

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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
NEW BUILD	32,911	12,887	2,403	1,764	2,647	(244)	17,377
SHARED EQUITY	733	733	7	0	0	7	0
CONVERSION	828	125	667	201	703	(36)	0
AIDS AND ADAPTATIONS	6,723	3,370	1,353	584	1,353	0	2,000
IMPROVEMENTS	7,678	5,503	375	0	375	0	1,800
ENERGY SAVINGS / TOWARDS ZERO CARBON	52,390	15,647	4,221	1,184	3,743	478	33,000
SHELTERED HOUSING	1,192	717	475	223	475	0	0
INTERNAL UPGRADES	6,371	703	1,688	628	1,518	170	4,150
MISCELLANEOUS	1,223	0	474	50	1,223	(749)	0
BALANCES ON COMPLETED PROJECTS	(14)	0	0	(14)	(14)	14	0
GRAND TOTAL	110,035	39,685	11,663	4,620	12,023	(360)	58,327
FUNDED BY:							
MAINSTREAM BORROWING			6,119	0	6,479	(360)	
CAPITAL RECEIPTS			234	0	234	0	
CAPITAL GRANTS UNAPPLIED			0	0	0	0	
CAPITAL RECEIPTS UNAPPLIED			0	0	0	0	
CAPITAL FINANCED FROM CURRENT REVENUE			4,284	0	4,284	0	
SG CAPITAL GRANT			0	0	0	0	
AFFORDABLE HOUSING RESERVE (GENERAL)			226	0	226	0	
TRANSFER FROM HRA RESERVES			800	0	800	0	
TOTAL FUNDING			11,663	0	12,023	(360)	

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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 30/09/23 £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	336	323	10	13	13	(3)	0
Newton Cres Timmergreens (demolition)	L	530	130	400	333	400	0	0
Scottish Government Affordable Housing Grant		(3,737)	(3,343)	(394)	(333)	(394)	0	0
Sub-Total		7,650	7,600	47	13	50	(3)	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		(3,132)	(237)	0	0	0	0	(2,895)
Sub-Total		4,031	(1)	0	2	2	(2)	4,030
Affordable Housing - Jubilee Park Letham (38 Units)	B	7,708	362	0	16	16	(16)	7,330
Scottish Government Affordable Housing Grant		(3,241)	(241)	0	0	0	0	(3,000)
Sub-Total		4,467	121	0	16	16	(16)	4,330
TOTAL- ARBROATH		17,795	9,362	52	31	73	(21)	8,360
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

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Demolition of Inglis Court Edzell	L	218	205	0	13	13	(13)	0
Scottish Government Affordable Housing Grant		(101)	(101)	0	0	0	0	0
Sub-Total		117	104	0	13	13	(13)	0
TOTAL - BRECHIN		1,920	1,900	7	19	20	(13)	0
FORFAR								
Affordable Housing - Glenview (10 units)	L	2,122	0	2,050	2,122	2,122	(72)	0
Scottish Government Affordable Housing Grant		(837)	0	(837)	(837)	(837)	0	0
Shared Equity Receipts		0	0	0	0	0	0	0
Affordable Housing Reserve - Developer Contributions		(274)	0	(274)	(274)	(274)	0	0
Sub-Total		1,011	0	939	1,011	1,011	(72)	0
Affordable Housing -Taylor Street (up to 43 Units)	B	8,926	755	0	1	1	(1)	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		3,730	19	0	1	1	(1)	3,710
TOTAL - FORFAR		4,741	19	939	1,012	1,012	(73)	3,710
MONIFIETH AND SIDLAW								
Affordable Housing - Invertay House (18 Units)	A	4,055	689	10	14	14	(4)	3,352
Scottish Government Affordable Housing Grant		(1,916)	(211)	(10)	0	(10)	0	(1,695)
Sub-Total		2,139	478	0	14	4	(4)	1,657
TOTAL - MONIFIETH AND SIDLAW		2,139	478	0	14	4	(4)	1,657
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

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PROGRAMME - NEW BUILD

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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	5,538	0	1,000	1,068	1,538	(538)	4,000
Scottish Government Affordable Housing Grant		(1,855)	0	(350)	(380)	(505)	155	(1,350)
Childrens Residential Homes	A	1,500	0	750	0	500	250	1,000
TOTAL - OPEN MARKET		5,183	0	1,400	688	1,533	(133)	3,650
TOTAL - NEW BUILD		32,911	12,887	2,403	1,764	2,647	(244)	17,377

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 31/03/23 £000	Monitoring Budget 2023/24 £000	Actual Expenditure to 30/09/23 £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

