

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

PROGRAMME	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate £000	Projected (Over)/Under Spend £000
NEW BUILD	3,668	3,185	3,681	(13)
CONVERSION	300	6	253	47
AIDS AND ADAPTATIONS	394	249	422	(28)
IMPROVEMENTS	24	0	4	20
HEATING INSTALLATION AND REPLACEMENT	1,844	10	230	1,614
WINDOW REPLACEMENTS	195	247	282	(87)
ENERGY SAVINGS	2,932	1,033	1,566	1,366
SHELTERED HOUSING	200	1	31	169
KITCHEN REPLACEMENTS	1,447	871	1,247	200
BATHROOM REPLACEMENTS	646	95	171	475
MISCELLANEOUS	653	184	553	100
BALANCES ON COMPLETED PROJECTS	39	10	45	(6)
GRAND TOTAL	12,342	5,891	8,485	3,857
<u>FUNDED BY:</u>				
MAINSTREAM BORROWING	2,000		0	2,000
SURVIVE AND THRIVE BORROWING	0		0	0
CAPITAL RECEIPTS	1,107		0	1,107
CAPITAL FINANCED FROM CURRENT REVENUE	8,008		8,008	0
AFFORDABLE HOUSING RESERVE (GENERAL)	500		477	23
TRANSFER FROM HRA RESERVES	727		0	727
TOTAL FUNDING	12,342		8,485	3,857

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PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
ARBROATH					
Timmergreens, West Arbroath (136 Units) Inc Demolition (120 Units)	835	548	600	235	Delays in finalising design drawings and cost plan
Sub-Total	835	548	600	235	
Demolition of Community Hut, Strathairlie	9	8	9	0	
Sub-Total	9	8	9	0	
Abbey Quarter, (40 units)	3,355	2,075	3,355	0	
Scottish Government Affordable Housing Grant	(1,533)	0	(1,533)	0	
Sub-Total	1,822	2,075	1,822	0	
Noran Avenue (4 units: new build/conversion)	234	240	294	(60)	
Sub-Total	234	240	294	(60)	
TOTAL- ARBROATH	2,900	2,871	2,725	175	
BRECHIN					
Acquisition of Damacre Centre	53	0	0	53	
Affordable Housing - Damacre (10 Units)	300	207	303	(3)	
Scottish Government Affordable Housing Grant	(570)	(206)	(233)	(337)	
Sub Total	(217)	1	70	(287)	
Acquisition/Demolition - 79-81 High St	10	1	10	0	
Sub Total	10	1	10	0	
TOTAL - BRECHIN	(207)	2	80	(287)	
FORFAR					
Affordable Housing - Chapelpark Site (29 Units)	400	297	400	0	
Sub-Total	400	297	400	0	
TOTAL - FORFAR	400	297	400	0	

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KIRRIEMUIR					
Affordable Housing - Newtyle (12 Units)	50	9	200	(150)	Shared Equity cancelled.
Acquisition - Newtyle Site (Housing Allowance)	120	0	168	(48)	
Scottish Government Affordable Housing Account	(170)	0	(170)	0	Funds transferred in from Shared Equity section
Sub-Total	0	9	198	(198)	
TOTAL - KIRRIEMUIR	0	9	198	(198)	
MONIFIETH					
Affordable Housing - Invertay House (35 Units part shared equity)	5	0	5	0	Appropriation of whole site subject to CAT application from Mens Shed.
Acquisition - Invertay House	120	0	0	120	15 Jan Committee for approval
Sub-Total	125	0	5	120	
TOTAL - MONIFIETH	125	0	5	120	
OPEN MARKET ACQUISITION SCHEME (OMAS)					
Purchase of Houses to support Affordable Housing Programme General 18/	600	0	400	200	Purchase of 5 Houses spend reduced from £600k to £400k.
Scottish Government Affordable Housing Grant	(200)	0	(150)	(50)	
Sub-Total	400	0	250	150	
TOTAL - OPEN MARKET	400	0	250	150	
GENERAL					
Feasibility Studies	50	3	20	30	
Sub-Total	50	3	20	30	
TOTAL - GENERAL	50	6	23	27	
TOTAL - NEW BUILD	3,668	3,185	3,681	(13)	

