

REPORT TO: POLICY AND RESOURCES COMMITTEE -
28 JANUARY 2013

REPORT ON: FIVE YEAR HOUSING CAPITAL BUDGET FROM
2013/14 TO 2017/18 - REVISION

REPORT BY: DIRECTOR OF CORPORATE SERVICES / DIRECTOR OF
HOUSING

REPORT NO: 28-2013

1. PURPOSE OF REPORT

- 1.1. The report sets out the revised 5 year Housing Capital Estimates which will allow us to achieve the Scottish Housing Quality Standard by 2015 and maintain it thereafter.

2. RECOMMENDATIONS

2.1. Committee is asked to:

- a. Approve the Housing Capital Budget for 2013/14 – 2017/18.
- b. Approve the action as detailed in paragraph 4.
- c. Instruct the Director of City Development, in conjunction with the Director of Housing, to invite offers for the projects included in these Capital estimates and to authorise the Director of Housing, and the Director of City Development to continue with established methods of procurement and develop new initiatives where these are necessary to achieve the value for money required to meet the Scottish Housing Quality Standard (including partnering arrangements with contractors, where appropriate).
- d. Authorise the Director of Housing to accept offers as detailed in paragraph 4.3.

3. FINANCIAL IMPLICATIONS

- 3.1. The Council is funding the Capital Programme through a combination of borrowing and capital receipts. The budget for 2013/14 has been set at £20.239m. Included in the budget are capital receipts of £4.262m.

3.1.1. The 2013/14 Housing Capital budget is based on:

- a. Prudential Borrowing of £13.465m to fund the capital programme.
- b. Capital receipts amounting to £2.062m from Council House Sales.
- c. An allowance for slippage on capital and capital receipts of £2.512m.
- d. Funding of £2.800m from Scottish Gas and £0.256m from the Scottish Government Retrofit Fund for the Kirk Street MSD External Insulation and District Heating Project.

- e. Sale of last house in block of £0.800m.
- f. Land Receipts amounting to £1.400m.
- g. £0.413m of the capital programme is earmarked for the increased supply of Council housing (the completion of 12 flats at Ann Street).

4. **MAIN TEXT**

- 4.1. This report has been prepared and the estimates reconfigured, in line with the revised SHQS Standard Delivery Plan submitted to Housing Committee on 16 May 2005, and to Communities Scotland on 30 June 2006, and agreed by Communities Scotland in September 2006. In addition a Root and Branch Review of the SHQS Delivery Plan was agreed by Housing Committee in August 2010. All programmes are subject to SHQS criteria in order that Council houses in the core stock meet the standards by 2015. The estimates also include projects for the second and third years post SHQS.

Figures for 2013/14 include carry forward of expenditure from 2012/13.

- 4.2. Projects are shown as estate developments. The Director of City Development will prepare contract documents and will update the addresses by excluding sold houses and houses with an application to purchase, just prior to pricing. The project report will be approved by Housing Committee and will give final details of addresses.
- 4.3. The following programmes have no addresses as yet and will be dealt with in the following way:

4.3.1. **Disabled Adaptations**

Committee is asked to authorise the Director of Housing to identify individual addresses and, in conjunction with the Director Corporate Services, to incur expenditure within the Estimates allowance.

The Director of Housing in conjunction with the Director of Corporate Services, will have delegated authority to accept offers up to £25,000 per house as a direct award to Environment Department Contract Services (EDCS).

Offers over £25,000 for disabled adaptations (that have been achieved through a tender process) will be approved by Chief Officers, in conjunction with the Convener of Housing, because of the urgency of meeting the need of individual disabled persons.

4.3.2. **Surveys, Urgent Works, Pilot Projects, Urgent Roof Replacements**

Stock surveys are an essential part of assessing the condition of the housing stock and planning ahead. During the course of survey inspections, urgent works are identified, e.g. roofs. In order to reduce the administrative delays, Committee is asked to authorise expenditure on urgent works, eg roofs, up to amounts detailed in the estimates.

Committee is asked to authorise the Director of Housing to instruct the Director of City Development on locations for surveys and pilot projects and previous deletions. The fees for such are included within the sums for each item.

4.4. **Kitchens and Bathrooms**

The programme over the next two years means we are on target to meet the SHQS for these elements by 2015.

4.5. **Climate Change/Energy Efficiency**

- 4.5.1. In the last five year capital budget approved in January 2012 there was £5.387m allowed for external insulation and district heating (plus kitchen and bathroom upgrading) at Dallfield MSD and Lochee MSDs. These are funded in partnership with British Gas and are Community Energy Saving Projects designed to reduce carbon emissions, increase fuel efficiency and reduce fuel poverty for tenants. Provision of £5.001m has been made in 2013/14 for external insulation and district heating (plus kitchen and bathroom upgrading) at Kirk Street MSD and Kirk Street Low Rise. These will be funded in partnership with British Gas ECO funding of £2.800m and National Retrofit Programme grant of £0.256m from the Scottish Government.

