

ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
GRAND SUMMARY

PROGRAMME	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate £000	Projected (Over)/Under Spend £000
NEW BUILD	9,134	2,284	6,585	2,549
CONVERSION	351	305	371	(20)
AIDS AND ADAPTATIONS	415	143	415	0
IMPROVEMENTS	14	0	14	0
HEATING INSTALLATION AND REPLACEMENT	1,110	0	1,110	0
WINDOW REPLACEMENTS	255	0	255	0
ENERGY SAVINGS	3,183	92	3,314	(131)
SHELTERED HOUSING	505	10	515	(10)
KITCHEN REPLACEMENTS	1,500	498	900	600
BATHROOM REPLACEMENTS	1,350	0	1,030	320
MISCELLANEOUS	708	0	840	(132)
BALANCES ON COMPLETED PROJECTS	10	21	21	(11)
<b>GRAND TOTAL</b>	<b>18,535</b>	<b>3,353</b>	<b>15,370</b>	<b>3,165</b>
<b>FUNDED BY:</b>				
MAINSTREAM BORROWING	7,289		4,124	3,165
SURVIVE AND THRIVE BORROWING	0		0	0
CAPITAL RECEIPTS	1,475		1,475	0
CAPITAL FINANCED FROM CURRENT REVENUE	8,451		8,451	0
AFFORDABLE HOUSING RESERVE (GENERAL)	500		500	0
TRANSFER FROM HRA RESERVES	820		820	0
<b>TOTAL FUNDING</b>	<b>18,535</b>		<b>15,370</b>	<b>3,165</b>

**ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - NEW BUILD**

<b>PROJECT/NATURE OF EXPENDITURE</b>	<b>Monitoring Budget 2019/20 £000</b>	<b>Actual Spend to 30/09/2019 £000</b>	<b>Latest Estimate 2019/20 £000</b>	<b>Projected (Over)/Under Spend £000</b>	<b>Explanation of Variances</b>
<b>ARBROATH</b>					
Timmergreens, West Arbroath (136 Units) Inc Demolition (120 Units)	3,500	15	890	2,610	
Scottish Government Affordable Housing Grant	(1,000)	0	(500)	(500)	
<b>Sub-Total</b>	<b>2,500</b>	<b>15</b>	<b>390</b>	<b>2,110</b>	
Demolition of Community Hut, Strathairlie	0	0	0	0	
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Guthriehill, Smithycroft Repurchase (3 units)	0	0	0	0	
Abbey Quarter, (40 units)	1,842	791	1,842	0	
Guthrie Hill Demolition (36 units)	0	0	0	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
<b>Sub-Total</b>	<b>1,842</b>	<b>791</b>	<b>1,842</b>	<b>0</b>	
Noran Avenue (4 units: new build/conversion)	5	0	5	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
<b>Sub-Total</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	
Warddykes (22 Units)	0	0	0	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Cliffburn (8 Units)	350	7	90	260	
Scottish Government Affordable Housing Grant	0	0	0	0	
<b>Sub-Total</b>	<b>350</b>	<b>7</b>	<b>90</b>	<b>260</b>	
Lochlands (8 Units)	100	0	100	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
<b>Sub-Total</b>	<b>100</b>	<b>0</b>	<b>100</b>	<b>0</b>	
<b>TOTAL- ARBROATH</b>	<b>4,797</b>	<b>813</b>	<b>2,427</b>	<b>2,370</b>	

