

ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
GRAND SUMMARY

APPENDIX 1

PROGRAMME	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
NEW BUILD	41,579	12,539	7,047	6,044	7,178	(131)
SHARED EQUITY	538	1	533	654	1,058	(525)
CONVERSION	1,838	616	260	148	187	73
AIDS AND ADAPTATIONS	3,491	1,883	340	290	353	(13)
IMPROVEMENTS	7,840	5,599	603	8	528	75
HEATING INSTALLATION AND REPLACEMENT	1,745	555	1,233	125	557	676
WINDOW REPLACEMENTS	1,098	251	520	69	340	180
ENERGY SAVINGS / TOWARDS ZERO CARBON	11,819	3,319	4,000	5,619	7,500	(3,500)
SHELTERED HOUSING	632	157	289	40	280	9
KITCHEN REPLACEMENTS	5,366	4,536	800	511	800	0
BATHROOM REPLACEMENTS	4,375	2,048	1,200	882	1,200	0
MISCELLANEOUS	2,035	35	750	875	1,000	(250)
BALANCES ON COMPLETED PROJECTS	23	0	0	23	23	(23)
<b>GRAND TOTAL</b>	<b>82,379</b>	<b>31,539</b>	<b>17,575</b>	<b>15,288</b>	<b>21,004</b>	<b>(3,429)</b>
<b>FUNDED BY:</b>						
MAINSTREAM BORROWING			7,764	0	11,193	(3,429)
CAPITAL RECEIPTS			188	0	188	0
CAPITAL FINANCED FROM CURRENT REVENUE			7,714	0	7,714	0
AFFORDABLE HOUSING RESERVE (GENERAL)			300	0	300	0
TRANSFER FROM HRA RESERVES			1,609	0	1,609	0
<b>TOTAL FUNDING</b>			<b>17,575</b>	<b>0</b>	<b>21,004</b>	<b>(3,429)</b>
<b>Gross Capital Expenditure</b>	<b>107,324</b>	<b>39,816</b>	<b>22,104</b>	<b>18,046</b>	<b>25,563</b>	<b>(3,459)</b>
<b>Project Specific Funding:</b>						
Affordable Housing Grant (Specific Grant from Scottish Government)	(19,722)	(8,199)	(1,876)	(305)	(1,718)	(158)
Scottish Government Specific Capital Grant	(83)	0	(83)	0	(10)	(73)
Shared Equity Receipts	(5,062)	0	(2,570)	(2,453)	(2,831)	261
Scottish Government Energy Grant	(78)	(78)	0	0	0	0
<b>Net Capital Expenditure</b>	<b>82,379</b>	<b>31,539</b>	<b>17,575</b>	<b>15,288</b>	<b>21,004</b>	<b>(3,429)</b>

ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>ARBROATH</b>							
Timmergreens, West Arbroath (136 Units) Inc Demolition (120 Units)	L	13,841	1,090	0	0	0	0
Muirton	L	3,078	2,584	450	446	450	0
Emislaw	L	6,313	2,060	4,166	3,650	4,166	0
Fraser Path Timmergreens (27 units)	L	300	53	205	7	242	(37)
Newton Cres Timmergreens (45 units)	L	387	0	200	2	5	195
Scottish Government Affordable Housing Grant		(7,316)	(3,068)	(1,500)	0	(250)	(1,250)
Sub-Total		<b>16,603</b>	<b>2,719</b>	<b>3,521</b>	<b>4,105</b>	<b>4,613</b>	<b>(1,092)</b>
Guthriehill, Smithycroft Repurchase (3 units)	L	204	204	0	0	0	0
Abbey Quarter, (40 units)	L	7,455	7,422	33	0	33	0
Guthrie Hill Demolition (36 units)	L	49	49	0	0	0	0
Scottish Government Affordable Housing Grant		(2,360)	(2,360)	0	0	0	0
Sub-Total		<b>5,348</b>	<b>5,315</b>	<b>33</b>	<b>0</b>	<b>33</b>	<b>0</b>
Cliffburn (14 Units)	L	1,755	625	1,100	1,073	1,100	0
Scottish Government Affordable Housing Grant		(826)	(521)	(76)	(305)	(305)	229
Sub-Total		<b>929</b>	<b>104</b>	<b>1,024</b>	<b>768</b>	<b>795</b>	<b>229</b>
Affordable Housing North Arbroath (44 units)	B	8,224	0	20	24	224	(204)
Scottish Government Affordable Housing Grant		(2,596)	0	0	0	(200)	200
Sub-Total		<b>5,628</b>	<b>0</b>	<b>20</b>	<b>24</b>	<b>24</b>	<b>(4)</b>
<b>TOTAL - ARBROATH</b>		<b>28,508</b>	<b>8,138</b>	<b>4,598</b>	<b>4,897</b>	<b>5,465</b>	<b>(867)</b>
<b>BRECHIN</b>							
Acquisition of Damacre Centre	L	151	151	0	0	0	0
Affordable Housing - Damacre (10 Units)	L	2,279	2,252	27	0	27	0
Scottish Government Affordable Housing Grant		(590)	(590)	0	0	0	0
Sub Total		<b>1,840</b>	<b>1,813</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>0</b>
Demolition of Inglis Court Edzell	A	173	28	112	54	145	(33)
Scottish Government Affordable Housing Grant		(140)	0	0	0	(140)	140
Sub Total		<b>33</b>	<b>28</b>	<b>112</b>	<b>54</b>	<b>5</b>	<b>107</b>
<b>TOTAL - BRECHIN</b>		<b>1,873</b>	<b>1,841</b>	<b>139</b>	<b>54</b>	<b>32</b>	<b>107</b>

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PROGRAMME - NEW BUILD

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<b>FORFAR</b>							
Affordable Housing - Jubilee Park Letham (38 Units)	B	6,145	302	100	22	100	0
Scottish Government Affordable Housing Grant		(2,242)	(241)	0	0	0	0
Sub-Total		<b>3,903</b>	<b>61</b>	<b>100</b>	<b>22</b>	<b>100</b>	<b>0</b>
<b>TOTAL - FORFAR</b>		<b>3,903</b>	<b>61</b>	<b>100</b>	<b>22</b>	<b>100</b>	<b>0</b>
<b>KIRRIEMUIR AND DEAN</b>							
Affordable Housing - Newtyle (12 Units)	L	2,561	2,541	20	0	20	0
Scottish Government Affordable Housing Grant		(708)	(708)	0	0	0	0
Sub-Total		<b>1,853</b>	<b>1,833</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>0</b>
<b>TOTAL - KIRRIEMUIR AND DEAN</b>		<b>1,853</b>	<b>1,833</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>0</b>
<b>MONIFIETH AND SIDLAW</b>							
Affordable Housing - Invertay House (20 Units)	B	3,811	211	200	0	0	200
Scottish Government Affordable Housing Grant		(1,180)	(211)	0	0	0	0
Affordable Housing - Invertay House (15 Units shared equity)	B	2,859	159	0	0	0	0
Scottish Government Affordable Housing Grant (Shared Equity)		(600)	(159)	0	0	0	0
Shared Equity Receipts		(1,710)	0	0	0	0	0
Sub-Total		<b>3,180</b>	<b>0</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>200</b>
<b>TOTAL - MONIFIETH AND SIDLAW</b>		<b>3,180</b>	<b>0</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>200</b>
<b>MONTROSE</b>							
Affordable Housing - Coronation Way (10 Units)	L	1,428	523	870	799	870	0
Scottish Government Affordable Housing Grant		(590)	(341)	0	0	(249)	249
Sub-Total		<b>838</b>	<b>182</b>	<b>870</b>	<b>799</b>	<b>621</b>	<b>249</b>
<b>TOTAL - MONTROSE</b>		<b>838</b>	<b>182</b>	<b>870</b>	<b>799</b>	<b>621</b>	<b>249</b>
<b>OPEN MARKET ACQUISITION SCHEME (OMAS)</b>							
Purchase of Houses to support Affordable Housing Programme 21/22	L	1,000	0	1,000	207	1,000	0
Scottish Government Affordable Housing Grant		(125)	0	(300)	0	(125)	(175)
Sub-Total		<b>875</b>	<b>0</b>	<b>700</b>	<b>207</b>	<b>875</b>	<b>(175)</b>
<b>TOTAL - OPEN MARKET</b>		<b>875</b>	<b>0</b>	<b>700</b>	<b>207</b>	<b>875</b>	<b>(175)</b>
<b>BUY BACK SCHEMES HOUSES</b>	B	<b>177</b>	<b>112</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>(65)</b>
<b>GENERAL</b>							
<b>Feasibility Studies</b>	A	134	134	20	0	0	20
Sub-Total		<b>134</b>	<b>134</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>20</b>
Gen Affordable Housing, Land Acquisition & Strategic Housing Enablement	B	238	238	400	0	0	400
Sub-Total		<b>238</b>	<b>238</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>400</b>
<b>TOTAL - GENERAL</b>		<b>372</b>	<b>372</b>	<b>420</b>	<b>0</b>	<b>0</b>	<b>420</b>
<b>TOTAL - NEW BUILD</b>		<b>41,579</b>	<b>12,539</b>	<b>7,047</b>	<b>6,044</b>	<b>7,178</b>	<b>(131)</b>

