

Agenda Item	11
Report No	FHR/08/14

Housing and Property Service Capital Budgets: Monitoring to 30 November 2013

Report by the Interim Director of Housing and Property

Summary

This report presents an update on the position regarding expenditure to 30 November 2013 for the HRA Capital, Non HRA Housing Capital and Property Capital Programmes.

1. HRA Capital Programme 2013-14

- 1.1 The HRA capital programme reflects the Council's commitment to meet the Scottish Housing Quality Standard, to ensure that properties are adapted to meet the changing needs of tenants, and the Council house building programme.
- 1.2 The 2013/14 Capital Programme Summary produced by the Finance Service is attached at **Appendix 1**. This shows a total budget of £41m, comprising £17.558m for the mainstream programme and £23.442m for Council house building. It shows the overall level of spend to 30 November 2013 at £25.595m of which £11.984m relates to the mainstream programme, £12.908m relates to new build and £0.703m relates to new build through the temporary accommodation re-provisioning project.
- 1.3 Members can access further details of individual capital contracts from the Ward Reporting page on the Members' Intranet by clicking on Capital Programme Services and then Housing and Property Services. Housing and Property Managers will also be able to discuss specific projects on a ward basis with Members.

2. Non HRA Capital Programme and Private Sector Housing Grant Programme

- 2.1 **Appendix 2** shows the Monitoring Statement for the non HRA Capital and Private Sector Housing Grant budget to 30 November 2013.
- 2.2 **Comments on the Programmes**
 - 2.2.1 **PSHG element.** The levels of spend up to the end of November are as expected when compared to previous years. It is anticipated that this, coupled with current demand and the levels of commitment from previous years, will result in full spend within the current year.
 - 2.2.2 **Non PSHG element.** Current activity indicates that the targets will be achieved in the current year.

3. Property Capital Programme

- 3.1 The Property Capital programme supports the Council's commitment to improve the rationalisation, performance and compliance of its Property Assets.
- 3.2 **Property Capital Programme 2013-14**

3.2.1 The Property Capital budget for 2013/14, taking account of adjustments and virements to joint funded projects previously approved by Committee, is £14.802m. This budget has been allocated to the following headings:

▪ Health & Safety/Statutory Compliance Projects (SAM)	£4.150m
▪ Disability Discrimination Act (DDA) Projects	£0.910m
▪ Starter Business Units Inverness	£0.700m
▪ Wick Office Rationalisation Project	£4.900m
▪ Office Rationalisation	£0.250m
▪ Inverness Office Rationalisation	£0.096m
▪ Energy Management Projects	£3.796m
▪ Fort William Office Review	£0.010m*
▪ *From Strategic Change and Development Fund	

3.2.2 The Property Capital monitoring statement is attached as **Appendix 3**. It provides details of budget heading apportionment and project payments to 30 November 2013.

3.3 **Summary of Expenditure to Date**

3.3.1 The capital monitoring statement identifies spend to 30 November 2013 of £8.952m (61% of the allocated budget of £14.802m).

3.3.2 It is currently anticipated that 95% of the total Property Capital budget will be fully expended at year end. The 5% underspend is in the main as a result of slippage occurring on the Wick Office Rationalisation project due to having to wait for statutory consents to be granted, along with having to carry out an increased level of stabilisation works to high level stonework. Every effort will be made to ensure that maximum expenditure across all budget headings is achieved by year end.

3.4 **Budget Heading Performance**

3.4.1 **Health and Safety/Statutory Compliance Projects**

3.4.2 Good progress continues to be made with new window, door, re-wiring and re-roofing projects in various Council buildings and it is anticipated that full spend of the £4.150m budget will be achieved by year end.

3.5 **Disability Discrimination Act (DDA) Projects**

3.5.1 Current progress with DDA projects indicates that approximately 90% (£0.810m) of the allocated budget will be expended by year end. The underspend is in the main as a result of slippage occurring at the Wick Town Hall project due to having to wait for consent for service installations along with listed building consent for additional stonework repairs. Project teams will also be working towards maximising expenditure against this budget heading.