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<b>BRECHIN</b>					
Acquisition of Damacre Centre	0	0	0	0	
Affordable Housing - Damacre (10 Units)	1,511	536	1,511	0	
Scottish Government Affordable Housing Grant	(357)	(2)	(357)	0	
Sub Total	<b>1,154</b>	<b>534</b>	<b>1,154</b>	<b>0</b>	
Acquisition/Demolition - 79-81 High St	0	0	0	0	
Affordable Housing - 79-81 High St	0	0	0	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
Sub Total	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Demolition of Inglis Court Edzell	0	0	0	0	
Affordable Housing Inglis Court Edzell (20 Units)	45	7	45	0	Design Fees
Scottish Government Affordable Housing Grant	0	0	0	0	
Sub Total	<b>45</b>	<b>7</b>	<b>45</b>	<b>0</b>	
Affordable Housing North Brechin (16 Units) - Parkview	0	7	15	(15)	Design Fees
Scottish Government Affordable Housing Grant	0	0	0	0	
Sub Total	<b>0</b>	<b>7</b>	<b>15</b>	<b>(15)</b>	
<b>TOTAL - BRECHIN</b>	<b>1,199</b>	<b>548</b>	<b>1,214</b>	<b>(15)</b>	
<b>FORFAR</b>					
Affordable Housing - Chapelpark Site (29 Units)	50	0	50	0	
Affordable Housing - Glencova Terrace (12 Units)	0	0	0	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
Affordable Housing Account	0	0	0	0	
Sub-Total	<b>50</b>	<b>0</b>	<b>50</b>	<b>0</b>	
Affordable Housing - Feasibility - Jubilee Park Letham (39 Units)	400	10	90	310	
Scottish Government Affordable Housing Grant	0	0	0	0	
Sub-Total	<b>400</b>	<b>10</b>	<b>90</b>	<b>310</b>	
<b>TOTAL - FORFAR</b>	<b>450</b>	<b>10</b>	<b>140</b>	<b>310</b>	

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PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 2019/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>KIRRIEMUIR</b>					
Affordable Housing - Newtyle (12 Units)	1,950	667	1,950	0	
Acquisition - Newtyle Site (Housing Allowance)	0	0	0	0	
Scottish Government Affordable Housing Account	(462)	0	(462)	0	
Sub-Total	<b>1,488</b>	<b>667</b>	<b>1,488</b>	<b>0</b>	
<b>TOTAL - KIRRIEMUIR</b>	<b>1,488</b>	<b>667</b>	<b>1,488</b>	<b>0</b>	
<b>MONIFIETH</b>					
Affordable Housing - Invertay House (35 Units part shared equity)	5	0	5	0	
Acquisition - Invertay House	370	0	370	0	
Shared Equity Income (assume covers cost of 15 Units)	0	0	0	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
Sub-Total	<b>375</b>	<b>0</b>	<b>375</b>	<b>0</b>	
<b>TOTAL - MONIFIETH</b>	<b>375</b>	<b>0</b>	<b>375</b>	<b>0</b>	
<b>MONTROSE</b>					
Affordable Housing - Coronation Way (10 Units)	95	6	95	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
Sub-Total	<b>95</b>	<b>6</b>	<b>95</b>	<b>0</b>	
<b>TOTAL - MONTROSE</b>	<b>95</b>	<b>6</b>	<b>95</b>	<b>0</b>	
<b>OPEN MARKET ACQUISITION SCHEME (OMAS)</b>					
Purchase of Houses to support Affordable Housing Programme General 18/19	0	162	162	(162)	Purchases from 18/19 invoiced & finalised in 19/20. Grant related to 18/19 purchases
Scottish Government Affordable Housing Grant	0	(46)	(46)	46	
Purchase of Houses to support Affordable Housing Programme General 19/20	0	0	600	(600)	
Scottish Government Affordable Housing Grant	0	0	0	0	
Purchase of Houses to support Affordable Housing Programme General	1,000	120	400	600	
Scottish Government Affordable Housing Grant	(300)	0	(300)	0	
Sub-Total	<b>700</b>	<b>236</b>	<b>816</b>	<b>(116)</b>	
<b>TOTAL - OPEN MARKET</b>	<b>700</b>	<b>236</b>	<b>816</b>	<b>(116)</b>	

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PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 2019/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
<b>Feasibility Studies</b>	30	4	30	0	
Sub-Total	<b>30</b>	<b>4</b>	<b>30</b>	<b>0</b>	
General Affordable Housing, Land Acquisition and Strategic Housing Enablement	0	0	0	0	
Affordable Housing Account	0	0	0	0	
Scottish Government Affordable Housing Grant	0	0	0	0	
South Angus - General - Mid Market Rent Affordable Hsg Schemes	0	0	0	0	
Affordable Housing - Infrastructure Vesting	0	0	0	0	
Sub-Total	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL - GENERAL</b>	<b>30</b>	<b>4</b>	<b>30</b>	<b>0</b>	
<b>TOTAL - NEW BUILD</b>	<b>9,134</b>	<b>2,284</b>	<b>6,585</b>	<b>2,549</b>	