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
BRECHIN								
Conversion 1	L	154	4	150	17	150	0	0
Scottish Government Affordable Housing Grant		(54)	0	(54)	0	(54)	0	0
TOTAL BRECHIN		100	4	96	17	96	0	0
CARNOUSTIE								
Conversion 1	L	157	12	131	125	145	(14)	0
Scottish Government Affordable Housing Grant		(51)	0	(50)	(44)	(51)	1	0
TOTAL CARNOUSTIE		106	12	81	81	94	(13)	0
FORFAR								
Conversion 1	L	147	7	127	50	140	(13)	0
Scottish Government Affordable Housing Grant		(49)	0	(47)	0	(49)	2	0
Conversion 2	L	309	9	300	36	300	0	0
Scottish Government Affordable Housing Grant		(108)	0	(108)	0	(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	103	300	(23)	0
MONTROSE								
Conversion 1	B	150	0	150	0	150	0	0
Scottish Government Affordable Housing Grant		(52)	0	(52)	0	(52)	0	0
TOTAL MONTROSE		98	0	98	0	98	0	0
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	0	175	0	0
Scottish Government Affordable Housing Grant		(62)	0	(62)	0	(62)	0	0
TOTAL KIRRIEMUIR AND DEAN		153	38	115	0	115	0	0
TOTAL - CONVERSION		828	125	667	201	703	(36)	0

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Major Aids & Adaptation Programme	A	6,459	3,259	1,200	541	1,200	0	2,000
Arbroath - Project 1	L	127	124	3	0	3	0	0
Scottish Government Affordable Housing Grant - Arbroath		(48)	(48)	0	0	0	0	0
Kirriemuir - Project 1	L	32	32	0	0	0	0	0
Kirriemuir - Project 2	L	153	3	150	43	150	0	0
TOTAL - GENERAL		6,723	3,370	1,353	584	1,353	0	2,000
TOTAL - AIDS AND ADAPTATIONS		6,723	3,370	1,353	584	1,353	0	2,000

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
ENVIRONMENTAL IMPROVEMENTS								
Environmental Improvements	L	955	30	125	0	125	0	800
TOTAL - ENVIRONMENTAL IMPROVEMENTS		955	30	125	0	125	0	800
GENERAL								
Resurfacing Footpaths - Works	A	6,723	5,473	250	0	250	0	1,000
TOTAL - GENERAL		6,723	5,473	250	0	250	0	1,000
ST CHRISTOPHER'S TRAVELLER'S SITE IMPROVEMENTS								
Scottish Government Specific Capital Grant	B	83	2	81	0	81	0	0
		(83)	(2)	(81)	0	(81)	0	0
TOTAL - ST CHRISTOPHERS		0	0	0	0	0	0	0
TOTAL - IMPROVEMENTS		7,678	5,503	375	0	375	0	1,800

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
FABRIC UPGRADES								
Energy Saving / Upgrading Buildings (ESSH)	A	26,888	15,388	3,000	921	2,500	500	9,000
Less Grants		(83)	(83)	0	0	0	0	0
Angus Wide Fabric Upgrade (Window Replacement Programme)	A	2,953	3	450	0	450	0	2,500
TOTAL FABRIC UPGRADES		29,758	15,308	3,450	921	2,950	500	11,500
HEATING DECARBONISATION								
Angus Wide Heating Decarbonisation (Battery and Solar)	A	22,406	0	1,500	0	906	594	21,500
Less Net Carbon Zero Grant		(453)	0	(750)	0	(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	651	321	11	263	330	(319)	0
TOTAL HEATING DECARBONISATION		22,632	339	771	263	793	(22)	21,500
TOTAL - ENERGY SAVINGS / REACHING ZERO CARBON		52,390	15,647	4,221	1,184	3,743	478	33,000

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
Replacement Lift Rowan Court Montrose	A	67	7	60	48	60	0	0
Lift Replacement at Brander Ha Forfar	A	60	0	60	0	60	0	0
Warden Call, Door Access & Fire Alarms to Sheltered Housing	A	1,065	710	355	175	355	0	0
TOTAL - GENERAL		1,192	717	475	223	475	0	0
TOTAL - SHELTERED HOUSING		1,192	717	475	223	475	0	0

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
BATHROOM REPLACEMENTS								
Bathroom Replacement Programme - Project 2022/2024	A	5,041	1	1,470	0	890	580	4,150
TOTAL - BATHROOM REPLACEMENTS		5,041	1	1,470	0	890	580	4,150
BATHROOM AND KITCHEN UPGRADES - REACTIVE WORKS								
	L	1,330	702	218	628	628	(410)	0
TOTAL - INTERNAL UPGRADES		6,371	703	1,688	628	1,518	170	4,150

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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 30/09/23 £000	Outturn 2023/24 £000	Under / (Over) Spend £000	Estimate Later Years £000
GENERAL								
MVHR Replacement Wirren Gardens & Noran Ave	L	150	0	150	0	150	0	0
LED Upgrades in Sheltered Housing	L	110	0	0	50	110	(110)	0
Smoke Alarm Upgrades across Angus 2023/2024	L	963	0	324	0	963	(639)	0
TOTAL - GENERAL		1,223	0	474	50	1,223	(749)	0
TOTAL - MISCELLANEOUS		1,223	0	474	50	1,223	(749)	0

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