

ANGUS COUNCIL
FINANCIAL PLAN 2019-2024
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

PROGRAMME	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
NEW BUILD	54,093	9,874	6,614	7,593	4,809	7,890	8,798	8,515
SHARED EQUITY	2,724	0	0	0	2,724	0	0	0
CONVERSION	1,076	214	431	41	90	100	100	100
AIDS AND ADAPTATIONS	3,051	1,285	516	250	250	250	250	250
IMPROVEMENTS	1,000	0	0	0	250	250	250	250
HEATING INSTALLATION AND REPLACEMENT	11,856	3,681	675	2,500	2,500	2,500	0	0
WINDOW REPLACEMENTS	1,818	313	180	325	500	500	0	0
ENERGY SAVINGS / TOWARDS ZERO CARBON	29,121	2,007	2,702	4,049	3,380	2,233	6,000	8,750
SHELTERED HOUSING	1,481	26	310	395	300	250	100	100
KITCHEN REPLACEMENTS	6,252	2,190	1,400	1,100	562	500	250	250
BATHROOM REPLACEMENTS	24,558	381	1,030	3,058	2,000	1,589	1,500	15,000
MISCELLANEOUS	7,408	5,038	435	550	350	335	350	350
BALANCES ON COMPLETED PROJECTS	15,778	15,757	21	0	0	0	0	0
GRAND TOTAL	160,216	40,766	14,314	19,861	17,715	16,397	17,598	33,565
FUNDED BY:								
MAINSTREAM BORROWING			1,887	10,779	9,369	8,740	10,562	
SURVIVE AND THRIVE BORROWING			0	0	0	0	0	
CAPITAL RECEIPTS			1,475	0	0	0	0	
CAPITAL FINANCED FROM CURRENT REVENUE			8,451	8,231	7,695	7,006	6,385	
AFFORDABLE HOUSING RESERVE (GENERAL)			500	500	300	300	300	
TRANSFER FROM HRA RESERVES			2,001	351	351	351	351	
TOTAL FUNDING			14,314	19,861	17,715	16,397	17,598	

**ANGUS COUNCIL
FINANCIAL PLAN 2019-2024
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD**

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
ARBROATH									
Timmergreens, West Arbroath (136 Units) Inc Demolition (120 Units)		21,405	692	890	7,788	0	0	7,158	4,877
Scottish Government Affordable Housing Grant		(7,074)	0	(500)	(3,000)	0	0	(2,158)	(1,416)
Sub-Total	A	14,331	692	390	4,788	0	0	5,000	3,461
Demolition of Community Hut, Strathairlie	L	11	11	0	0	0	0		0
Sub-Total		11	11	0	0	0	0	0	0
Guthriehill, Smithycroft Repurchase (3 units)	L	204	204	0	0	0	0	0	0
Abbey Quarter, (40 units)	L	6,927	4,995	1,842	90	0	0	0	0
Guthrie Hill Demolition (36 units)	L	49	49	0	0	0	0	0	0
Scottish Government Affordable Housing Grant		(2,360)	(2,360)	0	0	0	0	0	0
Sub-Total		4,820	2,888	1,842	90	0	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	0
Warddykes (22 Units)		0	0	0	0	0	0	0	
Scottish Government Affordable Housing Grant		0	0	0	0	0	0	0	0
Sub-Total	B	0	0	0	0	0	0	0	0
Cliffburn (8 Units)		1,190	0	90	1,090	10	0		0
Scottish Government Affordable Housing Grant		(472)	0	0	(472)	0	0		0
Sub-Total	B	718	0	90	618	10	0	0	0
Little Cairnie, Arbroath (6 Units New Build)		972		972	0	0	0	0	0
Scottish Government Affordable Housing Grant		(342)		(342)	0	0	0	0	0
Sub-Total		630	0	630	0	0	0	0	0
Lochlands (8 Units)		1,350	0	10	0	0	0	0	1,340
Scottish Government Affordable Housing Grant		(472)	0	0	0	0	0	0	(472)
Sub-Total	B	878	0	10	0	0	0	0	868
TOTAL- ARBROATH		22,191	4,389	2,967	5,496	10	0	5,000	4,329