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ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - SHARED EQUITY

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>MONIFIETH AND SIDLAW</b>							
The Grange Monifieth - Shared Equity (22 Units)	L	3,108	1	3,103	3,107	3,107	(4)
Shared Equity Receipts		(2,570)	0	(2,570)	(2,453)	(2,570)	0
<b>TOTAL - MONIFIETH AND SIDLAW</b>		<b>538</b>	<b>1</b>	<b>533</b>	<b>654</b>	<b>537</b>	<b>(4)</b>
<b>MONTROSE</b>							
Sunnyside - Shared Equity	L	1,231	0	0	0	1,231	(1,231)
Shared Equity Receipts		(782)	0	0	0	(261)	261
Scottish Government Affordable Housing Grant		(449)	0	0	0	(449)	449
<b>TOTAL - MONTROSE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>521</b>	<b>(521)</b>
<b>TOTAL - SHARED EQUITY</b>		<b>538</b>	<b>1</b>	<b>533</b>	<b>654</b>	<b>1,058</b>	<b>(525)</b>

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ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>FORFAR</b>							
Conversion 10-18a Bell Place, Forfar	L	502	495	1	7	7	(6)
Ext - 31 Jeanfield Road, Forfar	L	119	118	1	0	1	0
Craig O Loch, Forfar	L	106	2	93	88	99	(6)
<b>TOTAL FORFAR</b>		<b>727</b>	<b>615</b>	<b>95</b>	<b>95</b>	<b>107</b>	<b>(12)</b>
<b>KIRRIEMUIR AND DEAN</b>							
Conversion of 70-72 Knowhead Cres Kirriemuir	L	76	1	70	53	70	0
<b>TOTAL KIRRIEMUIR AND DEAN</b>		<b>76</b>	<b>1</b>	<b>70</b>	<b>53</b>	<b>70</b>	<b>0</b>
<b>GENERAL</b>							
Conversions General	B	1,595	0	95	0	10	85
Scottish Government Affordable Housing Grant		(560)	0	0	0	0	0
<b>TOTAL GENERAL</b>		<b>1,035</b>	<b>0</b>	<b>95</b>	<b>0</b>	<b>10</b>	<b>85</b>
<b>TOTAL - CONVERSION</b>		<b>1,838</b>	<b>616</b>	<b>260</b>	<b>148</b>	<b>187</b>	<b>73</b>