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PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 2019/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances	
<b>FORFAR</b>						
Conversion 10-18a Bell Place, Forfar	347	304	347	0		
Conversion - 5 bed Jeanfield/Kemsley	4	0	4	0		
Ext - 31 Jeanfield Road, Forfar	0	1	20	(20)	Cost Determined & Project Progressing	
Conversion, Rowan Court, Montrose	0	0	0	0		
<b>TOTAL FORFAR</b>	<b>351</b>	<b>305</b>	<b>371</b>	<b>(20)</b>		
<b>GENERAL</b>						
Conversions General	0	0	0	0		
<b>TOTAL GENERAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>TOTAL - CONVERSION</b>	<b>351</b>	<b>305</b>	<b>371</b>	<b>(20)</b>		

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 PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 2019/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>ARBROATH / CARNOUSTIE / MONIFIETH</b>					
58 Priory Crescent, Arbroath- Extension	50	0	50	0	
3 Tyndall Crescent, Monifieth - Adaptation & Extension	1	0	1	0	
<b>TOTAL - ARBROATH / CARNOUSTIE / MONIFIETH</b>	<b>51</b>	<b>0</b>	<b>51</b>	<b>0</b>	
<b>MONTROSE / BRECHIN</b>					
15 Garrison Road, Montrose - Accessibility Alternations	20	0	20	0	
<b>TOTAL - MONTROSE / BRECHIN</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>0</b>	
<b>GENERAL</b>					
Miscellaneous Aids & Adaptation Programme	344	143	344	0	
<b>TOTAL - GENERAL</b>	<b>344</b>	<b>143</b>	<b>344</b>	<b>0</b>	
<b>TOTAL - AIDS AND ADAPTATIONS</b>	<b>415</b>	<b>143</b>	<b>415</b>	<b>0</b>	

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 PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
Environmental Improvements	14	0	14	0	
<b>TOTAL - GENERAL</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>0</b>	
<b>TOTAL - IMPROVEMENTS</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>0</b>	



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 PROGRAMME - HEATING INSTALLATION & REPLACEMENT

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
Heating Replacement Programme 2016 to March 2018	0	0	0	0	
Heating Replacement Programme 2018 to December 2018	1,100	0	335	765	
Electric Heating Installation Programme 2019 to 2020	0	0	465	(465)	New Project
Gas - Heating Installation Programme 2019 to 2020	0	0	300	(300)	New Project
Heating Replacement Programme 2019 to March 2022	0	0	0	0	
Heating Replacement Programme General (ESSH)	10	0	10	0	
<b>TOTAL - GENERAL</b>	<b>1,110</b>	<b>0</b>	<b>1,110</b>	<b>0</b>	
<b>TOTAL - HEATING INSTALLATION &amp; REPLACEMENT</b>	<b>1,110</b>	<b>0</b>	<b>1,110</b>	<b>0</b>	

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 PROGRAMME - WINDOW REPLACEMENTS

PROJECT / NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 31/08/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
Windows & Doors Replacement 2017/18	5	0	5	0	
General - Lump Sum	250	0	250	0	
<b>TOTAL - GENERAL</b>	255	0	255	0	
<b>TOTAL - WINDOW REPLACEMENTS</b>	255	0	255	0	

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PROGRAMME - ENERGY SAVINGS**

<b>PROJECT/NATURE OF EXPENDITURE</b>	<b>Monitoring Budget 2019/20 £000</b>	<b>Actual Spend to 30/09/2019 £000</b>	<b>Latest Estimate 19/20 £000</b>	<b>Projected (Over)/Under Spend £000</b>	<b>Explanation of Variances</b>
<b>GENERAL</b>					
Forfar, Montrose & Brechin - External Wall Insulation	22	28	28	(6)	Final Accounts & Fees
Less Grants	0	0	0	0	
Montrose - External Wall Insulation (HEEPS/ABS)	0	64	125	(125)	
Energy Saving / Upgrading Buildings (EESH)	3,159	0	3,159	0	
External Wall Insulation - Montrose & Arbroath	2	0	2	0	
Less Grants	0	0	0	0	
Loft Insulation - Panmure Street, Carnoustie	0	0	0	0	
Loft Insulation - Various Properties	0	0	0	0	
<b>TOTAL - GENERAL</b>	<b>3,183</b>	<b>92</b>	<b>3,314</b>	<b>(131)</b>	
<b>TOTAL - ENERGY SAVINGS</b>	<b>3,183</b>	<b>92</b>	<b>3,314</b>	<b>(131)</b>	