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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			
Scottish Government Affordable Housing Grant		(590)	(232)	(358)	0	0	0		0
Sub Total	B	1,412	209	1,153	50	0	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	0
Demolition of Inglis Court Edzell		250	0	0	250	0	0		0
Affordable Housing Inglis Court Edzell (20 Units)		3,580	5	25	1,000	1,700	850		0
Scottish Government Affordable Housing Grant		(1,180)	0	0	(1,180)	0	0		0
Sub Total	B	2,650	5	25	70	1,700	850	0	0
Affordable Housing North Brechin (16 Units) - Parkview	B	3,000	8	15	37	40	0		2,900
Scottish Government Affordable Housing Grant		(944)	0	0	0	0	0		(944)
Sub Total		2,056	8	15	37	40	0	0	1,956
TOTAL - BRECHIN		6,129	233	1,193	157	1,740	850	0	1,956
FORFAR									
Affordable Housing - Chapelpark Site (29 Units)		6,523	6,473	50	0	0	0		0
Affordable Housing - Glencova Terrace (12 Units)		1	1	0	0	0	0		0
Scottish Government Affordable Housing Grant	L	(1,661)	(1,661)	0	0	0	0		0
Affordable Housing Account		(300)	(300)	0	0	0	0		0
Sub-Total	L	4,563	4,513	50	0	0	0	0	0
Affordable Housing - Feasibility - Jubilee Park Letham (39 Units)		4,696	8	90	0	1,000	3,000	598	0
Scottish Government Affordable Housing Grant		(1,475)	0	0	0	(885)	(590)	0	0
Sub-Total	B	3,221	8	90	0	115	2,410	598	0
TOTAL - FORFAR		7,784	4,521	140	0	115	2,410	598	0

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

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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		(708)	(231)	(477)	0	0	0		0
Sub-Total	B	1,553	30	1,473	50	0	0	0	0
TOTAL - KIRRIEMUIR		1,553	30	1,473	50	0	0	0	0
MONIFIETH									
Affordable Housing - Invertay House (35 Units part shared equity)		5,780	0	0	0	500	4,280	1,000	0
Acquisition - Invertay House		370	0	0	0	370	0		0
Scottish Government Affordable Housing Grant		(1,780)	0	0	0	0	(1,780)		0
Sub-Total	B	4,370	0	0	0	870	2,500	1,000	0
TOTAL - MONIFIETH		4,370	0	0	0	870	2,500	1,000	0
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	0
TOTAL - MONTROSE		1,310	11	95	1,160	44	0	0	0
OPEN MARKET ACQUISITION SCHEME (OMAS)									
Purchase of Houses to support Affordable Housing Programme General 18	L	795	633	162	0	0	0		0
Scottish Government Affordable Housing Grant		(251)	(205)	(46)	0	0	0		0
Purchase of Houses to support Affordable Housing Programme General 19	L	520	0	520	0	0	0	0	0
Scottish Government Affordable Housing Grant		0	0	0					
Purchase of Houses to support Affordable Housing Programme General	L	5,400	0	400	1,000	1,000	1,000	1,000	1,000
Scottish Government Affordable Housing Grant		(1,800)	0	(300)	(300)	(300)	(300)	(300)	(300)
Sub-Total		4,664	428	736	700	700	700	700	700
TOTAL - OPEN MARKET		4,664	428	736	700	700	700	700	700

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 PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Feasibility Studies	A	260	130	10	30	30	30		30
Sub-Total	A	260	130	10	30	30	30	0	30
General Affordable Housing, Land Acquisition and Strategic Housing	B	5,938	238	0	0	1,300	1,400	1,500	1,500
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		5,832	132	0	0	1,300	1,400	1,500	1,500
TOTAL - GENERAL		6,092	262	10	30	1,330	1,430	1,500	1,530
TOTAL - NEW BUILD		54,093	9,874	6,614	7,593	4,809	7,890	8,798	8,515

ANGUS COUNCIL
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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - SHARED EQUITY