4.6. **Stock Information Database**

The Stock Condition Survey carried out by John Martin Partnership in 2007 continues to be updated through inspection and following capital and revenue works. The Stock Information Database has provided information for the most recent Audit Scotland returns and has been utilised in preparing the estimates. In addition, the John Martin Partnership has recently carried out a 5% validation survey of the DCC housing stock to confirm that the data held within the stock data base remained reflective of the condition of the properties. JMP concluded that there is a good match between the validation survey data and the core data held within the DCC database. They report there is clear evidence that the original core data has been kept up to date to account for completed works or ongoing survey work.

4.7. **Other Assumptions**

In 2013/14 there is funding for the completion of a new build programme of 12 houses at Ann Street/Nelson Street in partnership with Hillcrest Housing Association who are acting as development agent.

A Tenement Management Scheme (TMS) is now being implemented for the Controlled Entry programme. As installation of controlled entry is considered to be an improvement, the work cannot be done without owners' agreement. However, a TMS will allow us to do this provided there is majority agreement within the close. Ballots are now well underway.

Due to recent high levels of investment the Roofing Programme has been adjusted to reflect available resources to 2015. An allowance for urgent roof allowances will be maintained.

Guidance from the Scottish Government has now been received on exemptions and abeyances from the SHQS. Abeyances are where improvement work cannot be carried out due to social reasons such as tenants not wanting the work to be done or owners not agreeing to work being done. This is reflected in the budgets that have been prepared. In particular, post 2015, there remains an allowance for kitchen and bathroom upgrading for funding abeyances that become available for investment.

The Projected Capital Resources allow for capital receipts for council house sales during the period of the plan. There is the potential for removal of the right to buy by the Scottish Government at a future date, but for the purpose of these estimates the status quo has been assumed.

The impact of the forthcoming welfare reforms may have an impact on budgeting for Capital programmes in future years, the impact will be assessed during 2013/14 and taken into account during compilation of the Capital estimates for financial year 2014/15.

4.8 **Prudential Indicators**

The Prudential Code requires the Director of Corporate Services to prepare a set of indicators that demonstrate that the Housing Revenue Account's Capital Plan is affordable and prudent. These are shown in Appendix One to this report.

The Indicators demonstrate that the Capital Plan 2013-2018 is indeed affordable and prudent. An explanation of the Prudential Indicators, as shown in Appendix One, is shown below.

Level of Capital Expenditure

This indicator measures affordability and gives a basic control of the Council's capital expenditure.

Ratio of Financing Costs to Net Revenue Stream

This indicator measures affordability. The measure includes both current and future commitments based on the Capital Plan and shows the revenue budget used to fund the financing costs of capital expenditure.

Variations to the ratio imply that the proportion of loan charges has either increased or decreased in relation to the total funded from Housing Rents.

Estimate of Incremental Impact of Council Investment Decisions on the Housing

This is also a measure of affordability. It shows the relative impact of the capital programme on the Housing Rents.

Treasury Management Indicators

The Treasury Management Indicators for 2011-12 to 2014-15 were reported to committee on 10 September 2012. The indicators shown in Appendix One to this report have been updated to reflect expenditure included in the Housing HRA Capital Plan 2013-2018.

5 **POLICY IMPLICATIONS**

- 5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti Poverty, Equality Impact Assessment and Risk Management. The major issues identified are:

Sustainability

- 5.1.1 Reducing the consumption of energy and fossil fuels in Council properties and activities to reduce CO² emissions in response to wider climate change obligations.

Build Environment

- 5.1.2 Protect the quality and diversity of the city's built heritage and enhance the city centre and local environments through ongoing regeneration.

- 5.1.3 Adopt sustainable practices in the design, construction and maintenance of Council buildings and infrastructure and encourage others to adopt similar practices.

Equality Impact

An Equality Impact Assessment has been carried out and will be made available on the Council website: <http://www.dundee.gov.uk/equanddiv/equimpact>

6 CONSULTATION

The Chief Executive, Director of Corporate Services and all other Chief Officers, the Scottish Housing Quality Standard Focus Group and Dundee Association of Council House Owners have been consulted in the preparation of this report. No concerns were expressed.

