

ANGUS COUNCIL
CAPITAL PLAN 2021-26
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

PROGRAMME	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
NEW BUILD	47,617	12,167	7,168	4,111	8,859	2,803	4,189	8,320
SHARED EQUITY	540	1	1,271	(732)	0	0	0	0
CONVERSION	1,801	3	104	344	300	350	350	350
AIDS AND ADAPTATIONS	4,239	1,883	356	400	400	400	400	400
IMPROVEMENTS	8,734	5,581	273	680	550	550	550	550
ENERGY SAVINGS / TOWARDS ZERO CARBON	152,379	3,633	8,675	5,828	7,746	9,597	9,400	107,500
SHELTERED HOUSING	415	19	201	194	1	0	0	0
INTERNAL UPGRADES	33,698	6,584	1,802	1,460	3,602	2,750	2,750	14,750
MISCELLANEOUS	2,022	35	1,587	400	0	0	0	0
BALANCES ON COMPLETED PROJECTS	1,529	1,261	250	18	0	0	0	0
GRAND TOTAL	252,974	31,167	21,687	12,703	21,458	16,450	17,639	131,870
FUNDED BY:								
MAINSTREAM BORROWING			10,375	5,091	13,962	7,815	9,313	
CAPITAL RECEIPTS			188	622	0	0	0	
CAPITAL FINANCED FROM CURRENT REVENUE			9,215	5,990	6,296	7,493	7,185	
AFFORDABLE HOUSING RESERVE (GENERAL)			300	300	500	500	500	
TRANSFER FROM HRA RESERVES			1,609	700	700	642	641	
TOTAL FUNDING			21,687	12,703	21,458	16,450	17,639	
Gross Capital Expenditure	290,556	39,444	26,694	14,793	26,814	23,074	22,527	137,210
Project Specific Funding:								
Affordable Housing Grant (Specific Grant from Scottish Government)	(30,878)	(8,199)	(2,366)	(1,305)	(5,356)	(4,724)	(4,888)	(4,040)
Affordable Housing Reserve	(67)	0	(67)	0	0	0	0	0
Scottish Government Specific Capital Grant	(3)	0	0	(3)	0	0	0	0
Shared Equity Receipts	(6,551)	0	(2,569)	(782)	0	(1,900)	0	(1,300)
Scottish Government Energy Grant	(83)	(78)	(5)	0	0	0	0	0
Net Capital Expenditure	252,974	31,167	21,687	12,703	21,458	16,450	17,639	131,870

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HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

