

ANGUS COUNCIL
CAPITAL PLAN 2020-24
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

PROGRAMME	Estimated Total Cost £000	Actual to 31/03/2020 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
NEW BUILD	56,872	16,459	4,249	8,557	10,244	8,848	8,515
SHARED EQUITY	2,724	0	0	2,724	0	0	0
CONVERSION	1,247	547	310	90	100	100	100
AIDS AND ADAPTATIONS	3,032	1,782	250	250	250	250	250
IMPROVEMENTS	800	0	0	200	200	200	200
HEATING INSTALLATION AND REPLACEMENT	12,081	4,193	1,653	2,135	2,000	2,100	0
WINDOW REPLACEMENTS	1,789	454	525	410	400	0	0
ENERGY SAVINGS / TOWARDS ZERO CARBON	28,476	3,226	4,000	3,000	3,000	6,500	8,750
SHELTERED HOUSING	888	113	369	256	150	0	0
KITCHEN REPLACEMENTS	6,013	3,851	782	630	250	250	250
BATHROOM REPLACEMENTS	25,277	1,180	950	1,500	1,947	2,700	17,000
MISCELLANEOUS	8,630	5,390	855	850	835	350	350
BALANCES ON COMPLETED PROJECTS	15,898	15,898	0	0	0	0	0
GRAND TOTAL (Including COVID figure below)	163,727	53,093	13,943	20,602	19,376	21,298	35,415
COVID Grand Total (included above)	0	0	2,665	0	0	0	0
FUNDED BY:							
MAINSTREAM BORROWING			4,861	12,256	11,719	14,262	
SURVIVE AND THRIVE BORROWING			0	0	0	0	
CAPITAL RECEIPTS			0	0	0	0	
CAPITAL FINANCED FROM CURRENT REVENUE			8,231	7,695	7,006	6,385	
AFFORDABLE HOUSING RESERVE (GENERAL)			500	300	300	300	
TRANSFER FROM HRA RESERVES			351	351	351	351	
TOTAL FUNDING			13,943	20,602	19,376	21,298	
Gross Capital Expenditure	187,752	61,551	17,909	23,943	22,046	23,756	38,547
Project Specific Funding:							
Affordable Housing Grant (Specific Grant from Scottish Government)	(23,710)	(8,369)	(3,966)	(3,115)	(2,670)	(2,458)	(3,132)
Affordable Housing Account	(226)	0	0	(226)	0	0	0
Scottish Government Energy Grant	(89)	(89)	0	0	0	0	0
Net Capital Expenditure	163,727	53,093	13,943	20,602	19,376	21,298	35,415

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PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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)		13,074	1,039	0	0	0	7,158	4,877
Muirton		2,597	0	1,955	598	44	0	0
Emislaw		5,850	0	850	3,000	2,000	0	0
Additonal COVID costs (projection)		495	0	495	0	0	0	0
Scottish Government Affordable Housing Grant		(6,742)	(168)	(1,500)	(1,500)	0	(2,158)	(1,416)
Sub-Total	A	15,274	871	1,800	2,098	2,044	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
Guthriehill, Smithycroft Repurchase (3 units)		204	204	0	0	0	0	0
Abbey Quarter, (40 units)		7,093	6,765	298	30	0	0	0
Guthrie Hill Demolition (36 units)		49	49	0	0	0	0	0
Additonal COVID costs (projection)		53	0	53	0	0	0	0
Scottish Government Affordable Housing Grant		(2,360)	(2,360)	0	0	0	0	0
Sub-Total	L	5,038	4,658	350	30	0	0	0
Noran Avenue (4 units: new build/conversion)		1,034	1,034	0	0	0	0	0
Scottish Government Affordable Housing Grant		(236)	(236)	0	0	0	0	0
Sub-Total	L	798	798	0	0	0	0	0
Cliffburn (14 Units)		1,913	48	935	900	30	0	0
Additonal COVID costs (projection)		165	0	165	0	0	0	0
Scottish Government Affordable Housing Grant		(826)	0	(826)	0	0	0	0
Sub-Total	L	1,252	48	274	900	30	0	0
Little Cairnie (New Build Purchase)		1,516	1,516	0	0	0	0	0
Scottish Government Affordable Housing Grant		(456)	(456)	0	0	0	0	0
	L	1,060	1,060	0	0	0	0	0
Lochlands (8 Units)		1,340	0	0	0	0	0	1,340
Scottish Government Affordable Housing Grant		(472)	0	0	0	0	0	(472)
Sub-Total	B	868	0	0	0	0	0	868
TOTAL- ARBROATH		24,301	7,446	2,424	3,028	2,074	5,000	4,329
BRECHIN								
Acquisition of Damacre Centre	L	151	151	0	0	0		0
Affordable Housing - Damacre (10 Units)		2,244	1,724	491	29	0	0	0
Additonal COVID costs (projection)		87	0	87	0	0	0	0
Scottish Government Affordable Housing Grant		(590)	(590)	0	0	0	0	0
Sub Total	B	1,892	1,285	578	29	0	0	0
Acquisition/Demolition - 79-81 High St		11	11	0	0	0	0	0

