

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

APPENDIX 1

PROGRAMME	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
NEW BUILD	46,865	19,047	4,111	635	1,571	2,540	26,247
SHARED EQUITY	540	1,272	(732)	(613)	(732)	0	0
CONVERSION	1,719	107	344	3	262	82	1,350
AIDS AND ADAPTATIONS	4,324	2,239	400	342	485	(85)	1,600
IMPROVEMENTS	8,734	5,854	680	0	680	0	2,200
ENERGY SAVINGS / TOWARDS ZERO CARBON	152,470	12,308	5,828	2,468	7,119	(1,291)	133,043
SHELTERED HOUSING	427	231	194	52	195	(1)	1
INTERNAL UPGRADES	13,326	8,386	1,460	137	1,460	0	3,480
MISCELLANEOUS	2,022	1,622	400	246	400	0	0
BALANCES ON COMPLETED PROJECTS	642	624	18	(81)	(64)	82	0
GRAND TOTAL	231,069	51,690	12,703	3,189	11,376	1,327	167,921
FUNDED BY:							
MAINSTREAM BORROWING			5,091	0	3,764	1,327	
CAPITAL RECEIPTS			622	0	622	0	
CAPITAL FINANCED FROM CURRENT REVENUE			5,990	0	5,990	0	
AFFORDABLE HOUSING RESERVE (GENERAL)			300	0	300	0	
TRANSFER FROM HRA RESERVES			700	0	700	0	
TOTAL FUNDING			12,703	0	11,376	1,327	0

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HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
ARBROATH								
Timmergreens,West Arbroath (136 Units) Inc Demolition (120 Units)	L	13,841	1,090	0	0	0	0	12,751
Muirton	L	3,152	3,108	44	0	44	0	0
Emslaw	L	6,313	6,250	63	0	63	0	0
Fraser Path Timmergreens (24 units)	L	328	82	218	116	218	0	28
Newton Cres Timmergreens (32 units)	L	371	9	371	3	155	216	207
Scottish Government Affordable Housing Grant		(7,395)	(3,146)	(320)	(68)	(320)	0	(3,929)
Sub-Total		16,610	7,393	376	51	160	216	9,057
Guthriehill, Smithycroft Repurchase (3 units)	L	204	204	0	0	0	0	0
Abbey Quarter, (40 units)	L	7,400	7,386	14	4	14	0	0
Guthrie Hill Demolition (36 units)	L	49	49	0	0	0	0	0
Scottish Government Affordable Housing Grant		(2,360)	(2,360)	0	0	0	0	0
Sub-Total		5,293	5,279	14	4	14	0	0
Cliffburn (14 Units)	L	2,349	2,319	30	90	30	0	0
Scottish Government Affordable Housing Grant		(827)	(827)	0	0	0	0	0
Sub-Total		1,522	1,492	30	90	30	0	0
Affordable Housing St Thomas (36 units)	B	8,235	233	0	2	2	(2)	8,000
Scottish Government Affordable Housing Grant		(2,894)	(237)	0	0	0	0	(2,657)
Sub-Total		5,341	(4)	0	2	2	(2)	5,343
TOTAL - ARBROATH		28,766	14,160	420	147	206	214	14,400
BRECHIN								
Acquisition of Damacre Centre	L	151	151	0	0	0	0	0
Affordable Housing - Damacre (10 Units)	L	2,242	2,235	7	0	7	0	0
Scottish Government Affordable Housing Grant		(590)	(590)	0	0	0	0	0
Sub Total		1,803	1,796	7	0	7	0	0
Demolition of Inglis Court Edzell	A	196	186	0	0	10	(10)	0
Affordable Housing Inglis Court Edzell (21 Units)	A	3,550	0	750	0	50	700	3,500
Scottish Government Affordable Housing Grant		(1,749)	(101)	(750)	0	0	(750)	(1,648)
Sub Total		1,997	85	0	0	60	(60)	1,852
TOTAL - BRECHIN		3,800	1,881	7	0	67	(60)	1,852

