

---

## HOUSING CAPITAL PROGRAMMES - UPDATE

### 1. Purpose of report

- 1.1. This report informs Members of progress on the Housing Revenue Account (HRA) capital programme and the housing projects within the Composite capital programme.

### 2. HRA capital programme - 2002/2003

- 2.1. Appendix 1 gives details of progress with the capital projects in 2002/2003. The Scottish Executive has now confirmed that Section 94 consent for the year will be £4.25 million.

### 3. Aids and Adaptations

- 3.1. The budget for Aids and Adaptations is now fully committed for this financial year. This is the position normally reached at this time of year because of the lead-time between ordering, completing and invoicing work. It is normal practice to place orders for work for the next financial year during the last few months of the current financial year. This approach complies with the rules about capital consent, and means that there is a smooth flow of decisions and orders for work. Last year work to an estimated value of £200,000 was managed in this way.
- 3.2. This year the situation has fundamentally changed because of stock transfer. The Council and DGHP are currently discussing transitional arrangements for this area of the budget for next year with the Scottish Executive and Communities Scotland, but these discussions have not yet been concluded. As the stock will be transferred to DGHP, the Council will not have a Budget to forward commit orders to. There are a variety of potential transitional arrangements for funding this programme for the first year after the stock transfers. The Council has made it clear to the Scottish Executive and Communities Scotland that the Aids and Adaptations programme is important and at this stage we anticipate proper arrangements will be put in place to ensure a continuous programme and smooth transition.
- 3.3. In order to continue this service, it is recommended that the budget for this year be increased by £220,000. Although this will over commit expenditure against available resources, this should be a temporary measure pending the outcome of discussions with the Scottish Executive and Communities Scotland.
- 3.4. If there were no suitable transitional arrangements concluded with the Scottish Executive and Communities Scotland, this commitment would require funding from CFCRs. With the current expenditure commitments of the Capital Programme, this would require the transfer back of balances by the Finance Sub Committee. A further report will be brought to this committee if this is necessary.

#### 4. Composite capital programme - 2002/2003

4.1. Details of budgets, spend to date and the forecast expenditure for private sector housing in 2002/2003 are given below:

Block	Programme	Budget £	Expenditure at 22/11/02 £	Forecast Spend £
Maintenance (Non-HRA Grants)	Discretionary/ Mandatory Grants	310,000	182,098	310,000
	Administration	170,000	113,333	170,000
	Secured Loans	20,000	-3,745	20,000
	Sub-Total	500,000	291,686	500,000
Development	Care and Repair	550,000	417,109	550,000

#### 5. Consultation

5.1. The Director for Finance and Corporate Services has been consulted in the preparation of this report.

#### 6. Recommendation

Members are asked to:

- |      |   |
|------|---|
| 6.1. | NOTE the information on budgets/expenditure on the HRA capital programme for 2002/03;   |
| 6.2. | AGREE to increase the budget for Aids and Adaptations by £220,000; and  |
| 6.3. | AGREE to receive a further report on the funding of this work in the event that the arrangements reached with the Scottish Executive and Communities Scotland do not meet the revised budget set for Aids and Adaptations |

**Author:**  
Clive Wilsenham  
Architectural Services  
Tel: (01387) 257717

21 November 2002

**Responsible officer:**  
John Lynch  
Head of Client Services  
Carmont House  
The Crichton  
Bankend Road  
Dumfries  
DG1 4ZJ