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ARBROATH									
Timmergreens, West Arbroath (136 Units) Inc Demolition (120 Units)	L	13,841	1,090	0	0	3,458	4,416	4,877	0
Muirton	L	3,152	2,584	524	44	0	0	0	0
Emislaw	L	6,313	2,060	4,190	63	0	0	0	0
Fraser Path Timmergreens (27 units)	L	300	53	29	218	0	0	0	0
Newton Cres Timmergreens (45 units)	L	387	0	9	371	7	0	0	0
Scottish Government Affordable Housing Grant		(8,920)	(3,068)	(78)	(320)	(2,158)	(1,416)	(1,880)	0
Sub-Total		15,073	2,719	4,674	376	1,307	3,000	2,997	0
Guthriehill, Smithycroft Repurchase (3 units)	L	204	204	0	0	0	0	0	0
Abbey Quarter, (40 units)	L	7,400	7,422	(36)	14	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		5,293	5,315	(36)	14	0	0	0	0
Cliffburn (14 Units)	L	2,349	625	1,694	30	0	0	0	0
Scottish Government Affordable Housing Grant		(827)	(521)	(306)	0	0	0	0	0
Sub-Total		1,522	104	1,388	30	0	0	0	0
Affordable Housing North Arbroath (43 units)	B	8,233	0	233	0	0	0	1,000	7,000
Scottish Government Affordable Housing Grant		(3,662)	0	(237)	0	0	0	(896)	(2,529)
Sub-Total		4,571	0	(4)	0	0	0	104	4,471
TOTAL - ARBROATH		26,459	8,138	6,022	420	1,307	3,000	3,101	4,471
BRECHIN									
Acquisition of Damacre Centre	L	151	151	0	0	0	0	0	0
Affordable Housing - Damacre (10 Units)	L	2,242	2,252	(17)	7	0	0	0	0
Scottish Government Affordable Housing Grant		(590)	(590)	0	0	0	0	0	0
Sub Total		1,803	1,813	(17)	7	0	0	0	0
Demolition of Inglis Court Edzell	A	186	28	158	0	0	0	0	0
Affordable Housing Inglis Court Edzell (21 Units)	A	3,550	0	0	750	2,750	50	0	0
Scottish Government Affordable Housing Grant		(1,749)	0	(101)	(750)	(898)	0	0	0
Sub Total		1,987	28	57	0	1,852	50	0	0
TOTAL - BRECHIN		3,790	1,841	40	7	1,852	50	0	0
CARNOUSTIE									
Kinloch Primary (12 Units)	B	2,201	0	1	0	1,700	500	0	0
Scottish Government Affordable Housing Grant		(858)	0	0	0	(500)	(358)	0	0
Sub Total		1,343	0	1	0	1,200	142	0	0
TOTAL - CARNOUSTIE		1,343	0	1	0	1,200	142	0	0
FORFAR									
Affordable Housing - Jubilee Park Letham (38 Units)	B	6,400	302	37	200	3,500	2,261	100	0
Scottish Government Affordable Housing Grant		(3,241)	(241)	0	0	(1,500)	(1,500)	0	0
Sub-Total		3,159	61	37	200	2,000	761	100	0
Affordable Housing - Taylor Street (up to 43 Units)	A	7,897	0	736	1	0	0	1,500	5,660
Scottish Government Affordable Housing Grant		(3,159)	0	(736)	0	0	0	(1,212)	(1,211)
Shared Equity Receipts		(1,300)	0	0	0	0	0	0	(1,300)
Sub-Total		3,438	0	0	1	0	0	288	3,149
TOTAL - FORFAR		6,597	61	37	201	2,000	761	388	3,149
KIRRIEMUIR AND DEAN									
Affordable Housing - Newtyle (12 Units)	L	2,566	2,541	12	13	0	0	0	0
Scottish Government Affordable Housing Grant		(708)	(708)	0	0	0	0	0	0
Sub-Total		1,858	1,833	12	13	0	0	0	0
TOTAL - KIRRIEMUIR AND DEAN		1,858	1,833	12	13	0	0	0	0
MONIFIETH AND SIDLAW									
Affordable Housing - Invertay House (18 Units)	B	3,384	211	45	1,328	900	600	300	0
Scottish Government Affordable Housing Grant		(1,086)	(211)	0	0	0	(575)	(300)	0
Affordable Housing - Invertay House (18 Units Shared Equity)	B	3,286	159	0	1,327	900	600	300	0
Scottish Government Affordable Housing Grant (Shared Equity)		(1,034)	(159)	0	0	0	(575)	(300)	0
Shared Equity Receipts		(1,900)	0	0	0	0	(1,900)	0	0
Sub-Total		2,650	0	45	2,655	1,800	(1,850)	0	0
TOTAL - MONIFIETH AND SIDLAW		2,650	0	45	2,655	1,800	(1,850)	0	0