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 PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
FORFAR 10-18a Bell Place Conversion - 5 bed Jeanfield/Kemsley	200	3	175	25	Revised CF As per Tender Report SOR issued. Works on site
Total Forfar	100	3	78	22	
Total Forfar	300	6	253	47	
TOTAL - CONVERSION	300	6	253	47	

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 PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
ARBROATH / CARNOUSTIE / MONIFIETH					
3 Tyndall Crescent, Monifieth - Adaptation & Extension	49	70	77	(28)	Latest updated cost
TOTAL - ARBROATH / CARNOUSTIE / MONIFIETH	49	70	77	(28)	
GENERAL					
Miscellaneous Aids & Adaptation Programme	345	179	345	0	
TOTAL - GENERAL	345	179	345	0	
TOTAL - AIDS AND ADAPTATIONS	394	249	422	(28)	

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 PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL Environmental Improvements TOTAL - GENERAL	24	0	4	20	
TOTAL - IMPROVEMENTS	24	0	4	20	

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 PROGRAMME - HEATING INSTALLATION & REPLACEMENT

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL					
Heating Replacement Programme 2016 to March 2018	214	0	130	84	Adjustment for anticipated rebate on gas connections
Heating Replacement Programme 2018 to March 2020	1,630	10	100	1,530	Latest updated CF based on poor performance by Contractor
TOTAL - GENERAL	1,844	10	230	1,614	
TOTAL - HEATING INSTALLATION & REPLACEMENT	1,844	10	230	1,614	

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 PROGRAMME - WINDOW REPLACEMENTS

PROJECT / NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL Windows & Doors Replacement 2017/18	195	247	282	(87)	Project Complete. Final account fees
TOTAL - GENERAL	195	247	282	(87)	
TOTAL - WINDOW REPLACEMENTS	195	247	282	(87)	

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 PROGRAMME - ENERGY SAVINGS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL					
Forfar, Montrose & Brechin - External Wall Insulation	880	842	1,020	(140)	Additional Blocks added to contract
Montrose - External Wall Insulation (HEEPS/ABS)	0	0	280	(280)	Council houses only. Neils. Part of 1.4M Project
Energy Saving / Upgrading Buildings (EESH)	1,613	0	50	1,563	Updated CF
External Wall Insulation - Montrose & Arbroath	439	159	184	255	Final Account and Fees
Loft Insulation - Various Properties	0	32	32	(32)	Updated based on latest spend
TOTAL - GENERAL	2,932	1,033	1,566	1,366	
TOTAL - ENERGY SAVINGS	2,932	1,033	1,566	1,366	

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 PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL					
General Improvement Works - Allowance Only (Including Boilers)	100	0	10	90	Boiler replacement to be identified
Lyell Court, Kirriemuir - Heating Controls to Flats	0	0	20	(20)	New Project
Replacement Warden Call System with Door Entry	100	0	0	100	Revised CF. Investigation underway regarding
Costing for Andy Stewart Court, Arbroath	0	1	1	(1)	specialist call systems
TOTAL - GENERAL	200	1	31	169	
TOTAL - SHELTERED HOUSING	200	1	31	169	

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 PROGRAMME - KITCHEN REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL Kitchen Replacement Programme 2017 -2021	1,447	871	1,247	200	Revised CF. Contractors bringing on additional squad
TOTAL - GENERAL	1,447	871	1,247	200	
TOTAL - KITCHEN REPLACEMENTS	1,447	871	1,247	200	

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 PROGRAMME - BATHROOM REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL					
Bathroom Replacement Programme - Pilot Project 2016/17	121	94	121	0	Project progressing slower than anticipated as issues identified as part of pilot Updated 7 year CF Profile
Bathroom Replacement Programme Provisional Allowance	525	1	50	475	
TOTAL - GENERAL	646	95	171	475	
TOTAL - BATHROOM REPLACEMENTS	646	95	171	475	

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 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2018/19 £000	Actual Spend to 31/12/2018 £000	Latest Estimate 18/19 £000	Projected (Over)/Under Spend £000	Explanation of Variances
GENERAL Resurfacing Footpaths - Works Garage Improvement Programme - General Upgrading Garages - Elms Area, Arbroath TOTAL - GENERAL	240 100 313 653	0 0 184 184	240 0 313 553	0 100 0 100	Latest updated works estimate
TOTAL - MISCELLANEOUS	653	184	553	100	