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PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>CARNOUSTIE</b>					
Lousen Park, Carnoustie - Lift Replacement	60	0	60	0	
<b>TOTAL -CARNOUSTIE</b>	<b>60</b>	<b>0</b>	<b>60</b>	<b>0</b>	
<b>FORFAR</b>					
Andrew Smith Gardens, Forfar - Lift Replacement	60	0	60	0	
<b>TOTAL - FORFAR</b>	<b>60</b>	<b>0</b>	<b>60</b>	<b>0</b>	
<b>KIRRIEMUIR</b>					
Lyell Court, Kirriemuir - Lift Replacement	60	0	60	0	
<b>TOTAL -KIRRIEMUIR</b>	<b>60</b>	<b>0</b>	<b>60</b>	<b>0</b>	
<b>MONIFIETH</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>MONTROSE</b>					
Murray Court - Store Facility	5	0	5	0	
<b>TOTAL - MONTROSE</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	
<b>FORFAR</b>					
General Improvement Works - Allowance Only (Including Boilers)	100	0	100	0	
Lift Placement Lousen Park - Fees	0	0	0	0	
Lift Replacement/Upgrade, Forfar	0	0	0	0	
Andy Stewart Court, Arbroath- Heating Controls	0	10	10	(10)	
Provision of External Storage for Mobility Scooters	50	0	50	0	
Lyell Court, Kirriemuir - Heating Controls to Flats	20	0	20	0	
Replacement Warden Call System with Door Entry	100	0	100	0	
General	50	0	50	0	
<b>TOTAL - GENERAL</b>	<b>320</b>	<b>10</b>	<b>330</b>	<b>(10)</b>	
<b>TOTAL - SHELTERED HOUSING</b>	<b>505</b>	<b>10</b>	<b>515</b>	<b>(10)</b>	

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 PROGRAMME - KITCHEN REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
Kitchen Contract Programme	0	0	0	0	
Kitchen Replacement Programme 2017 -2021	1,500	498	900	600	
<b>TOTAL - GENERAL</b>	<b>1,500</b>	<b>498</b>	<b>900</b>	<b>600</b>	
<b>TOTAL - KITCHEN REPLACEMENTS</b>	<b>1,500</b>	<b>498</b>	<b>900</b>	<b>600</b>	

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 PROGRAMME - BATHROOM REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
Bathroom Replacement Programme - Pilot Project 2016/17	10	0	10	0	
Bathroom Replacement Programme - Project 2019/23	1,340	0	1,020	320	
Bathroom Replacement Programme Provisional Allowance	0	0	0	0	
<b>TOTAL - GENERAL</b>	<b>1,350</b>	<b>0</b>	<b>1,030</b>	<b>320</b>	
<b>TOTAL - BATHROOM REPLACEMENTS</b>	<b>1,350</b>	<b>0</b>	<b>1,030</b>	<b>320</b>	

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 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Monitoring Budget 2019/20 £000	Actual Spend to 30/09/2019 £000	Latest Estimate 19/20 £000	Projected (Over)/Under Spend £000	Explanation of Variances
<b>GENERAL</b>					
Resurfacing Footpaths - Works	250	0	250	0	
Garage Improvement Programme - General	453	0	585	(132)	
Extensions to 58 Priory Crescent - Architects Fees	0	0	0	0	
Upgrading Garages - Elms Area, Arbroath	5	0	5	0	
<b>TOTAL - GENERAL</b>	<b>708</b>	<b>0</b>	<b>840</b>	<b>(132)</b>	
<b>TOTAL - MISCELLANEOUS</b>	<b>708</b>	<b>0</b>	<b>840</b>	<b>(132)</b>	