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ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Miscellaneous Aids & Adaptation Programme	A	3,344	1,846	248	187	248	0
Bruce Road	B	113	5	90	103	103	(13)
Doorways Alterations 7 Ferrier Fields, Kirriemuir	L	34	32	2	0	2	0
<b>TOTAL - GENERAL</b>		<b>3,491</b>	<b>1,883</b>	<b>340</b>	<b>290</b>	<b>353</b>	<b>(13)</b>
<b>TOTAL - AIDS AND ADAPTATIONS</b>		<b>3,491</b>	<b>1,883</b>	<b>340</b>	<b>290</b>	<b>353</b>	<b>(13)</b>

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ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Environmental Improvements	B	1,030	0	130	0	30	100
Stoneycroft - Drying Green Improvements	L	5	0	0	5	5	(5)
Resurfacing Footpaths - Works	A	6,664	5,059	370	0	370	0
Garage Improvement Programme - General	B	0	522	0	0	0	0
Glenogil Drive, Arbroath - Demolition	A	100	0	100	0	100	0
Pitreuchie Place, Forfar - Garages Upgrading	L	21	18	3	3	3	0
Dishlandtown - Parking Improvements	A	20	0	0	0	20	(20)
<b>TOTAL - GENERAL</b>		<b>7,840</b>	<b>5,599</b>	<b>603</b>	<b>8</b>	<b>528</b>	<b>75</b>
<b>St Christopher's Travellers Site Improvements</b>		83	0	83	0	10	73
Scottish Government Specific Capital Grant	B	(83)	0	(83)	0	(10)	(73)
<b>TOTAL - ST CHRISTOPHERS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL - IMPROVEMENTS</b>		<b>7,840</b>	<b>5,599</b>	<b>603</b>	<b>8</b>	<b>528</b>	<b>75</b>

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ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - HEATING INSTALLATION & REPLACEMENT

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Electric Heating Installation Programme 2019 to 2020	L	504	487	17	0	17	0
Gas - Heating Installation Programme 2019 to 2020	L	161	1	236	0	150	86
Heating Replacement Programme 2019 to March 2022	B	422	5	200	2	5	195
Electric Heating Installations to Sheltered Housing Schemes	L	648	62	380	123	375	5
Electric Heating Programme (ESSH):	B	10	0	400	0	10	390
<b>TOTAL - GENERAL</b>		<b>1,745</b>	<b>555</b>	<b>1,233</b>	<b>125</b>	<b>557</b>	<b>676</b>
<b>TOTAL - HEATING INSTALLATION &amp; REPLACEMENT</b>		<b>1,745</b>	<b>555</b>	<b>1,233</b>	<b>125</b>	<b>557</b>	<b>676</b>

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**IGUS COUNCIL**  
**MONITORING STATEMENT**  
**USING CAPITAL EXPENDITURE**  
**PROGRAMME - WINDOW REPLACEMENTS**

PROJECT / NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Priory Crescent, Arbroath	L	360	238	110	0	110	0
Easterbank and King Road Forfar	L	448	13	130	69	220	(90)
Montrose Various - Window Replacement Contract 2021/22	A	290	0	280	0	10	270
<b>TOTAL - GENERAL</b>		<b>1,098</b>	<b>251</b>	<b>520</b>	<b>69</b>	<b>340</b>	<b>180</b>
<b>TOTAL - WINDOW REPLACEMENTS</b>		<b>1,098</b>	<b>251</b>	<b>520</b>	<b>69</b>	<b>340</b>	<b>180</b>

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ANGUS COUNCIL  
MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - ENERGY SAVINGS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Energy Saving / Upgrading Buildings (ESSH)	L	11,897	3,397	4,000	5,619	7,500	(3,500)
Less Grants	L	(78)	(78)	0	0	0	0
<b>TOTAL - GENERAL</b>		<b>11,819</b>	<b>3,319</b>	<b>4,000</b>	<b>5,619</b>	<b>7,500</b>	<b>(3,500)</b>
<b>TOTAL - ENERGY SAVINGS</b>		<b>11,819</b>	<b>3,319</b>	<b>4,000</b>	<b>5,619</b>	<b>7,500</b>	<b>(3,500)</b>

