

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
GRAND SUMMARY

APPENDIX 1

PROGRAMME	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
NEW BUILD	35,019	12,783	2,403	1,794	2,762	(359)	19,474
SHARED EQUITY	733	733	7	0	0	7	0
CONVERSION	828	125	667	287	515	152	188
AIDS AND ADAPTATIONS	7,993	3,370	1,353	966	1,363	(10)	3,260
IMPROVEMENTS	8,113	5,503	375	19	310	65	2,300
ENERGY SAVINGS / TOWARDS ZERO CARBON	42,666	15,647	4,221	1,905	3,519	702	23,500
SHELTERED HOUSING	1,192	717	475	406	475	0	0
INTERNAL UPGRADES	6,450	703	1,688	657	1,257	431	4,490
MISCELLANEOUS	1,403	0	474	123	1,223	(749)	180
BALANCES ON COMPLETED PROJECTS	12	0	0	12	12	(12)	0
GRAND TOTAL	104,409	39,581	11,663	6,169	11,436	227	53,392
FUNDED BY:							
MAINSTREAM BORROWING			6,119	0	5,892	227	
CAPITAL RECEIPTS			234	0	234	0	
CAPITAL FINANCED FROM CURRENT REVENUE			4,284	0	4,284	0	
AFFORDABLE HOUSING RESERVE (GENERAL)			226	0	226	0	
TRANSFER FROM HRA RESERVES			800	0	800	0	
TOTAL FUNDING			11,663	0	11,436	227	
Gross Capital Expenditure	131,707	47,057	14,732	8,661	14,823	(91)	69,827
Project Specific Funding:							
Affordable Housing Grant (Specific Grant from Scottish Gov)	(24,904)	(7,391)	(1,964)	(2,016)	(2,418)	454	(15,095)
Affordable Housing Reserve - Developer Contributions	(274)	0	(274)	(274)	(274)	0	0
Scottish Government Specific Capital Grant	(83)	(2)	(81)	0	(41)	(40)	(40)
Shared Equity Receipts	(1,300)	0	0	0	0	0	(1,300)
Scottish Government Energy Grant / Net Carbon Zero Grant	(737)	(83)	(750)	(202)	(654)	(96)	0
Net Capital Expenditure	104,409	39,581	11,663	6,169	11,436	227	53,392

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
ARBROATH								
Timmergreens,West Arbroath (136 Units) Inc Demolition (120 Units)	L	1,135	1,135	0	0	0	0	0
Muirton	L	3,125	3,100	25	0	25	0	0
Emislaw	L	6,261	6,255	6	0	6	0	0
Fraser Path Timmergreens (demolition)	L	353	323	10	13	30	(20)	0
Newton Cres Timmergreens (demolition)	L	568	130	400	378	438	(38)	0
Scottish Government Affordable Housing Grant		(3,781)	(3,343)	(394)	(378)	(438)	44	0
Sub-Total		7,661	7,600	47	13	61	(14)	0
Cliffburn (14 Units)	L	2,474	2,469	5	0	5	0	0
Scottish Government Affordable Housing Grant		(827)	(827)	0	0	0	0	0
Sub-Total		1,647	1,642	5	0	5	0	0
Affordable Housing St Thomas (36 units)	B	7,163	236	0	2	2	(2)	6,925
Scottish Government Affordable Housing Grant		(3,442)	(237)	0	0	0	0	(3,205)
Sub-Total		3,721	(1)	0	2	2	(2)	3,720
Affordable Housing - Jubilee Park Letham (38 Units)	B	7,713	362	0	21	21	(21)	7,330
Scottish Government Affordable Housing Grant		(3,710)	(241)	0	0	0	0	(3,469)
Sub-Total		4,003	121	0	21	21	(21)	3,861
TOTAL- ARBROATH		17,032	9,362	52	36	89	(37)	7,581