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Affordable Housing - 79-81 High St	B	0	0	0	0	0	0	0
Scottish Government Affordable Housing Grant		0	0	0	0	0	0	0
Sub Total		11	11	0	0	0	0	0
Demolition of Inglis Court Edzell	B	213	0	213	0	0	0	0
Affordable Housing Inglis Court Edzell (20 Units)		3,499	24	425	1,900	1,100	50	0
Additonal COVID costs (projection)		113	0	113	0	0	0	0
Scottish Government Affordable Housing Grant		(1,180)	0	(750)	(430)	0	0	0
Sub Total		2,644	24	0	1,470	1,100	50	0
Affordable Housing North Brechin (16 Units) - Parkview		3,001	24	37	40	0	0	2,900
Scottish Government Affordable Housing Grant	B	(944)	0	0	0	0	0	(944)
Sub Total		2,057	24	37	40	0	0	1,956
TOTAL - BRECHIN		6,604	1,344	615	1,539	1,100	50	1,956
FORFAR								
Affordable Housing - Chapelpark Site (29 Units)	L	6,515	6,515	0	0	0	0	0
Affordable Housing - Glencova Terrace (12 Units)		3	3	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		4,557	4,557	0	0	0	0	0
Affordable Housing - Feasibility - Jubilee Park Letham (39 Units)		4,632	34	0	1,000	3,000	598	0
Scottish Government Affordable Housing Grant	B	(1,475)	0	0	(885)	(590)	0	0
Sub-Total		3,157	34	0	115	2,410	598	0
TOTAL - FORFAR		7,714	4,591	0	115	2,410	598	0
KIRRIEMUIR								
Affordable Housing - Newtyle (12 Units)	B	2,265	2,027	213	25	0	0	0
Acquisition - Newtyle Site (Housing Allowance)		168	168	0	0	0	0	0
Additonal COVID costs (projection)		38	0	38	0	0	0	0
Scottish Government Affordable Housing Grant		(708)	(708)	0	0	0	0	0
Sub-Total		1,762	1,487	250	25	0	0	0
TOTAL - KIRRIEMUIR		1,762	1,487	250	25	0	0	0
MONIFIETH								
Affordable Housing - Invertay House (35 Units part shared equity)	B	5,780	0	0	500	4,280	1,000	0
Acquisition - Invertay House		370	0	0	370	0	0	0
Scottish Government Affordable Housing Grant		(1,780)	0	0	0	(1,780)	0	0
Sub-Total		4,370	0	0	870	2,500	1,000	0
TOTAL - MONIFIETH		4,370	0	0	870	2,500	1,000	0

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MONTROSE								
Affordable Housing - Coronation AVE (10 Units)		1,743	83	680	950	30	0	0
Additonal COVID costs (projection)		120	0	120	0	0	0	0
Scottish Government Affordable Housing Grant		(590)	0	(590)	0	0	0	0
Sub-Total	B	1,273	83	210	950	30	0	0
TOTAL - MONTROSE		1,273	83	210	950	30	0	0
OPEN MARKET ACQUISITION SCHEME (OMAS)								
Purchase of Houses to support Affordable Housing Programme General 18/1	L	801	801	0	0	0	0	0
Scottish Government Affordable Housing Grant		(251)	(251)	0	0	0	0	0
Purchase of Houses to support Affordable Housing Programme General 19/2	L	812	792	20	0	0	0	0
Scottish Government Affordable Housing Grant		(242)	(242)	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	B	4,620	1,100	720	700	700	700	700
TOTAL - OPEN MARKET		4,620	1,100	720	700	700	700	700
Buy Back Scheme Houses								
Purchases Houses	B	222	222	0	0	0	0	0
Scottish Government Affordable Housing Grant		(80)	(80)	0	0	0	0	0
Sub-Total		142	142	0	0	0	0	0
GENERAL								
Feasibility Studies								
Sub-Total	A	254	134	30	30	30	0	30
General Affordable Housing, Land Acquisition and Strategic Housing	B	5,938	238	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		(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	1,300	1,400	1,500	1,500
TOTAL - GENERAL		6,086	266	30	1,330	1,430	1,500	1,530
Additonal COVID costs (projection) page total		1,234	0	1,234	0	0	0	0
TOTAL - NEW BUILD		56,872	16,459	4,249	8,557	10,244	8,848	8,515

