0	0	0	0	
MONTROSE					
	0	0	0	0	
GENERAL					
Energy Saving - Installation of Photovoltaic Panels to	1,200	407	600	(600)	
Energy Saving / Upgrading Buildings	50	0	0	(50)	
Aberlemno/Edzell & Balkeerie - External Insulation	0	0	20	20	
TOTAL - GENERAL	1,250	407	620	(630)	
TOTAL - ENERGY SAVING	1,912	683	1,103	(809)	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
SHELTERED HOUSING					
ARBROATH					
Adam Cargill Court - Modernisation including Lift	3	0	3	0	
Andy Stewart Court - Alterations to Form Very Shelter	74	0	0	(74)	
Social Work Contribution (Change Fund)	(74)	0	0	74	
TOTAL - ARBROATH	3	0	3	0	
BRECHIN					
Airlie Gardens Lift	2	2	2	0	
TOTAL - BRECHIN	2	2	2	0	
CARNOUSTIE					
	0	0	0	0	
FORFAR					
Springfield - Modernisation Lift & Walkways	3	0	3	0	
TOTAL - FORFAR	3	0	3	0	
KIRRIEMUIR					
	0	0	0	0	
MONIFIETH					
	0	0	0	0	
MONTROSE					
Balmain Court & Murray Court Lift Replacement	3	0	3	0	
	3	0	3	0	
LANDWARD					
Southesk Court, Ferryden - Modernisation	300	225	300	0	
Inglis Court, Edzell - Modernisation	2	8	8	6	
Inglis Court, Edzell & Jubilee Court, Letham - Lifts	1	0	1	0	
Southesk Court, Ferryden - Upgrading Pipework & T	40	0	20	(20)	Based on Tender return
TOTAL - LANDWARD	343	233	329	(14)	
GENERAL					
Powered Doors to various Sheltered Housing Schem	10	0	0	(10)	10k in 15/16
General Improvement Works - Allowance only (includ	50	0	0	(50)	Included in heating replacement programme
Provision of External Storage for Mobility Scooters	50	3	5	(45)	On hold to review requirement for storage
TOTAL - GENERAL	110	3	5	(105)	
TOTAL - SHELTERED HOUSING	464	238	345	(119)	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
<u>KITCHEN REPLACEMENT PROGRAMME</u>					
ARBROATH	0	0	0	0	
BRECHIN	0	0	0	0	
CARNOUSTIE	0	0	0	0	
FORFAR	0	0	0	0	
KIRRIEMUIR	0	0	0	0	
MONIFIETH	0	0	0	0	
MONTROSE	0	0	0	0	
GENERAL					
Kitchen Replacement Programme 2010-2014	330	287	330	0	
Kitchen Replacement Programme 2015-2019	20	0	5	(15)	
TOTAL - GENERAL	350	287	335	(15)	
TOTAL - KITCHEN REPLACEMENT PROGRAMME	350	287	335	(15)	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
AIDS AND ADAPTATIONS					
ARBROATH / CARNOUSTIE / MONIFIETH					
Miscellaneous Aids & Adaptation Programme	230	99	230	0	
TOTAL - ARBROATH	230	99	230	0	
FORFAR / KIRRIEMUIR					
Miscellaneous Aids & Adaptation Programme	170	129	153	(17)	
Adaptation and Extension - 10 Balkeerie Cottages, Es	2	29	29	27	Latest estimated final account
Threewells Place Disabled Adaptations		5	5	5	Latest estimated final account
TOTAL - FORFAR	172	163	187	15	
MONTROSE / BRECHIN					
Miscellaneous Aids & Adaptation Programme	118	94	117	(1)	
10 Broomfield Road - Aids & Adaptations - Kitchen A	0	1	1	1	
TOTAL - MONTROSE	118	95	118	0	
GENERAL					
	0	0	0	0	
TOTAL - AIDS & ADAPTATIONS PROGRAMME	520	357	535	15	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
IMPROVEMENTS					
ARBROATH	0	0	0	0	
BRECHIN					
Security Improvements & Deck Canopies - Montrose	1	0	1	0	
TOTAL - BRECHIN	1	0	1	0	
CARNOUSTIE					
9 Keith Avenue - Extensions and Alterations	50	52	52	2	
Contribution from Dundee City Council	(12)	(9)	(9)	3	
TOTAL - CARNOUSTIE	38	43	43	5	
FORFAR	0	0	0	0	
KIRRIEMUIR	0	0	0	0	
MONIFIETH	0	0	0	0	
MONTROSE					
HP Unit - 113 High Street (Queens Close) - Int Alts	2	0	0	(2)	
Env Imps, Castle Street & Lower Craigo	1	0	0	(1)	
Southesk Street Phase 2	5	0	0	(5)	
Queens Close - Improvements to meet latest standar	9	15	15	6	
TOTAL - MONTROSE	17	15	15	(2)	
GENERAL	0	0	0	0	
TOTAL - IMPROVEMENTS	56	58	59	3	

PROJECT	Monitoring Budget £000	Actual Expenditure to 28/02/2015 £000	Latest Estimate £000	Projected Over/(Under) Spend £000	Explanation of Variances & Other Notes
MISCELLANEOUS					
ARBROATH					
Improvements to Dewar House	2	0	2	0	
Dishlandtown Ext Structural Repairs		6	6	6	
Accessible Ramp - Wesley Gardens		1	1	1	
TOTAL - ARBROATH	2	7	9	7	
BRECHIN	0	0	0	0	
Kinloch Site Proposed SH Scheme	0	3	3	3	
CARNOUSTIE	0	3	3	3	
FORFAR					
Montrose Road Centre	0	7	50	50	
KIRRIEMUIR	0	0	0	0	
MONIFIETH	0	0	0	0	
MONTROSE	0	0	0	0	
GENERAL					
Resurfacing Footpaths - Works	250	8	350	100	
Door Entry Systems 2013-2015	786	739	870	84	Acceleration of Door Entry Programme
SHQS Verification	50	11	30	(20)	
Feasibility Study Upgrade Garages F/B/M		4	4	4	
Northgate Upgrade / Replacement	50	0	0	(50)	
TOTAL - GENERAL	1,136	762	1,254	118	
TOTAL - MISCELLANEOUS	1,138	779	1,316	178	