**Background papers:**

- Housing Services Committee report - 5 February 2002

Capital Programme Monitoring Report for 2002/2003

Approved by Committee				Current position for information						Expenditure profile					
Areas and locations for work				Budget & no. of houses in contracts		Previous forecast of total costs and no. of houses		Latest forecast of total costs and no. of houses		Changes in values and number of houses		Reasons for changes	Actual spend to 22/11/2002 - cash basis	Forecast of expected spend this year	Forecast of expected spend in future years
<b>Summary by category</b>															
1	TOTAL - Asbestos Removal - 1 projects			page 2	85,000	34	85,000	34	85,000	34	0	0	0	85,494	2,162
2	TOTAL - Environmental Improvements - 2 projects			page 3	115,000	0	114,000	0	116,800	0	2,800	0	53,252	111,542	2,478
3	TOTAL - External Rendering - 5 projects			page 4	779,000	74	690,000	63	690,000	63	0	0	93,907	646,807	16,891
4	TOTAL - Heating - 4 projects			page 5	574,000	146	547,000	143	547,000	142	0	-1	43,554	561,905	13,953
5	TOTAL - Multi Trade - 4 projects			page 6	1,233,000	146	1,054,000	99	1,054,000	94	0	-5	228,301	1,013,969	25,025
6	TOTAL - Reroofing - 5 projects			page 7	770,500	174	697,500	158	697,500	159	0	1	178,971	690,448	18,019
7	TOTAL - Rewiring - 4 projects			page 8	197,000	67	179,000	63	179,000	63	0	0	42,139	173,684	4,531
8	TOTAL - Structural Works - 1 projects			page 9	47,000	2	51,250	2	51,250	2	0	0	28,290	45,671	1,192
9	TOTAL - Window Replacement - 5 projects			page 10	607,000	246	623,500	253	638,500	262	15,000	9	302,585	583,800	15,236
10	TOTAL - Specifically Funded Projects - 1 projects			page 11	140,000	0	14,000	0	14,000	0	0	0	21,688	136,500	3,500
11	<b>Total Works Programme for 2002/2003 - 31 projects</b>				<b>4,547,500</b>	<b>889</b>	<b>4,055,250</b>	<b>815</b>	<b>4,073,050</b>	<b>819</b>	<b>17,800</b>	<b>4</b>	<b>992,687</b>	<b>4,049,820</b>	<b>102,987</b>
<b>General</b>															
12	Aids & Adaptations				750,000		750,000		750,000		0		312,252	750,000	0
13	Devolved Area Budgets				250,000		250,000		250,000		0		1,055	250,000	0
14	Home Loan Advances				125,000		115,000		115,000		0		35,408	115,000	0
15	Survey Work				35,000		35,000		35,000		0		13,668	35,000	0
16	Minor Capital Work				317,000		567,000		567,000		0		207,748	567,000	0
17	Energy Efficiency (New Deal)				70,000		70,000		70,000		0		25,953	70,000	0
18	<b>Total General Programme for 2002/2003</b>				<b>1,547,000</b>		<b>1,787,000</b>		<b>1,787,000</b>		<b>0</b>		<b>596,084</b>	<b>1,787,000</b>	<b>0</b>
19	<b>Total Capital Programme for 2002/2003</b>				<b>6,094,500</b>		<b>5,842,250</b>		<b>5,860,050</b>		<b>17,800</b>		<b>1,588,771</b>	<b>5,836,820</b>	<b>102,987</b>
20	<b>Total brought forward from previous years</b>				<b>20,593,819</b>		<b>20,438,804</b>		<b>20,438,804</b>		<b>0</b>		<b>1,467,650</b>	<b>2,317,151</b>	<b>56,368</b>
21	<b>Total Expenditure</b>				<b>26,688,319</b>		<b>26,281,054</b>		<b>26,298,854</b>		<b>17,800</b>		<b>3,056,421</b>	<b>8,153,971</b>	<b>159,355</b>
<b>Sources of funding</b>															
				<b>Budget</b>	<b>Previous forecast of funding</b>		<b>Latest forecast of funding</b>		<b>Changes in values</b>		<b>Reasons for changes</b>		<b>Actual funding to 22/11/2002 - cash basis</b>	<b>Forecast of funding this year</b>	
<b>Funds Available</b>															
22	Section 94 Consent				4,251,000		4,251,000		4,251,000		0		1,916,223	4,251,000	
23	Usable Capital Receipts				1,400,000		1,500,000		1,500,000		0		1,080,132	1,500,000	
24	Home Loan Repayments				65,000		65,000		65,000		0		56,575	65,000	
25	Contributions from Tenants & Owners				20,000		20,000		20,000		0		-15,804	20,000	
26	New Deal Funding				70,000		70,000		70,000		0		19,308	70,000	
27	Specifically Funded Projects				0		140,000		140,000		0		0	140,000	
28	CFCR				2,200,000		1,900,000		1,900,000		0		0	1,900,000	
29	<b>Total Funds Available</b>				<b>8,006,000</b>		<b>7,946,000</b>		<b>7,946,000</b>		<b>0</b>		<b>3,056,434</b>	<b>7,946,000</b>	
30	<b>Total Expenditure</b>				<b>26,688,319</b>		<b>26,281,054</b>		<b>26,298,854</b>		<b>17,800</b>		<b>3,056,421</b>	<b>8,153,971</b>	
31	<b>Total Funds Available</b>				<b>8,006,000</b>		<b>7,946,000</b>		<b>7,946,000</b>		<b>0</b>		<b>3,056,434</b>	<b>7,946,000</b>	
32	<b>Programme Variance</b>				<b>18,682,319</b>		<b>18,335,054</b>		<b>18,352,854</b>		<b>17,800</b>		<b>-13</b>	<b>207,971</b>	