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actuals to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Later Years £000
MONIFIETH									
The Grange Monifieth - Shared Equity		2,950 (226)	0	0	0	2,950 (226)	0	0	0
TOTAL - MONIFIETH		2,724	0	0	0	2,724	0	0	0
TOTAL - SHARED EQUITY		2,724	0	0	0	2,724	0	0	0

ANGUS COUNCIL
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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
FORFAR									
Conversion 10-18a Bell Place, Forfar	L	485	128	347	10	0	0	0	0
Conversion - 5 bed Jeanfield/Kemsley	L	86	82	4	0	0	0	0	0
Ext - 31 Jeanfield Road, Forfar	B	103	3	80	20	0	0	0	0
Conversion, Rowan Court, Montrose	B	1	1	0	0	0	0	0	0
TOTAL FORFAR		675	214	431	30	0	0	0	0
TOTAL - CONVERSION		1,076	214	431	41	90	100	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 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
ARBROATH / CARNOUSTIE / MONIFIETH									
58 Priory Crescent, Arbroath- Extension	L	90	0	90	0	0	0	0	0
3 Tyndall Crescent, Monifieth - Adaptation & Extension		83	82	1	0	0	0	0	0
TOTAL - ARBROATH / CARNOUSTIE / MONIFIETH	L	173	82	91	0	0	0	0	0
MONTROSE / BRECHIN									
15 Garrison Road, Montrose - Accessibility Alternations	B	1	0	1	0	0	0	0	0
TOTAL - MONTROSE / BRECHIN		1	0	1	0	0	0	0	0
GENERAL									
Miscellaneous Aids & Adaptation Programme	L	2,877	1,203	424	250	250	250	250	250
TOTAL - GENERAL		2,877	1,203	424	250	250	250	250	250
TOTAL - AIDS AND ADAPTATIONS		3,051	1,285	516	250	250	250	250	250

ANGUS COUNCIL
 FINANCIAL PLAN 2019-2024
 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Environmental Improvements	B	1,000	0	0	0	250	250	250	250
TOTAL - GENERAL		1,000	0	0	0	250	250	250	250
TOTAL - IMPROVEMENTS		1,000	0	0	0	250	250	250	250

ANGUS COUNCIL
 FINANCIAL PLAN 2019-2024
 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - HEATING INSTALLATION & REPLACEMENT

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Heating Replacement Programme 2016 to March 2018	L	3,418	3,418	0	0	0	0	0	0
Heating Replacement Programme 2018 to December 2018	L	713	263	450	0	0	0	0	0
Electric Heating Installation Programme 2019 to 2020	L	418	0	165	253	0	0	0	0
Gas - Heating Installation Programme 2019 to 2020	L	370	0	50	320	0	0	0	0
Heating Replacement Programme 2019 to March 2022	B	2,400	0	0	1,000	1,000	400	0	0
Heating Replacement Programme General (ESSH)	B	4,537	0	10	927	1,500	2,100	0	0
TOTAL - GENERAL		11,856	3,681	675	2,500	2,500	2,500	0	0
TOTAL - HEATING INSTALLATION & REPLACEMENT		11,856	3,681	675	2,500	2,500	2,500	0	0

IGUS COUNCIL
FINANCIAL PLAN 2019-2024
USING CAPITAL EXPENDITURE
PROGRAMME - WINDOW REPLACEMENTS

PROJECT / NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Windows & Doors Replacement 2017/18	L	318	313	5	0	0	0	0	0
General - Lump Sum	B	1,500	0	175	325	500	500	0	0
TOTAL - GENERAL		1,818	313	180	325	500	500	0	0
TOTAL - WINDOW REPLACEMENTS		1,818	313	180	325	500	500	0	0