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PROGRAMME - SHARED EQUITY

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
MONIFIETH The Grange Monifieth - Shared Equity Affordable Housing Account TOTAL - MONIFIETH	L	2,950	0	0	2,950	0	0	0
		(226)	0	0	(226)	0	0	0
		2,724	0	0	2,724	0	0	0
TOTAL - SHARED EQUITY		2,724	0	0	2,724	0	0	0

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PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	504	494	10	0	0	0	0
Ext - 31 Jeanfield Road, Forfar	B	95	52	43	0	0	0	0
Additonal COVID costs (projection)	B	8	0	8	0	0	0	0
Conversion, Rowan Court, Montrose	B	1	1	0	0	0	0	0
TOTAL FORFAR		607	547	60	0	0	0	0
GENERAL								
Conversions General	B	603	0	213	90	100	100	100
Additonal COVID costs (projection)	B	38	0	38	0	0	0	0
TOTAL GENERAL		640	0	250	90	100	100	100
Additonal COVID costs (projection) page total		45	0	45	0	0	0	0
TOTAL - CONVERSION		1,247	547	310	90	100	100	100

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PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	57	57	0	0	0	0	0
3 Tyndall Crescent, Monifieth - Adaptation & Extension	L	83	83	0	0	0	0	0
TOTAL - ARBROATH / CARNOUSTIE / MONIFIETH		140	140	0	0	0	0	0
GENERAL								
Miscellaneous Aids & Adaptation Programme	L	2,855	1,642	213	250	250	250	250
Additional COVID costs (projection)	L	38	0	38	0	0	0	0
TOTAL - GENERAL		2,892	1,642	250	250	250	250	250
Additonal COVID costs (projection) page total		38	0	38	0	0	0	0
TOTAL - AIDS AND ADAPTATIONS		3,032	1,782	250	250	250	250	250

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PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL Environmental Improvements TOTAL - GENERAL	B	800	0	0	200	200	200	200
		800	0	0	200	200	200	200
TOTAL - IMPROVEMENTS		800	0	0	200	200	200	200

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PROGRAMME - HEATING INSTALLATION & REPLACEMENT

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	3,419	3,419	0	0	0	0	0
Heating Replacement Programme 2018 to December 2018	L	704	704	0	0	0	0	0
Electric Heating Installation Programme 2019 to 2020	L	383	70	298	15	0	0	0
Additonal COVID costs (projection)	L	53	0	53	0	0	0	0
Gas - Heating Installation Programme 2019 to 2020	L	471	0	451	20	0	0	0
Additonal COVID costs (projection)	L	80	0	80	0	0	0	0
Heating Replacement Programme 2019 to March 2022	B	2,355	0	255	1,100	1,000	0	0
Additonal COVID costs (projection)	B	45	0	45	0	0	0	0
Heating Replacement Programme General (EESSEH)	B	4,502	0	402	1,000	1,000	2,100	0
Additonal COVID costs (projection)	B	71	0	71	0	0	0	0
TOTAL - GENERAL		12,081	4,193	1,653	2,135	2,000	2,100	0
Additonal COVID costs (projection) page total		248	0	248	0	0	0	0
TOTAL - HEATING INSTALLATION & REPLACEMENT		12,081	4,193	1,653	2,135	2,000	2,100	0

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PROGRAMME - WINDOW REPLACEMENTS

PROJECT / NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	306	306	0	0	0	0	0
Priory Crescent, Arbroath	L	328	148	170	10	0	0	0
Additonal COVID costs (projection)	L	30	0	30	0	0	0	0
General - Lump Sum	B	1,076	0	276	400	400	0	0
Additonal COVID costs (projection)	B	49	0	49	0	0	0	0
TOTAL - GENERAL		1,789	454	525	410	400	0	0
Additonal COVID costs (projection) page total		79	0	79	0	0	0	0
TOTAL - WINDOW REPLACEMENTS		1,789	454	525	410	400	0	0