7 BACKGROUND PAPERS

- Equality Impact Assessment

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

January 2013

DUNDEE CITY COUNCIL**PRUDENTIAL INDICATORS FOR TREASURY MANAGEMENT**Adoption of Revised CIPFA Treasury Management Code of Practice 2009 **Finance Committee 22/03/10 Report No 162-2010**

Upper limit for variable rate exposure		%
Net principal re variable rate borrowing/investments	2011/12	<input type="text" value="30"/>
	2012/13	<input type="text" value="30"/>
	2013/14	<input type="text" value="30"/>
	2014/15	<input type="text" value="30"/>

Upper limit for fixed interest rate exposure		%
Net principal re fixed rate borrowing/investments	2011/12	<input type="text" value="100"/>
	2012/13	<input type="text" value="100"/>
	2013/14	<input type="text" value="100"/>
	2014/15	<input type="text" value="100"/>

Maturity structure of fixed rate borrowing 2011/12

Where the periods are	Lower %	Upper %
Under 12 months	<input type="text" value="0"/>	<input type="text" value="10"/>
12 months & within 24 months	<input type="text" value="0"/>	<input type="text" value="15"/>
24 months & within 5 years	<input type="text" value="0"/>	<input type="text" value="25"/>
5 years & within 10 years	<input type="text" value="0"/>	<input type="text" value="25"/>
10 years +	<input type="text" value="50"/>	<input type="text" value="95"/>

Upper limit for total principal sums invested for over 364 days	N/A	No sums will be invested longer than 364 days
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PRUDENTIAL INDICATORS FOR CAPITAL EXPENDITURE AND EXTERNAL DEBT

Authorised limit for external debt with limit for borrowing and other long term liabilities identified		Borrowing £000	Other £000	Total £000
	2011/12	413,000	83,000	496,000
	2012/13	460,000	81,000	541,000
	2013/14	480,000	79,000	559,000
	2014/15	483,000	77,000	560,000
Operational boundary for external debt with limit for borrowing and other long term liabilities separately identified		Borrowing £000	Other £000	Total £000
	2011/12	389,233	82,711	471,944
	2012/13	435,000	81,000	516,000
	2013/14	455,000	79,000	534,000
	2014/15	458,000	77,000	535,000
Actual external debt (£000)		2011/12		385,709
Capital expenditure		Non-HRA £000	HRA £000	Total £000
	2011/12	63,610	22,071	85,681
	2012/13	58,094	21,030	79,124
	2013/14	37,026	17,727	54,753
	2014/15	33,662	15,106	48,768

PRUDENTIAL INDICATORS FOR AFFORDABILITY

Ratio of financing costs to net revenue stream		Non-HRA %	HRA %
	2011/12	6.7	38.4
	2012/13	6.7	42.0
	2013/14	6.8	44.7
	2014/15	6.8	43.8

Incremental impact of capital investment decisions

	Increase in Council Tax (Band D) per annum (£)	Increase in average housing rent per week (£)
2011/12	0.00	1.43
2012/13	0.00	1.07
2013/14	0.00	0.33
2014/15	0.00	(0.11)

PRUDENTIAL INDICATORS FOR PRUDENCE**Net borrowing requirement**

	b/f 1 April £000	c/f 31 March £000	In Year £000
2011/12	348,886	382,583	33,697
2012/13	382,583	435,000	52,417
2013/14	435,000	455,000	20,000
2014/15	455,000	458,000	3,000

Estimates of capital financing requirement

	General Services £000	HRA £000	Total £000	Annual Movement £000
2011/12	255,674	168,202	423,876	36,102
2012/13	296,000	176,000	472,000	48,124
2013/14	313,000	178,000	491,000	19,000
2014/15	318,000	177,000	495,000	4,000

Difference between net borrowing and capital financing requirement

	Total £000
2011/12	41,293
2012/13	37,000
2013/14	36,000
2014/15	37,000

Dundee City

HOUSING HRA CAPITAL PLAN 2013-18

PROJECTED CAPITAL RESOURCES		2013-14	2014-15	2015-16	2016-17	2017-18
		£'000	£'000	£'000	£'000	£'000
1. Capital Expenditure Funded from Borrowing		13,465	10,439	9,787	11,865	11,532
2. Capital Receipts - Council House Sales		2,062	2,117	2,172	2,227	2,310
3. Capital Receipts - Land Sales		1,400	1,700	1,800	1,800	1,800
4. Capital Receipts - Sale of Last House in Block		800	850	850	850	850
		17,727	15,106	14,609	16,742	16,492
5. Slippage at 15% on SHQS Expenditure only		2,512	-	-	-	
TOTAL PROJECTED CAPITAL RESOURCES		20,239	15,106	14,609	16,742	16,492
Note: Council House Sales		55	55	55	55	55
Average Selling Price		£37,500	£38,500	£39,500	£40,500	£42,000

