

PROGRAMME	Estimated Total Cost £000	Expenditure Prior to 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
NEW BUILD	34,978	10,241	2,243	543	1,469	774	23,268
CONVERSION	1,310	626	471	75	249	222	435
AIDS AND ADAPTATIONS	11,722	4,671	1,301	719	1,051	250	6,000
IMPROVEMENTS	11,496	6,219	552	13	652	(100)	4,625
ENERGY SAVINGS / TOWARDS ZERO CARBON	40,521	18,321	4,500	1,861	4,200	300	18,000
SHELTERED HOUSING	353	0	255	75	233	22	120
INTERNAL UPGRADES	13,948	1,432	2,500	460	1,775	725	10,741
MISCELLANEOUS	933	417	501	253	516	(15)	0
BALANCES ON COMPLETED PROJECTS	63	0	0	63	63	(63)	0
GRAND TOTAL	115,324	41,927	12,323	4,062	10,208	2,115	63,189
FUNDED BY:							
MAINSTREAM BORROWING			4,806	0	2,691	2,115	
CAPITAL RECEIPTS			185	0	185	0	
CAPITAL FINANCED FROM CURRENT REVENUE			6,082	0	6,082	0	
AFFORDABLE HOUSING RESERVE (GENERAL)			500	0	500	0	
TRANSFER FROM HRA RESERVES			750	0	750	0	
TOTAL FUNDING			12,323	0	10,208	2,115	
Gross Capital Expenditure	144,213	48,700	12,658	4,103	10,499	2,159	85,014
Project Specific Funding:							
Affordable Housing Grant (Specific Grant from Scottish Gov)	(27,255)	(6,688)	(254)	0	(169)	(85)	(20,398)
Scottish Government Mortgage to Rent Grant	(41)	0	0	(41)	(41)	41	0
Affordable Housing Reserve - Developer Contributions	(387)	0	0	0	0	0	(387)
Scottish Government Specific Capital Grant	(83)	(2)	(81)	0	(81)	0	0
Shared Equity Receipts	(1,040)	0	0	0	0	0	(1,040)
Scottish Government Energy Grant / Net Carbon Zero Grant	(83)	(83)	0	0	0	0	0
Net Capital Expenditure	115,324	41,927	12,323	4,062	10,208	2,115	63,189

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
ARBROATH								
Timmergreens,West Arbroath	L	10,438	10,438	0	0	0	0	0
Fraser Path Timmergreens (24 units)	L	5,261	380	100	34	100	0	4,781
Scottish Government Affordable Housing Grant (Fraser Path)		(2,022)	(199)	0	0	0	0	(1,823)
Affordable Housing Reserve - Developer Contributions (Fraser Path)		(307)	0	0	0	0	0	(307)
Newton Cres Timmergreens (Demolition)	L	578	568	10	0	10	0	0
Newton Cres Timmergreens (32 units)	L	6,060	7	100	2	53	47	6,000
Scottish Government Affordable Housing Grant (Newton Cres)		(6,504)	(3,683)	(53)	0	(53)	0	(2,768)
Sub-Total		13,504	7,511	157	36	110	47	5,883
Cliffburn (14 Units)	L	2,481	2,476	5	0	5	0	0
Scottish Government Affordable Housing Grant		(827)	(827)	0	0	0	0	0
Sub-Total		1,654	1,649	5	0	5	0	0
Affordable Housing - Jubilee Park Letham (38 Units)	A	7,779	399	50	8	50	0	7,330
Scottish Government Affordable Housing Grant		(3,883)	(241)	0	0	0	0	(3,642)
Sub-Total		3,896	158	50	8	50	0	3,688
Affordable Housing St Thomas (36 units)	A	7,040	240	0	0	0	0	6,800
Affordable Housing St Thomas (Demolition)	A	175	0	175	16	175	0	0
Scottish Government Affordable Housing Grant		(3,779)	(237)	0	0	0	0	(3,542)
Sub-Total		3,436	3	175	16	175	0	3,258
TOTAL- ARBROATH		22,490	9,321	387	60	340	47	12,829
BRECHIN								
Affordable Housing Inglis Court Edzell (21 Units)	A	4,270	270	10	1	10	0	3,990
Scottish Government Affordable Housing Grant		(2,165)	(101)	0	0	0	0	(2,064)
Sub Total		2,105	169	10	1	10	0	1,926
Affordable Housing - Brechin West (OTS)	A	345	0	325	0	0	325	345
Scottish Government Affordable Housing Grant		(66)	0	0	0	0	0	(66)
Affordable Housing Reserve - Developer Contributions		(22)	0	0	0	0	0	(22)
Sub Total		257	0	325	0	0	325	257
TOTAL - BRECHIN		2,362	169	335	1	10	325	2,183

ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - NEW BUILD

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
CARNOUSTIE	A							
Affordable Housing - Kinloch (12 Units)		2,336	26	10	0	10	0	2,300
Scottish Government Affordable Housing Grant		(1,260)	0	0	0	0	0	(1,260)
Sub Total		1,076	26	10	0	10	0	1,040
TOTAL - CARNOUSTIE		1,076	26	10	0	10	0	1,040
FORFAR	A							
Affordable Housing -Taylor Street (up to 43 Units)		8,977	767	20	30	40	(20)	8,170
Scottish Government Affordable Housing Grant		(4,196)	(736)	0	0	0	0	(3,460)
Affordable Housing Reserve - Developer Contributions		(9)	0	0	0	0	0	(9)
Shared Equity Receipts		(1,040)	0	0	0	0	0	(1,040)
Sub-Total		3,732	31	20	30	40	(20)	3,661
TOTAL - FORFAR		3,732	31	20	30	40	(20)	3,661
MONIFIETH AND SIDLAW	A							
Affordable Housing - Invertay House (19 Units)		5,876	1,046	100	15	100	0	4,730
Affordable Housing Reserve - Developer Contributions		(49)	0	0	0	0	0	(49)
Scottish Government Affordable Housing Grant		(1,883)	(370)	0	0	0	0	(1,513)
Sub-Total		3,944	676	100	15	100	0	3,168
TOTAL - MONIFIETH AND SIDLAW		3,944	676	100	15	100	0	3,168
OPEN MARKET ACQUISITION SCHEME (OMAS)/BUY BACK SCHEME	B							
Purchase of Houses to support Affordable Housing Programme (Buy Back)		627	0	391	0	240	151	387
Scottish Government Affordable Housing Grant (Buy Back)		(66)	0	0	0	(66)	66	0
Purchase of Houses to support Affordable Housing Programme (MTR)		65	0	0	54	65	(65)	0
Scottish Government Home Owners Support Mortgage to Rent Grant		(41)	0	0	(41)	(41)	41	0
Childrens Residential Home		789	18	1,000	424	771	229	0
TOTAL - OPEN MARKET		1,374	18	1,391	437	969	422	387
TOTAL - NEW BUILD		34,978	10,241	2,243	543	1,469	774	23,268

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 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
BRECHIN								
Conversion 1	L	154	120	34	27	34	0	0
Scottish Government Affordable Housing Grant		(55)	(55)	0	0	0	0	0
TOTAL BRECHIN		99	65	34	27	34	0	0
CARNOUSTIE								
Conversion 1	L	178	173	5	0	5	0	0
Scottish Government Affordable Housing Grant		(52)	(52)	0	0	0	0	0
TOTAL CARNOUSTIE		126	121	5	0	5	0	0
FORFAR								
Conversion 1	L	171	170	1	0	1	0	0
Scottish Government Affordable Housing Grant		(51)	(51)	0	0	0	0	0
Conversion 2	L	404	374	30	4	30	0	0
Scottish Government Affordable Housing Grant		(111)	(111)	0	0	0	0	0
Conversion 4	A	330	0	10	4	10	0	320
Scottish Government Affordable Housing Grant		(115)	0	(3)	0	0	(3)	(115)
TOTAL FORFAR		628	382	38	8	41	(3)	205
KIRRIEMUIR AND DEAN								
Conversion 1	L	78	66	10	12	12	(2)	0
Scottish Government Affordable Housing Grant		(25)	(25)	0	0	0	0	0
Conversion 2	L	176	9	167	23	167	0	0
Scottish Government Affordable Housing Grant		(50)	0	(53)	0	(50)	(3)	0
Conversion 3	A	275	0	275	4	20	255	255
Scottish Government Affordable Housing Grant		(96)	0	(96)	0	0	(96)	(96)
TOTAL KIRRIEMUIR AND DEAN		358	50	303	39	149	154	159
MONTROSE								
Conversion 1	A	148	8	140	1	20	120	120
Scottish Government Affordable Housing Grant		(49)	0	(49)	0	0	(49)	(49)
TOTAL MONTROSE		99	8	91	1	20	71	71
TOTAL - CONVERSION		1,310	626	471	75	249	222	435