**ANGUS COUNCIL
FINANCIAL PLAN 2019-2024
HOUSING CAPITAL EXPENDITURE
PROGRAMME - ENERGY SAVINGS**

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Forfar, Montrose & Brechin - External Wall Insulation	L	1,064	1,036	28	0	0	0	0	0
Less Grants	L	(46)	(46)	0	0	0	0	0	0
Montrose - External Wall Insulation (HEEPS/ABS)	L	204	34	170	0	0	0	0	0
Energy Saving / Upgrading Buildings (ESSH)	B	11,930	16	2,500	4,049	3,380	1,985	0	0
External Wall Insulation - Montrose & Arbroath	L	780	778	2	0	0	0	0	0
Less Grants	L	(43)	(43)	0	0	0	0	0	0
Loft Insulation - Panmure Street, Carnoustie	L	27	25	2	0	0	0	0	0
Loft Insulation - Various Properties	L	455	207	0	0	0	248	0	0
Reaching zero carbon	L	14,750	0	0	0	0	0	6,000	8,750
TOTAL - GENERAL		29,121	2,007	2,702	4,049	3,380	2,233	6,000	8,750
TOTAL - ENERGY SAVINGS		29,121	2,007	2,702	4,049	3,380	2,233	6,000	8,750

**ANGUS COUNCIL
FINANCIAL PLAN 2019-2024
HOUSING CAPITAL EXPENDITURE
PROGRAMME - SHELTERED HOUSING**

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
CARNOUSTIE									
Lousen Park, Carnoustie - Lift Replacement	B	100	0	60	40	0	0	0	0
TOTAL -CARNOUSTIE		100	0	60	40	0	0	0	0
FORFAR									
Andrew Smith Gardens, Forfar - Lift Replacement	B	100	0	60	40	0	0	0	0
TOTAL - FORFAR		100	0	60	40	0	0	0	0
KIRRIEMUIR									
Lyell Court, Kirriemuir - Lift Replacement	B	100	0	60	40	0	0	0	0
TOTAL -KIRRIEMUIR		100	0	60	40	0	0	0	0
MONTROSE									
Murray Court - Store Facility	B	5	0	5	0	0	0	0	0
TOTAL - MONTROSE		5	0	5	0	0	0	0	0
FORFAR									
General Improvement Works - Allowance Only (Including Boilers)	B	100	0	0	50	50	0	0	0
Andy Stewart Court, Arbroath- Heating Controls	L	20	10	10	0	0	0	0	0
Andy Stewart Court, Arbroath- Heating Controls	B	79	4	25	50	0	0	0	0
Lyell Court, Kirriemuir - Heating Controls to Flats	L	15	0	15	0	0	0	0	0
Replacement Warden Call System with Door Entry	B	501	1	50	150	150	150	0	0
General	B	458	8	25	25	100	100	100	100
TOTAL - GENERAL		1,176	26	125	275	300	250	100	100
TOTAL - SHELTERED HOUSING		1,481	26	310	395	300	250	100	100

ANGUS COUNCIL
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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - KITCHEN REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Kitchen Replacement Programme 2017 -2021	L	4,752	2,190	1,400	1,100	62	0	0	0
TOTAL - GENERAL		6,252	2,190	1,400	1,100	562	500	250	250
TOTAL - KITCHEN REPLACEMENTS		6,252	2,190	1,400	1,100	562	500	250	250

ANGUS COUNCIL
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 PROGRAMME - BATHROOM REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Bathroom Replacement Programme - Pilot Project 2016/17	L	364	354	10	0	0	0	0	0
Bathroom Replacement Programme - Project 2019/23	A	5,194	27	1,020	3,058	1,000	89	0	0
TOTAL - GENERAL		24,558	381	1,030	3,058	2,000	1,589	1,500	15,000
TOTAL - BATHROOM REPLACEMENTS		24,558	381	1,030	3,058	2,000	1,589	1,500	15,000

ANGUS COUNCIL
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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2019 £000	Outturn 2019/20 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL									
Resurfacing Footpaths - Works	L	6,242	4,757	250	250	250	235	250	250
Garage Improvement Programme - General	B	885	5	180	300	100	100	100	100
Upgrading Garages - Elms Area, Arbroath	L	277	272	5	0	0	0	0	0
TOTAL - GENERAL		7,408	5,038	435	550	350	335	350	350
TOTAL - MISCELLANEOUS		7,408	5,038	435	550	350	335	350	350