DUNDEE CITY COUNCIL

CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure SUMMARY	Page No	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
				13/14	14/15	15/16	16/17	17/18		
SHQS CAPITAL										
Free from Serious Disrepair										
Roof	4	8960	0	100	450	2090	3370	2950	253	755
Roughcast	7	5160	0	510	1000	950	1100	1600	0	0
Windows	8	2658	0	50	588	20	500	1500	0	0
Energy Efficient										
External Insulation and Cavity Fill	9	15314	784	5530	2000	2000	2000	3000	0	58
Heating, Kitchen, Bathroom	11	28477	1410	8829	7335	3744	3732	3427	0	3142
Boiler Replacement	19	250	0	50	50	50	50	50	0	0
Renewables initiatives	20	3000	0	0	0	1000	1000	1000	0	0
Modern Facilities and Services										
Individual Shower Programme	21	250	0	50	50	50	50	50	0	0
Healthy, Safe and Secure										
Door Entry System / Secure Doors	22	4209	0	2381	1828	0	0	0	0	0
Fire Detection	23	110	0	0	25	25	30	30	0	0
Abeyances	23	300	0	0	0	100	100	100	0	0
Lift Replacement	23	2000	0	0	500	500	500	500	0	0
Security and Stair Lighting	23	1450	0	50	350	350	350	350	0	681
Door Entry Replacement	23	600	0	0	0	200	200	200	0	0
Electrical Upgrading	23	3200	0	0	0	1000	1200	1000	0	0
Miscellaneous										
Fees	24	50	0	10	10	10	10	10	0	0
Disabled Adaptations	24	3750	0	750	750	750	750	750	0	0
Paths and Footpaths for SHQS	24	40	0	20	20	0	0	0	0	0
Increased Supply of Council Housing	25	4413	0	413	0	2000	2000	0	0	0
Demolitions	27	4232	1428	2059	450	20	50	225	11	69
Owners Receipts	29	-3213	0	-813	-600	-600	-600	-600	0	0
Community Care									0	0
Sheltered Lounge Upgrades	30	650	0	100	100	150	150	150	0	0
Warden Call Replacement	31	950	0	150	200	200	200	200	0	0
TOTAL		86810	3622	20239	15106	14609	16742	16492	264	4705

DUNDEE CITY COUNCIL

LEGALLY COMMITTED CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Page No	Estimated Total Cost	Actual Prior to 31/03/2013						No Of Owners	No of Tenants
SUMMARY				13/14	14/15	15/16	16/17	17/18		
SHQS CAPITAL										
Energy Efficient										
External Insulation and Cavity		1057	528	529	0	0	0	0	0	58
Heating, Kitchen, Bathrooms and Showers		2866	1410	1456	0	0	0	0	0	129
Healthy, Safe & Secure										
Controlled Entry (Door Entry Systems , Secure Door)		339	0	339	0	0	0	0	0	0
Increase Supply of Council Housing										
New Build		413	0	413	0	0	0	0	0	0
Demolition		3264	1428	1836	0	0	0	0	0	0
TOTAL		7939	3366	4573	0	0	0	0	0	187

DUNDEE CITY COUNCIL
NOT YET LEGALLY COMMITTED CAPITAL EXPENDITURE BASED ON STANDARD DELIVERY PLAN FIGURES

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure	Page No	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
SUMMARY				13/14	14/15	15/16	16/17	17/18		
SHQS CAPITAL										
Free from Serious Disrepair										
Roofs		8,960	-	100	450	2,090	3,370	2,950	253	755
Roughcast		5,160	-	510	1,000	950	1,100	1,600	-	-
Windows		2,658	-	50	588	20	500	1,500	-	-
Energy Efficient										
External Insulation and Cavity		14,257	256	5,001	2,000	2,000	2,000	3,000	-	-
Heating, Kitchen, Bathrooms		25,611		7,373	7,335	3,744	3,732	3,427	-	3,013
Boiler Replacement		250	-	50	50	50	50	50	-	-
Renewables initiatives		3,000	-	-	-	1,000	1,000	1,000	-	-
Modern Facilities & Services										
Individual Shower Programme		250	-	50	50	50	50	50	-	-
Healthy, Safe & Secure										
Fire Detection		110	-	-	25	25	30	30	-	-
Security & Stair Lighting		1,450	-	50	350	350	350	350	-	681
Controlled Entry (Door Entry Systems , Secure Door)		3,870	-	2,042	1,828	-	-	-	-	-
Abeyances		300	-	-	-	100	100	100	-	-
Lift Replacement		2,000	-	-	500	500	500	500	-	-
Door Entry Replacement		600	-	-	-	200	200	200	-	-
Electrical Upgrading Various Locations		3,200	-	-	-	1,000	1,200	1,000	-	-
Miscellaneous										
Fees		50	-	10	10	10	10	10	-	-
Disabled Adaptations		3,750	-	750	750	750	750	750	-	-
Paths and Footpaths for SHQS		40	-	20	20	-	-	-	-	-
Buttars Place Improvements		-	-	-	-	-	-	-	-	-
Increase Supply of Council Housing										
New Build		4,000	-	-	-	2,000	2,000	-	-	-
Demolitions		968	-	223	450	20	50	225	11	69
Owners Receipts		-3213	0	-813	-600	-600	-600	-600	-	-
Community Care			-						-	-
Sheltered Lounge Upgrades		650	-	100	100	150	150	150	-	-
Warden Call Replacement		950	-	150	200	200	200	200	-	-
TOTAL		78871	256	15666	15106	14609	16742	16492	264	4518