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HOUSING CAPITAL EXPENDITURE  
PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>CARNOUSTIE</b>							
Lousen Park, Carnoustie - Lift Replacement	L	58	46	1	11	12	(11)
<b>TOTAL - CARNOUSTIE</b>		<b>58</b>	<b>46</b>	<b>1</b>	<b>11</b>	<b>12</b>	<b>(11)</b>
<b>FORFAR</b>							
Andrew Smith Gardens, Forfar - Lift Replacement	L	57	44	1	13	13	(12)
<b>TOTAL - FORFAR</b>		<b>57</b>	<b>44</b>	<b>1</b>	<b>13</b>	<b>13</b>	<b>(12)</b>
<b>KIRRIEMUIR AND DEAN</b>							
Lyell Court, Kirriemuir - Lift Replacement	L	57	42	2	14	15	(13)
<b>TOTAL - KIRRIEMUIR AND DEAN</b>		<b>57</b>	<b>42</b>	<b>2</b>	<b>14</b>	<b>15</b>	<b>(13)</b>
<b>GENERAL</b>							
General Improvement Works - Allowance Only (Including Boilers)	B	50	0	50	0	5	45
Mobility Scooter Storage Project	A	41	6	35	2	35	0
Warden Call, Door Access & Fire Alarms to Sheltered Housing	A	369	19	200	0	200	0
<b>TOTAL - GENERAL</b>		<b>460</b>	<b>25</b>	<b>285</b>	<b>2</b>	<b>240</b>	<b>45</b>
<b>TOTAL - SHELTERED HOUSING</b>		<b>632</b>	<b>157</b>	<b>289</b>	<b>40</b>	<b>280</b>	<b>9</b>

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MONITORING STATEMENT  
HOUSING CAPITAL EXPENDITURE  
PROGRAMME - KITCHEN REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Kitchen Replacement Programme 2019 -2021	L	5,366	4,536	800	511	800	0
<b>TOTAL - GENERAL</b>		<b>5,366</b>	<b>4,536</b>	<b>800</b>	<b>511</b>	<b>800</b>	<b>0</b>
<b>TOTAL - KITCHEN REPLACEMENTS</b>		<b>5,366</b>	<b>4,536</b>	<b>800</b>	<b>511</b>	<b>800</b>	<b>0</b>

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ANGUS COUNCIL  
 MONITORING STATEMENT  
 HOUSING CAPITAL EXPENDITURE  
 PROGRAMME - BATHROOM REPLACEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
Bathroom Replacement Programme - Project 2019/23	A	4,375	2,048	1,200	882	1,200	0
<b>TOTAL - GENERAL</b>		<b>4,375</b>	<b>2,048</b>	<b>1,200</b>	<b>882</b>	<b>1,200</b>	<b>0</b>
<b>TOTAL - BATHROOM REPLACEMENTS</b>		<b>4,375</b>	<b>2,048</b>	<b>1,200</b>	<b>882</b>	<b>1,200</b>	<b>0</b>

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ANGUS COUNCIL  
 MONITORING STATEMENT  
 HOUSING CAPITAL EXPENDITURE  
 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2021 £000	Monitoring Budget 2021/22 £000	Actual to 31/12/21 £000	Outturn 2021/22 £000	Projected (Over)/Under Spend £000
<b>GENERAL</b>							
LD2 Smoke Alarm Upgrade	L	2,035	35	750	875	1,000	(250)
<b>TOTAL - GENERAL</b>		<b>2,035</b>	<b>35</b>	<b>750</b>	<b>875</b>	<b>1,000</b>	<b>(250)</b>
<b>TOTAL - MISCELLANEOUS</b>		<b>2,035</b>	<b>35</b>	<b>750</b>	<b>875</b>	<b>1,000</b>	<b>(250)</b>

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