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PROGRAMME - ENERGY SAVINGS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	1,061	1,061	0	0	0	0	0
Less Grants	L	(46)	(46)	0	0	0	0	0
Montrose - External Wall Insulation (HEEPS/ABS)	L	226	226	0	0	0	0	0
Energy Saving / Upgrading Buildings (EESH)	B	11,423	1,023	3,400	3,000	3,000	1,000	0
Additional COVID costs (projection)	B	600	0	600	0	0	0	0
External Wall Insulation - Montrose & Arbroath	L	763	763	0	0	0	0	0
Less Grants	L	(43)	(43)	0	0	0	0	0
Loft Insulation - Panmure Street, Carnoustie	L	35	35	0	0	0	0	0
Loft Insulation - Various Properties	L	207	207	0	0	0	0	0
Reaching zero carbon	L	14,250	0	0	0		5,500	8,750
TOTAL - GENERAL		28,476	3,226	4,000	3,000	3,000	6,500	8,750
Additional COVID costs (projection) page total		600	0	600	0	0	0	0
TOTAL - ENERGY SAVINGS		28,476	3,226	4,000	3,000	3,000	6,500	8,750

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PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	67	20	45	2	0	0	0
TOTAL - CARNOUSTIE		67	20	45	2	0	0	0
FORFAR								
Andrew Smith Gardens, Forfar - Lift Replacement	B	67	20	45	2	0	0	0
TOTAL - FORFAR		67	20	45	2	0	0	0
KIRRIEMUIR								
Lyell Court, Kirriemuir - Lift Replacement	B	68	21	45	2	0	0	0
TOTAL - KIRRIEMUIR		68	21	45	2	0	0	0
FORFAR								
General Improvement Works - Allowance Only (Including Boilers)	B	100	0	50	50	0	0	0
Lift Replacement/Upgrade, Forfar	B	23	23	0	0	0	0	0
Andy Stewart Court, Arbroath- Heating Controls	L	21	21	0	0	0	0	0
Andy Stewart Court, Arbroath- Heating Controls	B	55	5	50	0	0	0	0
Lyell Court, Kirriemuir - Heating Controls to Flats	L	0	0	0	0	0	0	0
Replacement Warden Call System with Door Entry	B	453	3	100	200	150	0	0
Additional COVID costs (projection)	B	34	0	34	0	0	0	0
TOTAL - GENERAL		686	52	234	250	150	0	0
Additonal COVID costs (projection) page total		34	0	34	0	0	0	0
TOTAL - SHELTERED HOUSING		888	113	369	256	150	0	0

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PROGRAMME - KITCHEN REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £000	Estimate 2020/21 £000	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Later Years £000
GENERAL								
Kitchen Contract Programme	B	1,000	0	0	250	250	250	250
Kitchen Replacement Programme 2017 -2021	L	4,896	3,851	665	380	0	0	0
Additonal COVID costs (projection)	L	117	0	117	0	0	0	0
TOTAL - GENERAL		6,013	3,851	782	630	250	250	250
Additonal COVID costs (projection) page total		117	0	117	0	0	0	0
TOTAL - KITCHEN REPLACEMENTS		6,013	3,851	782	630	250	250	250

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PROGRAMME - BATHROOM REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	356	356	0	0	0	0	0
Bathroom Replacement Programme - Project 2019/23	A	5,779	824	808	1,500	1,947	700	0
Additonal COVID costs (projection)	A	143	0	143	0	0	0	0
Bathroom Replacement Programme Provisional Allowance	A	19,000	0	0	0	0	2,000	17,000
TOTAL - GENERAL		25,277	1,180	950	1,500	1,947	2,700	17,000
Additonal COVID costs (projection) page total		143	0	143	0	0	0	0
TOTAL - BATHROOM REPLACEMENTS		25,277	1,180	950	1,500	1,947	2,700	17,000

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PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/2020 £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	6,154	4,956	213	250	235	250	250
Additonal COVID costs (projection)	L	38	0	38	0	0	0	0
Garage Improvement Programme - General	B	669	180	89	100	100	100	100
Additonal COVID costs (projection)	B	16	0	16	0	0	0	0
LD2 smoke alarm upgrade	L	1,425	0	425	500	500	0	0
Additonal COVID costs (projection)	L	75	0	75	0	0	0	0
Upgrading Garages - Elms Area, Arbroath	L	254	254	0	0	0	0	0
TOTAL - GENERAL		8,630	5,390	855	850	835	350	350
Additonal COVID costs (projection) page total		128	0	128	0	0	0	0
TOTAL - MISCELLANEOUS		8,630	5,390	855	850	835	350	350