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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 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Major Aids & Adaptation Programme	L	11,151	4,421	1,075	622	800	275	5,930
Forfar - Project 1	L	174	74	100	94	100	0	0
Kirriemuir - Project 2	L	177	176	1	1	1	0	0
Montrose - Project 1	L	220	0	125	2	150	(25)	70
TOTAL - GENERAL		11,722	4,671	1,301	719	1,051	250	6,000
TOTAL - AIDS AND ADAPTATIONS		11,722	4,671	1,301	719	1,051	250	6,000

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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 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
ENVIRONMENTAL IMPROVEMENTS	L							
Environmental Improvements		2,871	71	200	9	300	(100)	2,500
TOTAL - ENVIRONMENTAL IMPROVEMENTS		2,871	71	200	9	300	(100)	2,500
GENERAL	A							
Resurfacing Footpaths - Works		7,502	5,627	250	4	250	0	1,625
Garage Improvement Programme - General		1,123	523	100	0	100	0	500
TOTAL - GENERAL		8,625	6,150	350	4	350	0	2,125
ST CHRISTOPHER'S TRAVELLER'S SITE IMPROVEMENTS	L	83	0	83	0	83	0	0
Scottish Government Specific Capital Grant		(83)	(2)	(81)	0	(81)	0	0
TOTAL - ST CHRISTOPHERS		0	(2)	2	0	2	0	0
TOTAL - IMPROVEMENTS		11,496	6,219	552	13	652	(100)	4,625

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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 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
FABRIC UPGRADES								
Energy Saving / Upgrading Buildings (ESSH)	L	32,732	18,032	3,000	1,691	2,700	300	12,000
Less Grants		(83)	(83)	0	0	0	0	0
Angus Wide Fabric Upgrade (Window Replacement Programme)	L	7,872	372	1,500	170	1,500	0	6,000
TOTAL FABRIC UPGRADES		40,521	18,321	4,500	1,861	4,200	300	18,000
TOTAL - ENERGY SAVINGS / REACHING ZERO CARBON		40,521	18,321	4,500	1,861	4,200	300	18,000

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 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Warden Call, Door Access & Fire Alarms to Supported Accommodation	L	50	0	100	12	50	50	0
Lift Replacements	A	240	0	120	0	120	0	120
Provost Johnson Road Fire Panels	L	63	0	35	63	63	(28)	0
TOTAL - GENERAL		353	0	255	75	233	22	120
TOTAL - SHELTERED HOUSING		353	0	255	75	233	22	120

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ANGUS COUNCIL
MONITORING STATEMENT
HOUSING CAPITAL EXPENDITURE
PROGRAMME - INTERNAL UPGRADES

PROJECT/NATURE OF EXPENDITURE	Policy Priority	Estimated Total Cost £000	Expenditure Prior to 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
BATHROOM REPLACEMENTS								
Bathroom Replacement Programme - Project 2023/2025	L	5,273	23	1,500	460	900	600	4,350
TOTAL - BATHROOM REPLACEMENTS		5,273	23	1,500	460	900	600	4,350
BATHROOM AND KITCHEN UPGRADES - REACTIVE WORKS	A	4,159	1,409	500	0	250	250	2,500
KITCHEN REPLACEMENTS								
Kitchen Contract Programme	L	4,516	0	500	0	625	(125)	3,891
TOTAL - KITCHEN REPLACEMENTS		4,516	0	500	0	625	(125)	3,891
TOTAL - INTERNAL UPGRADES		13,948	1,432	2,500	460	1,775	725	10,741

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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 01/04/24 £000	Monitoring Budget 2024/25 £000	Actual Expenditure to 31/12/24 £000	Outturn 2024/25 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
MVHR Replacements	L	232	121	111	0	111	0	0
LED Upgrades in Sheltered Housing	L	322	172	150	109	150	0	0
Smoke Alarm Upgrades across Angus	L	364	124	240	135	240	0	0
Roof Improvements	A	15	0	0	9	15	(15)	0
TOTAL - GENERAL		933	417	501	253	516	(15)	0
TOTAL - MISCELLANEOUS		933	417	501	253	516	(15)	0

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