

ANGUS COUNCIL
FINANCIAL PLAN 2019-2023
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

PROGRAMME	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
NEW BUILD	57,336	9,876	9,134	12,983	12,000	9,949	3,394
CONVERSION	876	214	351	21	90	100	100
AIDS AND ADAPTATIONS	3,300	1,285	415	400	400	400	400
IMPROVEMENTS	3,580	0	14	880	880	890	916
HEATING INSTALLATION AND REPLACEMENT	17,062	3,681	1,110	3,350	3,400	2,921	2,600
WINDOW REPLACEMENTS	2,118	313	255	250	500	500	300
ENERGY SAVINGS	14,193	2,007	3,183	3,390	3,380	2,233	0
SHELTERED HOUSING	1,695	26	505	664	100	100	300
KITCHEN REPLACEMENTS	8,764	2,190	1,500	1,500	1,174	1,200	1,200
BATHROOM REPLACEMENTS	27,870	381	1,350	3,058	3,860	4,073	15,148
MISCELLANEOUS	11,687	5,038	708	650	550	535	4,206
BALANCES ON COMPLETED PROJECTS	15,765	15,755	10	0	0	0	0
GRAND TOTAL	164,246	40,766	18,535	27,146	26,334	22,901	28,564
FUNDED BY:							
MAINSTREAM BORROWING			7,289	18,237	18,299	15,952	
SURVIVE AND THRIVE BORROWING			0	0	0	0	
CAPITAL RECEIPTS			1,475	0	0	0	
CAPITAL FINANCED FROM CURRENT REVENUE			8,451	7,856	7,182	6,363	
AFFORDABLE HOUSING RESERVE (GENERAL)			500	500	300	300	
TRANSFER FROM HRA RESERVES			820	553	553	286	
TOTAL FUNDING			18,535	27,146	26,334	22,901	

POLICY PRIORITY - L = LEGALLY COMMITTED A = COMMITTED BUT ADJUSTABLE B = NO COMMITMENT

ANGUS COUNCIL
FINANCIAL PLAN 2019-2023
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
ARBROATH								
Timmergreens, West Arbroath (136 Units) Inc Demolition (120 Units)		24,000	692	3,500	8,000	8,000	3,461	347
Scottish Government Affordable Housing Grant		(7,300)	0	(1,000)	(2,700)	(3,600)	0	0
Sub-Total	A	16,700	692	2,500	5,300	4,400	3,461	347
Demolition of Community Hut, Strathairlie	L	11	11	0	0	0	0	0
Sub-Total		11	11	0	0	0	0	0
Guthriehill, Smithycroft Repurchase (3 units)	L	204	204	0	0	0	0	0
Abbey Quarter, (40 units)	L	6,927	4,995	1,842	90	0	0	0
Guthrie Hill Demolition (36 units)	L	49	49	0	0	0	0	0
Scottish Government Affordable Housing Grant		(2,360)	(2,360)	0	0	0	0	0
Sub-Total		4,820	2,888	1,842	90	0	0	0
Noran Avenue (4 units: new build/conversion)		1,039	1,034	5	0	0	0	0
Scottish Government Affordable Housing Grant		(236)	(236)	0	0	0	0	0
Sub-Total	L	803	798	5	0	0	0	0
Warddykes (22 Units)		4,100	0	0	0	0	0	4,100
Scottish Government Affordable Housing Grant		(1,298)	0	0	0	0	0	(1,298)
Sub-Total	B	2,802	0	0	0	0	0	2,802
Cliffburn (8 Units)		1,450	0	350	1,090	10	0	0
Scottish Government Affordable Housing Grant		(472)	0	0	(472)	0	0	0
Sub-Total	B	978	0	350	618	10	0	0
Lochlands (8 Units)		1,450	0	100	1,000	340	10	0
Scottish Government Affordable Housing Grant		(472)	0	0	(472)	0	0	0
Sub-Total	B	978	0	100	528	340	10	0
TOTAL- ARBROATH		27,092	4,389	4,797	6,536	4,750	3,471	3,149