Approved by Committee				Current position for information					Expenditure profile			Forecast By	Cost / Spend Variance (£)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MILAN Status
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year	Forecast of expected spend in future years						
33 AS004	Central	Troqueer	85,000 34	Design	85,000 34	85,000 34	0 0		0	85,494	2,162	A	2656	-3%	0%	#N/A	#N/A
34 1	TOTAL - Asbestos Removal		85,000 34		85,000 34	85,000 34	0 0		0	85,494	2,162						

Approved by Committee			Current position for information					Expenditure profile			Forecast By	Cost / Spend Variance (£)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MILAN Status					
Project reference number	Areas and locations for work		Budget & no. of houses in contract		Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis							Forecast of expected spend this year	Forecast of expected spend in future years			
35	EI054	West - Stranraer	Dicks Hill 4	97,000	n/a	On Site	97,000	n/a	97,000	n/a	0	n/a	52,532	94,952	2,478	A	430	0%	0%	#N/A	#N/A
36	EI055	West - Stranraer	Garlies Crescent, Newton Stewart	18,000	n/a	On Site	17,000	n/a	19,800	n/a	2,800	n/a	720	16,590	0	A	-3210	16%	10%	#N/A	#N/A
37	2	TOTAL - Environmental Improvements		115,000	0		114,000	0	116,800	0	2,800	0	53,252	111,542	2,478						

Approved by Committee				Current position for information						Expenditure profile			Forecast By			Current Retention Value	Current MILAN Status					
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses		Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year	Forecast of expected spend in future years	Cost/ Spend Variance (£)	Cost/ Spend Variance (%)	Budget/ Cost Variance (%)							
38	ER036	Central	Summerhill Ph 4	252,000	24	On Site	234,000	24	234,000	24	0	0		11,793	224,100	5,850	A	-4050	2%	-7%	#N/A	Active
39	ER037	Central	Janefield	275,000	27	On Site	240,000	16	240,000	16	0	0		39,800	223,880	5,853	A	-10267	4%	-13%	#N/A	Active
40	ER039	West - Kirkcudbright	Union Street, Dalbeattie	69,000	10	On Site	69,000	10	69,000	10	0	0		3,596	67,258	1,755	A	13	0%	0%	#N/A	#N/A
41	ER040	East	Douglas Terrace, Langholm	68,000	5	On Site	68,000	5	68,000	5	0	0		3,557	59,208	1,545	A	-7247	11%	0%	#N/A	#N/A
42	ER042	East	Newington Road, Annan	115,000	8	On Site	79,000	8	79,000	8	0	0		35,152	72,361	1,888	A	-4751	6%	-31%	#N/A	#N/A
43	5	<b>TOTAL - External Rendering</b>		<b>779,000</b>	<b>74</b>		<b>690,000</b>	<b>63</b>	<b>690,000</b>	<b>63</b>	<b>0</b>	<b>0</b>		<b>93,907</b>	<b>646,807</b>	<b>16,891</b>						