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PROGRAMME - NEW BUILD

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MONTROSE									
Affordable Housing - Coronation Way (10 Units)	L	1,641	523	1,083	35	0	0	0	0
Scottish Government Affordable Housing Grant		(589)	(341)	(248)	0	0	0	0	0
Sub-Total		1,052	182	835	35	0	0	0	0
TOTAL - MONTROSE		1,052	182	835	35	0	0	0	0
OPEN MARKET ACQUISITION SCHEME (OMAS)/BUY BACK SCHEME									
Purchase of Houses to support Affordable Housing Programme 22/23	L	1,000	0	0	1,000	0	0	0	0
Scottish Government Affordable Housing Grant		(235)	0	0	(235)	0	0	0	0
Purchase of Houses to support Affordable Housing Programme /Buyback	B	4,000	0	0	0	1,000	1,000	1,000	1,000
Scottish Government Affordable Housing Grant		(1,200)	0	0	0	(300)	(300)	(300)	(300)
Buy Back Scheme Property Purchases	B	398	112	286	0	0	0	0	0
Scottish Government Affordable Housing Grant		(110)	0	(110)	0	0	0	0	0
TOTAL - OPEN MARKET		3,853	112	176	765	700	700	700	700
GENERAL									
Feasibility Studies	A	15	0	0	15	0	0	0	0
TOTAL - GENERAL		15	0	0	15	0	0	0	0
TOTAL - NEW BUILD		47,617	12,167	7,168	4,111	8,859	2,803	4,189	8,320

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

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 PROGRAMME - SHARED EQUITY

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
MONIFIETH AND SIDLAW									
The Grange Monifieth - Shared Equity (22 Units)	L	3,109	1	3,107	1	0	0	0	0
Shared Equity Receipts		(2,569)	0	(2,569)	0	0	0	0	0
TOTAL - MONIFIETH AND SIDLAW		540	1	538	1	0	0	0	0
MONTROSE									
Sunnyside - Shared Equity	L	1,284	0	1,235	49	0	0	0	0
Shared Equity Receipts		(782)	0	0	(782)	0	0	0	0
Scottish Government Affordable Housing Grant		(502)	0	(502)	0	0	0	0	0
TOTAL - MONTROSE		0	0	733	(733)	0	0	0	0
TOTAL - SHARED EQUITY		540	1	1,271	(732)	0	0	0	0

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PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
FORFAR									
Conversion 34-36 Graham Cres, Forfar	L	100	0	0	100	0	0	0	0
Craig O Loch, Forfar	L	113	2	107	4	0	0	0	0
Scottish Government Affordable Housing Grant - Craig O Loch, Forfar		(42)	0	(42)	0	0	0	0	0
TOTAL FORFAR		171	2	65	104	0	0	0	0
KIRRIEMUIR AND DEAN									
Conversion of 70-72 Knowhead Cres Kirriemuir	L	70	1	64	5	0	0	0	0
Scottish Government Affordable Housing Grant		(25)	0	(25)	0	0	0	0	0
TOTAL KIRRIEMUIR AND DEAN		45	1	39	5	0	0	0	0
GENERAL									
Conversions General	B	1,585	0	0	235	300	350	350	350
Scottish Government Affordable Housing Grant		0	0	0	0	0	0	0	0
TOTAL GENERAL		1,585	0	0	235	300	350	350	350
TOTAL - CONVERSION		1,801	3	104	344	300	350	350	350

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 PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
GENERAL									
Miscellaneous Aids & Adaptation Programme	A	4,130	1,846	291	393	400	400	400	400
Bruce Road	B	129	5	119	5	0	0	0	0
Doorways Alterations 7 Ferrier Fields, Kirriemuir	L	28	32	(6)	2	0	0	0	0
Scottish Government Affordable Housing Grant - Bruce Road		(48)	0	(48)	0	0	0	0	0
TOTAL - GENERAL		4,239	1,883	356	400	400	400	400	400
TOTAL - AIDS AND ADAPTATIONS		4,239	1,883	356	400	400	400	400	400

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PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
ENVIRONMENTAL IMPROVEMENTS									
Environmental Improvements	B	1,015	0	30	185	200	200	200	200
Dishlandtown - Parking Improvements	A	15	0	0	15	0	0	0	0
TOTAL - ENVIRONMENTAL IMPROVEMENTS		1,030	0	30	200	200	200	200	200
GENERAL									
Resurfacing Footpaths - Works	A	6,580	5,059	236	285	250	250	250	250
Garage Improvement Programme - General	B	1,024	522	2	100	100	100	100	100
Glenogil Drive, Arbroath - Garage Demolition	A	100	0	5	95	0	0	0	0
TOTAL - GENERAL		7,704	5,581	243	480	350	350	350	350
ST CHRISTOPHER'S TRAVELLER'S SITE IMPROVEMENTS									
Scottish Government Specific Capital Grant	B	3	0	0	3	0	0	0	0
		(3)	0	0	(3)	0	0	0	0
TOTAL - ST CHRISTOPHERS		0	0	0	0	0	0	0	0
TOTAL - IMPROVEMENTS		8,734	5,581	273	680	550	550	550	550