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BRECHIN								
Acquisition of Damacre Centre		151	151	0	0	0	0	0
Affordable Housing - Damacre (10 Units)		1,851	290	1,511	50	0	0	0
Scottish Government Affordable Housing Grant		(589)	(232)	(357)	0	0	0	0
Sub Total	B	1,413	209	1,154	50	0	0	0
Acquisition/Demolition - 79-81 High St		11	11	0	0	0	0	0
Affordable Housing - 79-81 High St		0	0	0	0	0	0	0
Scottish Government Affordable Housing Grant		0	0	0	0	0	0	0
Sub Total	B	11	11	0	0	0	0	0
Demolition of Inglis Court Edzell		250	0	0	250	0	0	0
Affordable Housing Inglis Court Edzell (20 Units)		3,600	5	45	1,000	1,700	850	0
Scottish Government Affordable Housing Grant		(1,180)	0	0	0	(1,180)	0	0
Sub Total	B	2,670	5	45	1,250	520	850	0
Affordable Housing North Brechin (16 Units) - Parkview		3,000	8	0	92	1,500	1,400	0
Scottish Government Affordable Housing Grant		(944)	0	0	0	(944)	0	0
Sub Total	B	2,056	8	0	92	556	1,400	0
TOTAL - BRECHIN		6,150	233	1,199	1,392	1,076	2,250	0
FORFAR								
Affordable Housing - Chapelpark Site (29 Units)		6,523	6,473	50	0	0	0	0
Affordable Housing - Glencova Terrace (12 Units)	L	1	1	0	0	0	0	0
Affordable Housing - Letham	B	8	8	0	0	0	0	0
Scottish Government Affordable Housing Grant		(1,661)	(1,661)	0	0	0	0	0
Affordable Housing Account		(300)	(300)	0	0	0	0	0
Sub-Total	L	4,571	4,521	50	0	0	0	0
Affordable Housing - Feasibility - Jubilee Park Letham (39 Units)		7,000	2	400	3,000	3,000	598	0
Scottish Government Affordable Housing Grant		(2,285)	0	0	(885)	(1,400)	0	0
Sub-Total	B	4,715	2	400	2,115	1,600	598	0
TOTAL - FORFAR		9,286	4,523	450	2,115	1,600	598	0
KIRRIEMUIR								
Affordable Housing - Newtyle (12 Units)		2,093	93	1,950	50	0	0	0
Acquisition - Newtyle Site (Housing Allowance)		168	168	0	0	0	0	0
Scottish Government Affordable Housing Account		(693)	(231)	(462)	0	0	0	0
Sub-Total	B	1,568	30	1,488	50	0	0	0
TOTAL - KIRRIEMUIR		1,568	30	1,488	50	0	0	0

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HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
MONIFIETH								
Affordable Housing - Invertay House (35 Units part shared equity)		6,300	0	5	1,000	2,500	0	2,795
Acquisition - Invertay House		370	0	370	0	0	0	0
Shared Equity Income (assume covers cost of 15 Units)		(1,500)	0	0	0	0	0	(1,500)
Scottish Government Affordable Housing Grant		(1,780)	0	0	0	0	0	(1,780)
Sub-Total	B	3,390	0	375	1,000	2,500	0	(485)
TOTAL - MONIFIETH		3,390	0	375	1,000	2,500	0	(485)
MONTROSE								
Affordable Housing - Coronation Way (10 Units)		1,900	11	95	1,750	44	0	0
Scottish Government Affordable Housing Grant		(590)	0	0	(590)	0	0	0
Sub-Total	B	1,310	11	95	1,160	44	0	0
TOTAL - MONTROSE		1,310	11	95	1,160	44	0	0
OPEN MARKET ACQUISITION SCHEME (OMAS)								
Purchase of Houses to support Affordable Housing Programme General 18/	L	633	633	0	0	0	0	0
Scottish Government Affordable Housing Grant		(205)	(205)	0	0	0	0	0
Purchase of Houses to support Affordable Housing Programme General	L	5,000	0	1,000	1,000	1,000	1,000	1,000
Scottish Government Affordable Housing Grant		(1,500)	0	(300)	(300)	(300)	(300)	(300)
Sub-Total		3,928	428	700	700	700	700	700
TOTAL - OPEN MARKET		3,928	428	700	700	700	700	700
GENERAL								
Feasibility Studies	A	280	130	30	30	30	30	30
Sub-Total	A	280	130	30	30	30	30	30
General Affordable Housing, Land Acquisition and Strategic Housing	B	4,438	238	0	0	1,300	2,900	0
Affordable Housing Account	B	(192)	(192)	0	0	0	0	0
Scottish Government Affordable Housing Grant	B	(46)	(46)	0	0	0	0	0
South Angus - General - Mid Market Rent Affordable Hsg Schemes	L	131	131	0	0	0	0	0
Affordable Housing - Infrastructure Vesting	B	1	1	0	0	0	0	0
Sub-Total		4,332	132	0	0	1,300	2,900	0
TOTAL - GENERAL		4,612	262	30	30	1,330	2,930	30
TOTAL - NEW BUILD		57,336	9,876	9,134	12,983	12,000	9,949	3,394