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £ '000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Roof specialist improvement works	1900		100	450	450	450	450		
Camperdown 2nd Ph 2 18 , 34 , 38 1 , 7 , 9 Brownhill Place 7, 14 , 18, Brownhill Street 7 , 13 Liff Crescent	110				110			0	11
Camperdown 7th Ph 1 89 , 91 Balgarthno Road ; 2 , 4 , 6 , 8 , 10 , 12 Gourdie Road	280				280			3	45
Clement Park 2nd Ph 4 52 Foggyley Gardens ; 14 Lansdowne Place ; 11,15 Lansdowne Square	40				40			0	4
Corso 2nd Ph 3 4,6,8,10,12 Abbotsford Place	140				140			10	20
Corso 2nd Ph 4 3 , 5 , 7 , 9 Abbotsford Place	140				140			15	9
Craigie 5th Ph 3 3,7 Aboyne Avenue 6,8,10 Huntly Road	175				175			10	20
Douglas & Angus 2nd Ph 1 10 , 12 , 14 , 16 Ballindean Terrace	140				140			3	21
Douglas & Angus 12th ; Ph 1 8 , 10 , 12 Ballindean Road	105				105			11	7
Fairbairn Street ; Phase 1 6 Arklay Street ; 2 , 4 , 6 Fairbairn Street	140				140			3	29
Fleming Gardens Ph 6 110,112 Arklay Street 2-8 Fleming Gardens East 1,3,17,19 Fleming Gardens North 2,16 Fleming Gardens South 1,3,5 Fleming Gardens West 7- 11, 8-12 Hindmarsh Avenue	230				230			9	35
Law Crescent ; Phase 1 4 , 6 , 14, 16 Kenmore Terrace ; 39 , 47 , 49 Lawside Road	140				140			15	13
Camperdown 7th Ph 2 78, 80, 82, 84, 86 Balgarthno Road	175					175		6	24
Camperdown 11th Ph 1 40,42,44 Craigmount Road	105					105		2	16
Clement Park 2nd Ph 3 25,27,29,31 Foggyley Gardens	140					140		11	13
Corso 2nd Ph 5 22 ,24 Abbotsford Street	70					70		7	5
Craigie 5th Ph 4 41 , 43 , 53 , 63 Huntly Road	80					80		1	15

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Craigie Drive 3rd 68 , 70 , 72 , 76 , 80 Craigie Drive ; 2 , 8 , 12 , 14 1 , 3 , 5 , 7 , 9 , 15 Southampton Road	150					150		0	15
Douglas & Angus 2nd Ph 2 110, 112, 114 Ballindean Place ; 9 Ballindean Terrace	140					140		7	17
Douglas & Angus 12th Ph2 11, 13, 15 Balmedie Drive	105					105		8	10
Fairbairn Street ; Phase 2 8, 10, 12, 14 Fairbairn Street	140					140		9	23
Law Crescent ; Phase 2 18,20,22,24,26,19,21,23,25,27,29 Kenmore Terrace	220					220		23	21
Linlathen 1st Ph 6 2 , 4 , 6 ,(8 , 10 , 12 , 14) , 18 Glenconnor Drive 28 , 30 , 32 , 36 , 38 , 40 , 42 , 44 , 49 , (51 , 53 , 55 , 57) , 61 , 63 , 65 , 69 , 71 , 77 , 79 , 81 , 83 Mossgiel Crescent 21,23,25,27 Mossgiel Place ; 88 , 90 , 92	340					340		4	39
Linlathen 1st ; Phase 7 (7 , 9 , 1 , 13 ,) 15 , 19 , 6 , 8 , 10 , 12 Alloway Terrace ; 5 , 9 , 11 , 13 , 17 , 19 , 21 , 25 , (27 , 29 , 31 , 33) 35 , 37 , 39 , 41 , (4 , 6 , 8 , 10) , 14 , 16 , 18 Mossgiel Crescent ; 3 , 5 , 7 , 9 Mossgiel Place 3 , 7 , 9 , 11 , 15 , 17 Pitkerro Drive ; 64 , 66 , 68 , 70 , 72 , 74 , 76 , 78 Pitkerro Road	450					450		0	51
Mains of Fintry 3rd Ph 3 3 , 10 , 14 , 16 , 19 , 21 , 22 , 26 , 31 , 32 , 37 , 39 Finlarig Place	120					120			12
St Mary's 10th Ph 1 17 , 19 , 21 , 23 St. Clement Place ; 17 , 19 St. Dennis Terrace	210					210		5	31
Strathmore Street 2nd Ph 4 9 – 15 , 25 – 31 , 33 – 39 , 41 – 47 Hamilton Street ; 50 – 56 , 58 – 64 , 66 – 72 , 74 – 80 Strathmore Street	160					160		13	19
Tullideph Tenements Ph 3 7 Tullideph Road ; 2 , 4 , 6 , 8 Tullideph Street	175					175		16	14
Wester Clepington Small's Wynd Ph 1 15 , 17 , 19 Caird Avenue ; 3 Marryat Terrace	140					140		10	14
Camperdown 1st Ph 1 26, 28, 30, 36, 38, 15, 17 Buttars Place	196						196	5	37
Camperdown 2nd Ph 3 2, 10, 14, 22, 29, 31, 41 Buttars Place; 28, 42, 44, 46 Buttars Road; 4, 13 Buttars Street	140						140		13