Approved by Committee				Current position for information				Expenditure profile			Forecast By	Cost/ Spend Variance (£)	Cost/ Spend Variance (%)	Budget/ Cost Variance (%)	Current Retention Value	Current MILAN Status		
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year							Forecast of expected spend in future years	
44	HP101	Central	Lincluden, Dumfries	350,000 70	On Site	333,000 70	333,000 70	0 0		30,912	351,996	8,470	A	27466	-8%	-5%	#N/A	#N/A
45	HP102	East	Victoria Terrace, Kirkpatrick Fleming	62,000 12	On Site	62,000 12	62,000 12	0 0		2,674	57,304	1,495	A	-3201	5%	0%	#N/A	#N/A
46	HP103	East	Fingland/Pringle Court, Moffat	23,000 24	On Site	23,000 24	23,000 22	0 -2	Reduction in number of houses	996	20,458	539	A	-2003	9%	0%	#N/A	#N/A
47	HP106	Central	Kelloholm	139,000 40	On Site	129,000 37	129,000 38	0 1	Increase in number of houses	8,970	132,147	3,449	A	6596	-5%	-7%	#N/A	Complete
48	4	TOTAL - Heating		574,000 146		547,000 143	547,000 142	0 -1		43,554	561,905	13,953						

Approved by Committee				Current position for information				Expenditure profile					Current Retention Value	Current MLAN Status					
Project reference number	Areas and locations for work			Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year	Forecast of expected spend in future years	Forecast	Cost / Spend Variance (£)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MLAN Status	
49	R054	West - Stranraer	Hillside, Mt. Vernon & McDowall Drive	503,000 55	On Site	523,000 55	523,000 55	0 0		184,264	512,664	13,379	A	3043	-1%	4%	#N/A	#N/A	
50	R056	West - Stranraer	Glasserton Court, Whithorn	187,000 16	On Site	187,000 16	187,000 16	0 0		980	181,803	4,745	A	-452	0%	0%	#N/A	#N/A	
51	R057	West - Stranraer	McGregor Drive, Kirroughtree	93,000 16	On Site	93,000 16	93,000 11	0 -5	Reduction in number of houses	20,754	86,776	2,265	A	-3959	4%	0%	#N/A	#N/A	
52	R059	Central	St Conals Square, Kirkconnel	450,000 59	On Site	251,000 12	251,000 12	0 0		22,303	232,726	4,636	A	-13638	5%	-44%	#N/A	#N/A	
53	4	TOTAL - Multi Trade			1,233,000 146		1,054,000 99	1,054,000 94	0 -5		228,301	1,013,969	25,025						



Approved by Committee			Current position for information				Expenditure profile			Forecast	Cost / Spend Variance (E)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MILAN Status		
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis							Forecast of expected spend this year	Forecast of expected spend in future years
54	RP043	East Hillview Crescent	220,000 37	On Site	158,000 18	158,000 18	0 0		21,229	154,643	4,036	A	679	0%	-28%	#N/A	#N/A
55	RP047	West - Stranraer Various, Stranraer	163,000 58	On Site	163,000 58	163,000 58	0 0		35,518	170,344	4,446	A	11790	-7%	0%	#N/A	#N/A
56	RP048	West - Stranraer Various, Glenluce	162,000 42	On Site	164,000 43	164,000 45	0 2	Increase in number of houses	7,039	165,194	4,311	A	5505	-3%	1%	#N/A	#N/A
57	RP049	Central Police House, Glencaple	57,500 7	Design	57,500 9	57,500 9	0 0		0	56,000	1,461	A	-39	0%	0%	#N/A	#N/A
58	RP051	East McMurdo Road, Annan	168,000 30	On Site	155,000 30	155,000 29	0 -1	Reduction in number of houses	115,185	144,267	3,765	A	-6968	4%	-8%	2,484.99	Active
59	5	<b>TOTAL - Reroofing</b>	<b>770,500 174</b>		<b>697,500 158</b>	<b>697,500 159</b>	<b>0 1</b>		<b>178,971</b>	<b>690,448</b>	<b>18,019</b>						