ANGUS COUNCIL
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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Monitoring Budget 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
FORFAR								
Conversion 10-18a Bell Place, Forfar	L	485	128	347	10	0	0	0
Conversion - 5 bed Jeanfield/Kemsley	L	86	82	4	0	0	0	0
Ext - 31 Jeanfield Road, Forfar	B	3	3	0	0	0	0	0
Conversion, Rowan Court, Montrose	B	1	1	0	0	0	0	0
TOTAL FORFAR		575	214	351	10	0	0	0
GENERAL								
Conversions General	B	301	0	0	11	90	100	100
TOTAL GENERAL		301	0	0	11	90	100	100
TOTAL - CONVERSION		876	214	351	21	90	100	100

ANGUS COUNCIL
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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
ARBROATH / CARNOUSTIE / MONIFIETH								
58 Priory Crescent, Arbroath- Extension	L	50	0	50	0	0	0	0
3 Tyndall Crescent, Monifieth - Adaptation & Extension		83	82	1	0	0	0	0
TOTAL - ARBROATH / CARNOUSTIE / MONIFIETH	L	133	82	51	0	0	0	0
MONTROSE / BRECHIN								
15 Garrison Road, Montrose - Accessibility Alternations	B	20	0	20	0	0	0	0
TOTAL - MONTROSE / BRECHIN		20	0	20	0	0	0	0
GENERAL								
Miscellaneous Aids & Adaptation Programme	L	3,147	1,203	344	400	400	400	400
TOTAL - GENERAL		3,147	1,203	344	400	400	400	400
TOTAL - AIDS AND ADAPTATIONS		3,300	1,285	415	400	400	400	400

ANGUS COUNCIL
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 PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL								
Environmental Improvements	B	3,580	0	14	880	880	890	916
TOTAL - GENERAL		3,580	0	14	880	880	890	916
TOTAL - IMPROVEMENTS		3,580	0	14	880	880	890	916

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL								
Heating Replacement Programme 2016 to March 2018	L	3,418	3,418	0	0	0	0	0
Heating Replacement Programme 2018 to December 2018	L	1,363	263	1,100	0	0	0	0
Heating Replacement Programme 2019 to March 2022	B	2,421	0	0	1,000	1,000	421	0
Heating Replacement Programme General (ESSH)	B	9,860	0	10	2,350	2,400	2,500	2,600
TOTAL - GENERAL		17,062	3,681	1,110	3,350	3,400	2,921	2,600
TOTAL - HEATING INSTALLATION & REPLACEMENT		17,062	3,681	1,110	3,350	3,400	2,921	2,600

ANGUS COUNCIL
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 PROGRAMME - WINDOW REPLACEMENTS

PROJECT / NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL								
Windows & Doors Replacement 2017/18	L	318	313	5	0	0	0	0
General - Lump Sum	B	1,800	0	250	250	500	500	300
TOTAL - GENERAL		2,118	313	255	250	500	500	300
TOTAL - WINDOW REPLACEMENTS		2,118	313	255	250	500	500	300