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roofs	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Camperdown 11th Ph 2 43, 45, 47 Craigmount Road	84						84		18
Craigiebank 1st 4 Crombie Terrace; 5, 7 Dean Avenue; 4, 70, 39, 67, 71 East Haddon Road	90						90		11
Douglas & Angus 2nd Ph 3 54, 56, 58 Ballantrae Place; 2, 4 Ballantrae Terrace	140						140	4	26
Douglas & Angus 6th Ph 1 39, 41 Balmerino Road; 127, 129 Balunie Drive	112						112	3	21
Douglas & Angus 12th Ph 3 3, 5, 7 Balmedie Drive	84						84	4	14
Fairbairn Street ; Phase 3 16, 18, 20 Fairbairn Street	84						84	1	23
Law Crescent 1st Ph 3 146, 150 Byron Street; 32, 36, 38, 42, 44, 31, 33, 37, 39 Kenmore Terrace	253						253	20	24
Powrie Place	100						100		
Wester Clepington Small's Wynd Ph 2 5, 7, 9 Marryat Street; 4, 5 Marryat Terrace	140						140	15	15
Other locations	1077						1077		
Total	8960	0	100	450	2090	3370	2950	253	755

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/14**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Roughcast	Estimated Total Cost	Actual Prior to 31/03/13	Financial Year					No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Various Locations from 2012 survey	3300			250	550	1000	1500		
Public safety	360		10	50	100	100	100		
Roughcast survey	0								
West Kirkton BISF Ph 1	300		300						
West Kirkton BISF Ph 2	500		200	300					
West Kirkton BISF Ph 3	500			200	300				
Menzieshill 7th	100			100					
Hilltown terrace 1,3,5,7,9	100			100					
Total	5160	0	510	1000	950	1100	1600	0	0

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/14**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000[illegible]

CAPITAL EXPENDITURE LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure External Insulation/ECO Funded Projects	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
External Insulation	9000			2000	2000	2000	3000		
Kirk Street MSD/Low Rise (Kirk St 2nd Ph 2&3) - ECO Cladding & District Heating & K&B plus Kirk St 1st H, K&B plus Kirk St 2nd Low Rise EWI	5257	256	5001						
Net of contribution from Scottish Gas of £2.800m and £0.256m from Scottish Government NRP									
Total	14257	256	5001	2000	2000	2000	3000	0	0

CAPITAL EXPENDITURE LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure			Actual Prior to 31/03/13							
Heating, Kitchen & Bathrooms				13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
Ann Street (K&B only)			63	20	43					
Camperdown 13th										
60 Non Sheltered Flats (38 Electric to Gas)& 26 Cottages (H, K & B with 15 Electric to Gas)			818	618	200					86
Douglas Road (K&B with 3 Electric to Gas)			98	1	97					15
Dudhope MSD & St Marys Place Walk-Ups (H, K & B - 16 Electric to Gas)			751	20	731					122
Menziesshill 8th			692	520	172					
Menziesshill 16th (K& B -7 Electric to Gas)			25		25					7
Tullideph Road Flatted			419	231	188					
			</							