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PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
CARNOUSTIE								
Kinloch Primary (12 Units)	B	2,204	1	0	3	3	(3)	2,200
Scottish Government Affordable Housing Grant		(858)	0	0	0	0	0	(858)
Sub-Total		1,346	1	0	3	3	(3)	1,342
TOTAL - CARNOUSTIE								
		1,346	1	0	3	3	(3)	1,342
FORFAR								
Affordable Housing - Jubilee Park Letham (38 Units)	B	6,400	339	200	7	50	150	6,011
Scottish Government Affordable Housing Grant		(3,241)	(241)	0	0	0	0	(3,000)
Sub-Total		3,159	98	200	7	50	150	3,011
Affordable Housing -Taylor Street (up to 43 Units)	A	7,913	736	1	17	17	(16)	7,160
Scottish Government Affordable Housing Grant		(3,159)	(736)	0	0	0	0	(2,423)
Shared Equity Receipts		(1,300)	0	0	0	0	0	(1,300)
Sub-Total		3,454	0	1	17	17	(16)	3,437
TOTAL - FORFAR								
		6,613	98	201	24	67	134	6,448
KIRRIEMUIR AND DEAN								
Affordable Housing - Newtyle (12 Units)	L	2,566	2,553	13	0	13	0	0
Scottish Government Affordable Housing Grant		(708)	(708)	0	0	0	0	0
Sub-Total		1,858	1,845	13	0	13	0	0
TOTAL - KIRRIEMUIR AND DEAN								
		1,858	1,845	13	0	13	0	0
MONIFIETH AND SIDLAW								
Affordable Housing - Invertay House (18 Units)	B	3,384	256	1,328	376	400	928	2,728
Scottish Government Affordable Housing Grant		(1,086)	(211)	0	0	0	0	(875)
Affordable Housing - Invertay House (18 Units Shared Equity)	B	3,286	159	1,327	0	0	1,327	3,127
Scottish Government Affordable Housing Grant (Shared Equity)		(1,034)	(159)	0	0	0	0	(875)
Shared Equity Receipts		(1,900)	0	0	0	0	0	(1,900)
Sub-Total		2,650	45	2,655	376	400	2,255	2,205
TOTAL - MONIFIETH AND SIDLAW								
		2,650	45	2,655	376	400	2,255	2,205
MONTROSE								
Affordable Housing - Coronation Way (10 Units)	L	1,641	1,606	35	17	35	0	0
Scottish Government Affordable Housing Grant		(589)	(589)	0	0	0	0	0
Sub-Total		1,052	1,017	35	17	35	0	0
TOTAL - MONTROSE								
		1,052	1,017	35	17	35	0	0
OPEN MARKET ACQUISITION SCHEME (OMAS)/BUY BACK SCHEME								
Purchase of Houses to support Affordable Housing Programme 22/23	L	1,000	0	1,000	68	1,000	0	0
Scottish Government Affordable Housing Grant		(235)	0	(235)	0	(235)	0	0
TOTAL - OPEN MARKET		765	0	765	68	765	0	0
GENERAL								
Feasibility Studies	A	15	0	15	0	15	0	0
TOTAL - GENERAL		15	0	15	0	15	0	0
TOTAL - NEW BUILD								
		46,865	19,047	4,111	635	1,571	2,540	26,247

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	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
MONIFIETH AND SIDLAW								
The Grange Monifieth - Shared Equity (22 Units)	L	3,109	3,108	1	0	1	0	0
Shared Equity Receipts		(2,569)	(2,569)	0	0	0	0	0
TOTAL - MONIFIETH AND SIDLAW		540	539	1	0	1	0	0
MONTROSE								
Sunnyside - Shared Equity	L	1,284	1,235	49	41	49	0	0
Shared Equity Receipts		(782)	0	(782)	(654)	(782)	0	0
Scottish Government Affordable Housing Grant		(502)	(502)	0	0	0	0	0
TOTAL - MONTROSE		0	733	(733)	(613)	(733)	0	0
TOTAL - SHARED EQUITY		540	1,272	(732)	(613)	(732)	0	0

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PROGRAMME - CONVERSION

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
BRECHIN								
Hillview, Brechin	A	120	0	0	0	120	(120)	0
Scottish Government Affordable Housing Grant		(42)	0	0	0	(42)	42	0
TOTAL BRECHIN		78	0	0	0	78	(78)	0
CARNOUSTIE								
Greenlaw Place, Carnoustie	A	115	0	0	2	115	(115)	0
Scottish Government Affordable Housing Grant		(40)	0	0	0	(40)	40	0
TOTAL CARNOUSTIE		75	0	0	2	75	(75)	0
FORFAR								
Conversion 34-36 Graham Cres, Forfar	L	100	0	100	1	100	0	0
Craig O Loch, Forfar	L	113	109	4	0	4	0	0
Scottish Government Affordable Housing Grant - Craig O Loch, Forfar		(42)	(42)	0	0	0	0	0
TOTAL FORFAR		171	67	104	1	104	0	0
KIRRIEMUIR AND DEAN								
Conversion of 70-72 Knowhead Cres Kirriemuir	L	70	65	5	0	5	0	0
Scottish Government Affordable Housing Grant		(25)	(25)	0	0	0	0	0
TOTAL KIRRIEMUIR AND DEAN		45	40	5	0	5	0	0
GENERAL								
Conversions General	B	1,350	0	235	0	0	235	1,350
TOTAL GENERAL		1,350	0	235	0	0	235	1,350
TOTAL - CONVERSION		1,719	107	344	3	262	82	1,350

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PROGRAMME - AIDS AND ADAPTATIONS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Major Aids & Adaptation Programme	A	4,080	2,137	393	325	343	50	1,600
Moderate Aids and Adaptations Programme	A	50	0	0	16	50	(50)	0
Bruce Road	B	129	124	5	0	5	0	0
Doorways Alterations 7 Ferrier Fields, Kirriemuir	L	28	26	2	0	2	0	0
Bathroom Alterations 8 Slade Gardens	A	85	0	0	1	85	(85)	0
Scottish Government Affordable Housing Grant - Bruce Road		(48)	(48)	0	0	0	0	0
TOTAL - GENERAL		4,324	2,239	400	342	485	(85)	1,600
TOTAL - AIDS AND ADAPTATIONS		4,324	2,239	400	342	485	(85)	1,600