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 PROGRAMME - ENERGY SAVINGS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL								
Forfar, Montrose & Brechin - External Wall Insulation	L	1,058	1,036	22	0	0	0	0
Less Grants	L	(46)	(46)	0	0	0	0	0
Montrose - External Wall Insulation (HEEPS/ABS)	L	34	34	0	0	0	0	0
Energy Saving / Upgrading Buildings (EESH)	B	11,930	16	3,159	3,390	3,380	1,985	0
External Wall Insulation - Montrose & Arbroath	L	780	778	2	0	0	0	0
Less Grants	L	(43)	(43)	0	0	0	0	0
Loft Insulation - Panmure Street, Carnoustie	L	25	25	0	0	0	0	0
Loft Insulation - Various Properties	L	455	207	0	0	0	248	0
TOTAL - GENERAL		14,193	2,007	3,183	3,390	3,380	2,233	0
TOTAL - ENERGY SAVINGS		14,193	2,007	3,183	3,390	3,380	2,233	0

ANGUS COUNCIL
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 PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
CARNOUSTIE								
Lousen Park, Carnoustie - Lift Replacement	B	100	0	60	40	0	0	0
TOTAL -CARNOUSTIE		100	0	60	40	0	0	0
FORFAR								
Andrew Smith Gardens, Forfar - Lift Replacement	B	100	0	60	40	0	0	0
TOTAL - FORFAR		100	0	60	40	0	0	0
KIRRIEMUIR								
Lyell Court, Kirriemuir - Lift Replacement	B	100	0	60	40	0	0	0
TOTAL -KIRRIEMUIR		100	0	60	40	0	0	0
MONIFIETH		0	0	0	0	0	0	0
MONTROSE								
Murray Court - Store Facility	B	5		5	0	0	0	0
TOTAL - MONTROSE		5	0	5	0	0	0	0
FORFAR								
General Improvement Works - Allowance Only (Including Boilers)	B	200	0	100	0	0	0	100
Lift Placement Lousen Park - Fees	B	0	0	0	0	0	0	0
Lift Replacement/Upgrade, Forfar	B	3	3	0	0	0	0	0
Costing for Andy Stewart Court, Arbroath	L	10	10	0	0	0	0	0
Provision of External Storage for Mobility Scooters	B	99	4	50	45	0	0	0
Lyell Court, Kirriemuir - Heating Controls to Flats	L	20	0	20	0	0	0	0
Replacement Warden Call System with Door Entry	B	500	1	100	399	0	0	0
General	B	558	8	50	100	100	100	200
TOTAL - GENERAL		1,390	26	320	544	100	100	300
TOTAL - SHELTERED HOUSING		1,695	26	505	664	100	100	300

ANGUS COUNCIL
 FINANCIAL PLAN 2019-2023
 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - KITCHEN REPLACEMENTS

066904/066905

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Fin Plan Approved Feb 19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL									
Kitchen Contract Programme	B	3,512	0	0	0	0	1,112	1,200	1,200
Kitchen Replacement Programme 2017 -2021	L	5,252	2,190	2,100	1,500	1,500	62	0	0
TOTAL - GENERAL		8,764	2,190	2,100	1,500	1,500	1,174	1,200	1,200
TOTAL - KITCHEN REPLACEMENTS		8,764	2,190	2,100	1,500	1,500	1,174	1,200	1,200

ANGUS COUNCIL
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 PROGRAMME - BATHROOM REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL								
Bathroom Replacement Programme - Pilot Project 2016/17	L	364	354	10	0	0	0	0
Bathroom Replacement Programme - Project 2019/23	A	5,514	27	1,340	3,058	1,000	89	0
Bathroom Replacement Programme Provisional Allowance	A	21,992	0	0	0	2,860	3,984	15,148
TOTAL - GENERAL		27,870	381	1,350	3,058	3,860	4,073	15,148
TOTAL - BATHROOM REPLACEMENTS		27,870	381	1,350	3,058	3,860	4,073	15,148

ANGUS COUNCIL
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 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/19 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
GENERAL								
Resurfacing Footpaths - Works	L	5,992	4,757	250	250	250	235	250
Garage Improvement Programme - General	B	5,414	5	453	400	300	300	3,956
Extensions to 58 Priory Crescent - Architects Fees	B	4	4	0	0	0	0	0
Upgrading Garages - Elms Area, Arbroath	L	277	272	5	0	0	0	0
TOTAL - GENERAL		11,687	5,038	708	650	550	535	4,206
TOTAL - MISCELLANEOUS		11,687	5,038	708	650	550	535	4,206