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12	12/13	13/14	14/15	15/16	16/17	No Of Owners	No of Tenants
Canning St / Moncur Crescent (K , B & Rewire, 2 Rewire Only) & Moncur Crescent K & B & Rewire (Hastings Place) (H, K , B & Rewire & 12 Electric to Gas)	527			527					97
Craigie Drive 1st Cottages & Sheltered (K & B plus 1 E-G) Plus Craigie Drive 2nd Cottages (H, K & B of which 5 E-G)	136			136					20
Craigie Drive 3rd (H, K & B with 17 Electric to Gas)	217			217					27
Craigie St / Kemback St Sheltered (K & B Only)	133			133					28
Crescent Lane (H, K & B and 13 x rewire - 1 Electric to Gas and 12 boiler replacements)	114			114					15
Douglas And Angus 11th (19 heating in Balunie Drive Flats) (24 Electric to Gas)	671			671					107
Douglas And Angus 12th Cottages (K & B Only)	9			9					2
Elgin Terrace & Granton Terrace (H, K & B , 6 Electric to Gas, 7 Boiler Replacement)	106			106					13
Garry Place Sheltered Housing (K & B Only)	282			282					60
Harefield Road / Toftmill (K & B plus 4 Electric to Gas)	77			77					17
Kinghorne Road / Strathmartine Road & Kinghorne Road (Atholl) (13 HKB, 4 K&B only)	119			119					17
Kirk St MSD - See Ext Insulation/ECO Projects (K & B Only)	0			0					240
Kirk St 1st & 2nd -See Ext Insulation/~ECO Projects	0			0					165
Electric to Gas plus 164 K & B)	0			0					165
Linlathen 3rd Mainstream Flats (K & B Only)	52			52					11
Mid Craigie 1st /Kingsway East/Pitairlie (Excluding Richmond Fellowship) (K & B plus 5 Electric to Gas)	402			402					83
Mill O'Mains Cottages (K & B plus 32 Electric to Gas)	477			477					74
North Street Sheltered (K & B Only)	9			9					2
Powrie Place Sheltered (K & B, plus 2 Electric to Gas)	150			150					30
St. Fillans Road Disabled Housing (K & B and rewire)	45			45					5
St.Mary's 11th & 12th (Electric to Gas. Heating Only)	204			204					37

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2012/2013

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/12						No Of Owners	No of Tenants
			12/13	13/14	14/15	15/16	16/17		
St. Mary's 15th (H, K & B)	16			16					2
Trottick 2nd (K & B Only)	48			48					10
Watson Street (CDA) & Wellgate (H, K & B ; 23 Electric to Gas)	1166			1166					165
Wellgrove (K & B Only)	57			57					12
Wester Clepington Small's Wynd (K & B Plus 2 Electric To Gas)	587			587					123
Whitfield 2nd (Boiler Replacement & K, & B ; 8 Electric to Gas) plus Whitfield 5th (Boiler Replacement & K & B)	1012			1012					147
Wolseley St / Dundonald St (K & B Only)	57			57					12
Relet Kitchens	200			200					100
Individual houses	500			500					
Total	7373	0	0	7373	0	0	0	0	1621

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating, Kitchen & Bathrooms	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Brackens Cottages & Flats (Boiler Replacement & K & B inc 45 Electric to Gas)	834			834					92
Corso Street 5th (H ,K & B)	55			55					6
Craigie 7th (H, K & B. Electric to Gas)	28			28					3
Craigie Drive 4th (H, K & B ; 65 Electric to Gas ; 102 K)	952			952					108
Douglas And Angus 2nd & 3rd Cottages (Heating Only incl 26 Electric to Gas)	461			461					94
Douglas And Angus 15th (H, K, B ; 19 Electric to Gas ; 33K)	317			317					37
Forebank Terrace (1 - H , K & B ; 2 - K & B)	19			19					3
Magdalene Kirkton Sheltered Ph 1(Boiler Replacement Only) & 2 (H, K & B ; 2 Electric to Gas ; 61 K)	562			562					63
Menzieshill 13th (H , K & B ; Electric to Gas)	490			490					54
Midmill (H, K & B ; 13 Electric to Gas)	508			508					56
Strathmore Street - Balmossie Development & Strathmore Street 2nd (H, K & B ;66 Electric to Gas ; 138 K)	1259			1259					140
Strips of Craigie Cottages & Flats (H , K , & B ; 7 Electric to Gas ; 59 K)	543			543					61
Whitfield 1st (H, K & B ; 20 Electric to Gas ; 77 K)	707			707					79
Relet Kitchens	100			100					35
Individual houses	500			500					
Total	7335	0	0	7335	0	0	0	0	730

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Heating Replacement only	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Byron St Tenements	191				191				39
Camperdown 2nd, 3rd ,4th Cottages 8th	382				382				78
Douglas & Angus 6th	338				338				69
Dryburgh Farm House Sheltered	152				152				31
Dudhope Flatted & Tenements (17 already Electric to Gas)	279				279				57
Forthill Extension / Nursery Road Cottages	49				49				10
Hilltown Redevelopment 1st (Hilltown Tce) & 2nd (McDonald Street)	83				83				17
Hilltown West Ph 1, 3,& 4 (Electric to Gas Ph 3)	642				642				131
Long Lane & Manor Place, Broughty Ferry	30				30				6
Menzieshill 8th Flats & Cottages (2 Electric to Gas 2012)	573				573				117
Mid Craigie 4th (Electric to Gas 2010)	216				216				44
Peddle Street (95-99, 18-22) (3 Electric to Gas 2012)	30				30				6
St Mary's 10th Flats (31 Electric to Gas)	269				269				55
West Kirkton 5th	10				10				2
Individual houses/abeyances	500				500				
Total	3744	0	0	0	3744	0	0	0	662