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PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
ENVIRONMENTAL IMPROVEMENTS								
Environmental Improvements	B	1,015	30	185	0	185	0	800
Dishlandtown - Parking Improvements	A	15	0	15	0	15	0	0
TOTAL - ENVIRONMENTAL IMPROVEMENTS		1,030	30	200	0	200	0	800
GENERAL								
Resurfacing Footpaths - Works	A	6,580	5,295	285	0	285	0	1,000
Garage Improvement Programme - General	B	1,024	524	100	0	100	0	400
Glenogil Drive, Arbroath - Garage Demolition	A	100	5	95	0	95	0	0
TOTAL - GENERAL		7,704	5,824	480	0	480	0	1,400
ST CHRISTOPHER'S TRAVELLERS SITE IMPROVEMENTS								
Scottish Government Specific Capital Grant	B	3	0	3	0	3	0	0
		(3)	0	(3)	0	(3)	0	0
TOTAL - ST CHRISTOPHERS		0	0	0	0	0	0	0
TOTAL - IMPROVEMENTS		8,734	5,854	680	0	680	0	2,200

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HOUSING CAPITAL EXPENDITURE
PROGRAMME - ENERGY SAVINGS / TOWARDS ZERO CARBON

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL	L	107,897	0	500	0	500	0	107,397
FABRIC UPGRADES								
Energy Saving / Upgrading Buildings (ESSH)	L	16,285	11,485	3,300	1,580	4,500	(1,200)	300
Less Grants	L	(83)	(83)	0	0	0	0	0
Angus Wide Fabric Upgrade	L	3,810	0	110	3	110	0	3,700
Priory Crescent, Arbroath	L	385	373	12	0	12	0	0
Fabric Upgrades - Easterbank and King Road Forfar	L	549	334	200	187	200	0	15
Montrose Various Window Replacement Contract 2022/23	A	364	2	261	352	352	(91)	10
TOTAL FABRIC UPGRADES		21,310	12,111	3,883	2,122	5,174	(1,291)	4,025
HEATING DECARBONISATION								
Elec Heating Decarbonisation Cliffview and St Drostan's (Battery/Solar)	L	257	0	250	234	250	0	7
Angus Wide Heating Decarbonisation	L	22,343	0	750	0	750	0	21,593
Gas Heating Installation Programme 2019 to 2020	L	113	3	100	5	100	0	10
Electric Heating Installations to Sheltered Housing Schemes	L	550	194	345	107	345	0	11
TOTAL HEATING DECARBONISATION		23,263	197	1,445	346	1,445	0	21,621
TOTAL - REACHING ZERO CARBON		152,470	12,308	5,828	2,468	7,119	(1,291)	133,043
TOTAL - ENERGY SAVINGS / REACHING ZERO CARBON		152,470	12,308	5,828	2,468	7,119	(1,291)	133,043

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HOUSING CAPITAL EXPENDITURE
PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
General Improvement Works - Allowance Only (Including Boilers)	B	3	0	44	0	2	42	1
Mobility Scooter Storage Project	A	54	11	0	43	43	(43)	0
Warden Call, Door Access & Fire Alarms to Sheltered Housing	A	370	220	150	9	150	0	0
TOTAL - GENERAL		427	231	194	52	195	(1)	1
TOTAL - SHELTERED HOUSING		427	231	194	52	195	(1)	1

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HOUSING CAPITAL EXPENDITURE
PROGRAMME - INTERNAL UPGRADES

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
BATHROOM REPLACEMENTS								
Bathroom Replacement Programme - Project 2019/2023	A	3,139	3,039	100	0	100	0	0
Bathroom Replacement Programme - Project 2022/2024	A	3,175	0	975	137	375	600	2,800
Bathroom and Kitchen Upgrades - Reactive Works Crossover	A	920	0	0	0	920	(920)	0
TOTAL - BATHROOM REPLACEMENTS		7,234	3,039	1,075	137	1,395	(320)	2,800
KITCHEN REPLACEMENTS								
Kitchen Contract Programme	B	680	0	320	0	0	320	680
Kitchen Replacement Programme 2019 -2021	L	5,412	5,347	65	0	65	0	0
TOTAL - KITCHEN REPLACEMENTS		6,092	5,347	385	0	65	320	680
TOTAL - INTERNAL UPGRADES		13,326	8,386	1,460	137	1,460	0	3,480

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 HOUSING CAPITAL EXPENDITURE
 PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/2022 £000	Monitoring Budget 2022/23 £000	Actual Expenditure to 30/09/22 £000	Outturn 2022/23 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
LD2 Smoke Alarm Upgrade	L	2,022	1,622	400	246	400	0	0
TOTAL - GENERAL		2,022	1,622	400	246	400	0	0
TOTAL - MISCELLANEOUS		2,022	1,622	400	246	400	0	0

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