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
BRECHIN								
Acquisition of Damacre Centre	L	151	151	0	0	0	0	0
Affordable Housing - Damacre (10 Units)	L	2,242	2,235	7	6	7	0	0
Scottish Government Affordable Housing Grant		(590)	(590)	0	0	0	0	0
Sub Total		1,803	1,796	7	6	7	0	0
Affordable Housing Inglis Court Edzell (21 Units)	L	4,010	0	0	20	20	(20)	3,990
Scottish Government Affordable Housing Grant		(1,966)	0	0	0	0	0	(1,966)
Sub-Total		2,044	0	0	20	20	(20)	2,024
TOTAL - BRECHIN		3,847	1,796	7	26	27	(20)	2,024
FORFAR								
Affordable Housing - Glenview (10 units)	L	2,123	0	2,050	2,123	2,123	(73)	0
Scottish Government Affordable Housing Grant		(1,004)	0	(837)	(1,004)	(1,004)	167	0
Affordable Housing Reserve - Developer Contributions		(274)	0	(274)	(274)	(274)	0	0
Sub-Total		845	0	939	845	845	94	0
Affordable Housing -Taylor Street (up to 43 Units)	B	8,927	755	0	2	2	(2)	8,170
Scottish Government Affordable Housing Grant		(3,896)	(736)	0	0	0	0	(3,160)
Shared Equity Receipts		(1,300)	0	0	0	0	0	(1,300)
Sub-Total		3,731	19	0	2	2	(2)	3,710
TOTAL - FORFAR		4,576	19	939	847	847	92	3,710

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
MONIFIETH AND SIDLAW								
Affordable Housing - Invertay House (20 Units)	A	4,059	689	10	18	18	(8)	3,352
Scottish Government Affordable Housing Grant		(1,654)	(211)	(10)	0	0	(10)	(1,443)
Sub-Total		2,405	478	0	18	18	(18)	1,909
TOTAL - MONIFIETH AND SIDLAW								
		2,405	478	0	18	18	(18)	1,909
MONTROSE								
Affordable Housing - Coronation Way (10 Units)	L	1,722	1,717	5	0	5	0	0
Scottish Government Affordable Housing Grant		(589)	(589)	0	0	0	0	0
Sub-Total		1,133	1,128	5	0	5	0	0
TOTAL - MONTROSE								
		1,133	1,128	5	0	5	0	0
OPEN MARKET ACQUISITION SCHEME (OMAS)/BUY BACK SCHEME								
Purchase of Houses to support Affordable Housing Programme	A	6,978	0	1,000	1,357	1,978	(978)	5,000
Scottish Government Affordable Housing Grant		(2,452)	0	(350)	(490)	(702)	352	(1,750)
Childrens Residential Homes	A	1,500	0	750	0	500	250	1,000
TOTAL - OPEN MARKET		6,026	0	1,400	867	1,776	(376)	4,250
TOTAL - NEW BUILD								
		35,019	12,783	2,403	1,794	2,762	(359)	19,474

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

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - SHARED EQUITY

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
MONTROSE								
Sunnyside - Shared Equity	L	1,235	1,235	7	0	0	7	0
Shared Equity Receipts		0	0	0	0	0	0	0
Scottish Government Affordable Housing Grant		(502)	(502)	0	0	0	0	0
TOTAL - MONTROSE		733	733	7	0	0	7	0
TOTAL - SHARED EQUITY		733	733	7	0	0	7	0

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

**ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - CONVERSION**

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
BRECHIN								
Conversion 1	L	154	4	150	65	150	0	0
Scottish Government Affordable Housing Grant		(54)	0	(54)	(23)	(54)	0	0
TOTAL BRECHIN		100	4	96	42	96	0	0
CARNOUSTIE								
Conversion 1	L	157	12	131	135	145	(14)	0
Scottish Government Affordable Housing Grant		(51)	0	(50)	(47)	(51)	1	0
TOTAL CARNOUSTIE		106	12	81	88	94	(13)	0
FORFAR								
Conversion 1	L	147	7	127	61	140	(13)	0
Scottish Government Affordable Housing Grant		(49)	0	(47)	(21)	(49)	2	0
Conversion 2	L	309	9	300	152	300	0	0
Scottish Government Affordable Housing Grant		(108)	0	(108)	(53)	(108)	0	0
Conversion 3	L	114	97	5	17	17	(12)	0
Scottish Government Affordable Housing Grant		(42)	(42)	0	0	0	0	0
TOTAL FORFAR		371	71	277	156	300	(23)	0
MONTROSE								
Conversion 1	B	150	0	150	0	10	140	140
Scottish Government Affordable Housing Grant		(52)	0	(52)	0	(3)	(49)	(49)
TOTAL MONTROSE		98	0	98	0	7	91	91
KIRRIEMUIR AND DEAN								
Conversion 1	L	64	62	2	0	2	0	0
Scottish Government Affordable Housing Grant		(25)	(25)	0	0	0	0	0
Conversion 2	B	176	1	175	1	25	150	150
Scottish Government Affordable Housing Grant		(62)	0	(62)	0	(9)	(53)	(53)
TOTAL KIRRIEMUIR AND DEAN		153	38	115	1	18	97	97
TOTAL - CONVERSION		828	125	667	287	515	152	188