Approved by Committee				Current position for information				Expenditure profile			Forecast to 22/11/02	Cost / Spend Variance (£)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MILAN Status		
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year							Forecast of expected spend in future years	
60	RW048	West - Stranraer	Minnigaff	42,000 19	On Site	38,500 17	38,500 17	0 0		20,552	34,415	898	A	-3187	8%	-8%	#N/A	#N/A
61	RW049	Central	Stair Lighting, Summerhill	30,000 30	On Site	22,000 30	22,000 30	0 0		2,108	22,598	589	A	1187	-5%	-27%	#N/A	Complete
62	RW050	Central	Stair Lighting, Various	80,000 n/a	Design	80,000 n/a	80,000 n/a	0 n/a		0	77,969	2,034	A	-1	0%	0%	#N/A	#N/A
63	RW051	East	Kimmeter Square, Annan	45,000 18	On Site	38,500 16	38,500 16	0 0		19,479	38,706	1,010	A	1216	-3%	-14%	#N/A	#N/A
64	4	TOTAL - Rewiring		197,000 67		179,000 63	179,000 63	0 0		42,139	173,684	4,531						

Approved by Committee				Current position for information				Expenditure profile			Forecast By	Cost / Spend Variance (£)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MLAN Status						
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year							Forecast of expected spend in future years					
65	S041	West - Kirkcudbright	Springholm	47,000	2	On Site	51,250	2	51,250	2	0	0		28,290	45,671	1,192	A	-4387	9%	9%	#N/A	#N/A
66	1	TOTAL - Structural Works		47,000	2		51,250	2	51,250	2	0	0		28,290	45,671	1,192						

Approved by Committee				Current position for information				Expenditure profile			Forecast By	Cost / Spend Variance (£)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MLAN Status		
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year							Forecast of expected spend in future years	
67	WRP117	East	Gretna	152,000 60	On Site	162,100 64	162,100 64	0 0		141,338	143,426	3,743	A	-14931	9%	7%	#N/A	#N/A
68	WRP118	East	Various Annan	173,000 78	On Site	173,000 78	179,000 86	6,000 8	Increase in number of houses	148,346	157,889	4,121	A	-16990	9%	3%	160.76	Active
69	WRP119	East	Eaglesfield & Eastriggs	135,000 55	On Site	142,400 58	142,400 57	0 -1	Reduction in number of houses	6,144	136,635	3,566	A	-2199	2%	5%	#N/A	Complete
70	WRP120	East	Ecclefechan	106,000 38	On Site	106,000 38	115,000 40	9,000 2	Increase in number of houses	5,014	106,690	2,784	A	-5526	5%	8%	#N/A	#N/A
71	WRP121	West - Stranraer	Sun Street, Stranraer	41,000 15	On Site	40,000 15	40,000 15	0 0		1,743	39,160	1,022	A	182	0%	-2%	#N/A	#N/A
72	5	TOTAL - Window Replacement		607,000 246		623,500 253	638,500 262	15,000 9		302,585	583,800	15,236						

Specifically Funded Projects

Approved by Committee				Current position for information					Expenditure profile			Forecast By	Cost / Spend Variance (€)	Cost / Spend Variance (%)	Budget / Cost Variance (%)	Current Retention Value	Current MILAN Status	
Project reference number	Areas and locations for work		Budget & no. of houses in contract	Project Status	Previous forecast of total costs and no. of houses	Latest forecast of total costs and no. of houses	Changes in values and number of houses	Reasons for changes	Actual spend to 22/11/2002 cash basis	Forecast of expected spend this year	Forecast of expected spend in future years							
73	HOM02	Central	Homeless StMarys St Dfs	140,000 n/a	On Site	14,000 n/a	14,000 n/a	0 n/a		21,688	136,500	3,500	H	126000	-900%	-90%	#N/A	Active
74	1	TOTAL - Specifically Funded Projects		140,000 0		14,000 0	14,000 0	0 0		21,688	136,500	3,500						