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17/	17/18		
Individual houses/Abeyances	400					400			
Various Locations - Heating only	3332					3332			865
Craigie 05th Dev Cott									
Douglas & Angus 09th Dev									
Menzieshill 16th Dev									
West Kirkton 04th Dev									
Mid Craigie 01st Dev Integrations									
Clement Park 01st Dev									
Dryburgh 01st Dev									
Dryburgh 03rd Dev									
St Mary's 02nd Dev									
St Mary's 03rd Dev									
St Mary's 04th Dev									
St Mary's 05th Dev									
St Mary's 06th Dev									
St Mary's 07th Dev-Cottages									
St Mary's 08th Dev Cott									
West Kirkton 01st Dev (Brick)									
Douglas & Angus 01st Dev cottages									
Douglas & Angus 04th Dev cottages									
Douglas & Angus 05th Dev cottages									
Mains of Fintry 01st Dev									
Mains of Fintry 02nd Dev orlit									
Mains of Fintry 03rd Dev									
Mains of Fintry 04th Dev									
St Mary's 09th Dev									
Total	3732	0	0	0	0	3732	0	0	865

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES
ALL FIGURES £' 000

DEPARTMENT: HOUSING HRA

Project/Nature of Expenditure Heating Replacement Only	Estimated Total Cost	Actual Prior to 31/03/13						No Of Owners	No of Tenants
			13/14	14/15	15/16	16/17	17/18		
Individual houses/abeyances	400						400		
Various locations - heating only	3027						3027		865
Arklay Street 01st									
Arklay Street 02nd									
Camperdown 11th									
Clement Park 02nd Dev cottages									
Craigie 03rd Dev Cott									
Craigie 04th Dev cottages									
Dean Avenue									
Douglas & Angus 13th Dev Cottages									
Lansdowne 01st Dev									
Menzieshill 05th Dev Cott									
Douglas & Angus 07th Dev									
Menzieshill 10th Dev									
St Mary's 13th Dev Cott									
St Mary's 14th Dev Cott									
Douglas & Angus 11th Dev									
Douglas & Angus 12th Dev- cottages-only 2 left									
Mill O'Mains- cottages									
Whitfield 05th									
Craigie 02nd Dev Cott									
Douglas & Angus 05th Dev flats									
Camperdown 05th									
Camperdown 09th cottages									
Camperdown 09th flats									
Camperdown 10th Non-Sheltered									
Graham Street 01st Dev Boots									
Lawton (Boots) Flatted									
St Mary's 11th Dev									
St Mary's 12th Dev Cott									
St Mary's 12th Dev Flats									
Total	3427	0	0	0	0	0	3427	0	865

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Boiler Replacement			Estimated Total Cost	Actual Prior to 31/03/13							
					13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
Boiler Replacement			250		50	50	50	50	50		
Total			250	0	50	50	50	50	50	0	0

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Renewables Initiative			Estimated Total Cost	Actual Prior to 31/03/13	13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
Renewables			3000				1000	1000	1000		
Total			3000	0	0	0	1000	1000	1000	0	0

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Individual Shower Programme			Estimated Total Cost	Actual Prior to 31/03/13	13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
Individual Showers Various Locations	250		50	50	50	50	50				
Total	250	0	50	50	50	50	50	50	0		0

CAPITAL EXPENDITURE LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

DEPARTMENT: HOUSING/HHA			ALL FIGURES £ '000						
Project/Nature of Expenditure Healthy , Safe & Secure	Estimated Total Cost	Actual Prior to 31/03/13							
			13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
Controlled Entry (Door Entry Systems , Secure Door)	339		339	0	0	0	0		

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

DUNDEE CITY COUNCIL
CAPITAL EXPENDITURE LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

DEPARTMENT: HOUSING/HNA			ALL FIGURES £ '000						
Project/Nature of Expenditure	Estimated Total Cost	Actual Prior to 31/03/13							
			13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
Ann Street/Nelson Street	413		413						
Total	413	0	413	0	0	0	0	0	0

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

Project/Nature of Expenditure Increased Supply Of Council Housing	Estimated Total Cost	Actual Prior to 31/03/13							
			13/14	14/15	15/16	16/17	17/18	No Of Owners	No of Tenants
New Build	4000				2000	2000			
Total	4000	0	0	0	2000	2000	0	0	

CAPITAL EXPENDITURE LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014

PRICE BASE: CASH OUTTURN PRICES

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]

CAPITAL EXPENDITURE NOT YET LEGALLY COMMITTED 2013/2014**PRICE BASE: CASH OUTTURN PRICES**

DEPARTMENT: HOUSING HRA

ALL FIGURES £' 000

[illegible]