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

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

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Major and Moderate Aids & Adaptation Programme	A	7,609	3,259	1,150	850	1,150	0	3,200
Arbroath - Project 1	L	127	124	3	0	3	0	0
Scottish Government Affordable Housing Grant - Arbroath		(48)	(48)	0	0	0	0	0
Forfar - Project 1	A	120	0	50	3	60	(10)	60
Kirriemuir - Project 1	L	32	32	0	0	0	0	0
Kirriemuir - Project 2	L	153	3	150	113	150	0	0
TOTAL - GENERAL		7,993	3,370	1,353	966	1,363	(10)	3,260
TOTAL - AIDS AND ADAPTATIONS		7,993	3,370	1,353	966	1,363	(10)	3,260

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

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - IMPROVEMENTS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
ENVIRONMENTAL IMPROVEMENTS								
Environmental Improvements	L	1,140	30	125	19	60	65	1,050
TOTAL - ENVIRONMENTAL IMPROVEMENTS		1,140	30	125	19	60	65	1,050
GENERAL								
Resurfacing Footpaths - Works	A	6,973	5,473	250	0	250	0	1,250
TOTAL - GENERAL		6,973	5,473	250	0	250	0	1,250
ST CHRISTOPHER'S TRAVELLER'S SITE IMPROVEMENTS								
Scottish Government Specific Capital Grant	B	83	2	81	0	41	40	40
		(83)	(2)	(81)	0	(41)	(40)	(40)
TOTAL - ST CHRISTOPHERS		0	0	0	0	0	0	0
TOTAL - IMPROVEMENTS		8,113	5,503	375	19	310	65	2,300

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

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - ENERGY SAVINGS / TOWARDS ZERO CARBON

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
FABRIC UPGRADES								
Energy Saving / Upgrading Buildings (EESHS)	A	32,888	15,388	3,000	1,821	2,500	500	15,000
Less Grants		(83)	(83)	0	0	0	0	0
Angus Wide Fabric Upgrade (Window Replacement Programme)	A	2,453	3	450	0	450	0	2,000
TOTAL FABRIC UPGRADES		35,258	15,308	3,450	1,821	2,950	500	17,000
HEATING DECARBONISATION								
Angus Wide Heating Decarbonisation (Battery and Solar)	A	7,406	0	1,500	8	906	594	6,500
Less Net Carbon Zero Grant		(453)	0	(750)	(4)	(453)	(297)	0
Gas Heating Installation Programme 2019 to 2020	L	28	18	10	0	10	0	0
Electric Heating Installations to Sheltered Housing Schemes	L	628	321	11	278	307	(296)	0
Less Net Carbon Zero Grant		(201)	0	0	(198)	(201)	201	0
TOTAL HEATING DECARBONISATION		7,408	339	771	84	569	202	6,500
TOTAL - ENERGY SAVINGS / REACHING ZERO CARBON		42,666	15,647	4,221	1,905	3,519	702	23,500

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

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - SHELTERED HOUSING

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Replacement Lift Rowan Court Montrose	L	67	7	60	51	60	0	0
Lift Replacement at Brander Ha Forfar	L	60	0	60	0	60	0	0
Warden Call, Door Access & Fire Alarms to Sheltered Housing	L	1,065	710	355	355	355	0	0
TOTAL - GENERAL		1,192	717	475	406	475	0	0
TOTAL - SHELTERED HOUSING		1,192	717	475	406	475	0	0

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

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - INTERNAL UPGRADES

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
BATHROOM REPLACEMENTS								
Bathroom Replacement Programme - Project 2022/2024	A	5,091	1	1,470	0	600	870	4,490
TOTAL - BATHROOM REPLACEMENTS		5,091	1	1,470	0	600	870	4,490
BATHROOM AND KITCHEN UPGRADES - REACTIVE WORKS								
	L	1,359	702	218	657	657	(439)	0
TOTAL - INTERNAL UPGRADES		6,450	703	1,688	657	1,257	431	4,490

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

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - MISCELLANEOUS

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 31/12/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
MVHR Replacement Wirren Gardens & Noran Ave	L	150	0	150	1	150	0	0
LED Upgrades in Sheltered Housing	L	290	0	0	110	110	(110)	180
Smoke Alarm Upgrades across Angus 2023/2024	L	963	0	324	12	963	(639)	0
TOTAL - GENERAL		1,403	0	474	123	1,223	(749)	180
TOTAL - MISCELLANEOUS		1,403	0	474	123	1,223	(749)	180

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