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 PROGRAMME - ENERGY SAVINGS / TOWARDS ZERO CARBON

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
GENERAL	L	109,097	0	0	500	4,900	6,697	7,000	90,000
FABRIC UPGRADES									
Energy Saving / Upgrading Buildings (ESSH)	L	15,085	3,397	8,088	3,300	300	0	0	0
Less Grants	L	(83)	(78)	(5)	0	0	0	0	0
Angus Wide	L	3,810	0	0	110	400	400	400	2,500
Priory Crescent, Arbroath	L	385	238	135	12	0	0	0	0
Fabric Upgrades - Easterbank and King Road Forfar	L	549	13	321	200	15	0	0	0
Montrose Various Window Replacement Contract 2022/23	A	273	0	2	261	10	0	0	0
TOTAL FABRIC UPGRADES		20,019	3,570	8,541	3,883	725	400	400	2,500
HEATING DECARBONISATION									
Elec Heating Decarbonisation Cliffview and St Drostan's (Battery/Solar)	L	257	0	0	250	7	0	0	0
Angus Wide	L	22,343	0	0	750	2,093	2,500	2,000	15,000
Gas Heating Installation Programme 2019 to 2020	L	113	1	2	100	10	0	0	0
Electric Heating Installations to Sheltered Housing Schemes	L	550	62	132	345	11	0	0	0
TOTAL HEATING DECARBONISATION		23,263	63	134	1,445	2,121	2,500	2,000	15,000
TOTAL - ENERGY SAVINGS / REACHING ZERO CARBON		152,379	3,633	8,675	5,828	7,746	9,597	9,400	107,500

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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
GENERAL									
General Improvement Works - Allowance Only (Including Boilers)	B	45	0	0	44	1	0	0	0
Warden Call, Door Access & Fire Alarms to Sheltered Housing	A	370	19	201	150	0	0	0	0
TOTAL - GENERAL		415	19	201	194	1	0	0	0
TOTAL - SHELTERED HOUSING		415	19	201	194	1	0	0	0

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PROGRAMME - INTERNAL UPGRADES

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
BATHROOM REPLACEMENTS									
Bathroom Replacement Programme - Project 2019/2023	A	3,139	2,048	991	100	0	0	0	0
Bathroom Replacement Programme - Project 2022/2024	A	3,775	0	0	975	2,800	0	0	0
Bathroom Replacement Programme - Provisional Allowance	B	20,052	0	0	0	552	2,500	2,500	14,500
TOTAL - BATHROOM REPLACEMENTS		26,966	2,048	991	1,075	3,352	2,500	2,500	14,500
KITCHEN REPLACEMENTS									
Kitchen Contract Programme	B	1,320	0	0	320	250	250	250	250
Kitchen Replacement Programme 2019 -2021	L	5,412	4,536	811	65	0	0	0	0
TOTAL - KITCHEN REPLACEMENTS		6,732	4,536	811	385	250	250	250	250
TOTAL - INTERNAL UPGRADES		33,698	6,584	1,802	1,460	3,602	2,750	2,750	14,750

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 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Actual to 31/03/21 £000	Actual 2021/22 £000	Monitoring Budget 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000	Later Years £000
GENERAL									
LD2 Smoke Alarm Upgrade	L	2,022	35	1,587	400	0	0	0	0
TOTAL - GENERAL		2,022	35	1,587	400	0	0	0	0
TOTAL - MISCELLANEOUS		2,022	35	1,587	400	0	0	0	0

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