3.6 **Starter Business Units – Inverness**

3.6.1 At the Highland Council meeting on 7th March 2013 members agreed to allocate £700,000 of Scottish Government funding for shovel ready projects to deliver up to 24 new starter industrial units in Inverness. The remaining 50% or £700,000 was to be funded by prudential borrowing repaid through rental income from the industrial

units.

- 3.6.2 Phase 1 of the project has been approved and is on site with 4 units at Carse Estate, Inverness and 8 units at Harbour Road, Inverness.
- 3.6.3 The costs of Phase 1 were significantly higher than the original feasibility estimate due to specific issues in relation to SEPA requirements, additional services and extra areas of backfill, with clean imported material required.
- 3.6.4 The tender for Phase 1 was approximately £1.2 million. In order to minimise the level of borrowing for Phase 2, the Highland Council submitted a bid for ERDF. The bid was successful and ERDF have agreed to fund up to 40% of the cost of phase 2.
- 3.6.5 If the Highland Council wishes to develop all 24 new starter industrial units the revised budget would be as follows:

Costs

Phase 1 contract costs	£1,200,000	
Phase 2 estimate	£1,250,000	<u>£2,450,000</u>
Less		
Scottish Government grant (shovel ready)	£700,000	
ERDF funding	£500,000	<u>£1,200,000</u>
Borrowing required	£1,250,000	
Borrowing already agreed	£700,000	
Net Increase required		<u>£550,000</u>

- 3.6.6 It is anticipated that phase 2 will proceed after the phase 1 units are substantially let after April 2014. In order to proceed to tender stage 1 and qualify for ERDF funding the net increase in project cost and funding of £550,000 will have to be approved by Members. Officers in Housing and Property have worked with colleagues in the Finance Service, and it has been confirmed that the costs of repaying the revised borrowing can be covered by the anticipated rental stream from the units. If approved, these changes in capital and borrowing assumptions will be consolidated within the next review of the capital programme.
- 3.6.7 Members are asked to approve the increased funding to develop phase 2 of the proposed industrial starter units in Inverness, noting that the costs are expected to be covered from rental income.
- 3.7 **Fort William Office Review**
- 3.7.1 The recommendations of the review of the Council's offices in the centre of Fort William were considered at the Finance, Housing and Resources Committee on 27th November.
- 3.7.2 Members agreed the preferred option which will result in the co-location of the Council's main administrative offices, democratic services, Service Point and Registration offices to a regenerated conversion of the former Fort William Secondary School site on Achintore Road.

3.7.3 The next phase will see the development of detailed proposals in consultation with local Members and staff to achieve the preferred option.

3.8 Wick Office Rationalisation Project

3.8.1 The Principal Contractor continues to make good progress with site works although spend to date is not as high as anticipated. Additional works will be required to stabilise high level stonework relative to the chimneys and façade of the original main building. The project is still on programme for completion by October 2014.

3.9 Dingwall Office Accommodation Rationalisation Projects

3.9.1 Briefing sessions have been delivered to in-scope Services, Partners and Members and the project team have been working closely with Lead Service Contacts and Line Managers to progress the office accommodation project.

3.9.2 Opportunities to incorporate flexible working practices will be integrated into the redesigned office accommodation and the Managing Information Project team are supporting staff to identify opportunities to improve the way their information is managed, to reduce paper holdings and to ensure information and records are managed in line with Highland Council policies and best practice.

3.9.3 A detailed programme will be produced for staff currently located in the Council Office in Dingwall regarding rewiring works which are planned to commence during March/April 2014.

3.9.4 The Dingwall Office Rationalisation Project will save the Council revenue costs in excess of £129,000 per annum and realise capital receipts of £825,000.

3.10 Energy Management Projects

3.10.1 The conversion of heating at North Kessock Primary School will be completed this financial year which brings the total number of biomass systems in Council premises to 70. This installation will bring our total renewable heat capacity for buildings up to 13,000kw.

3.10.2 Planning applications are now being progressed for the 2014/15 biomass programme, which will include work to Sleat, Staffin and Portree Primary Schools. These works will be carried out next financial year and will also include the installation of new radiator heating systems.

3.10.3 Lighting replacements are on-going at a number of school sites, including Craighill, Rosehall and Tarbat Ness, and proposals for LED lighting at Culloden Academy are currently being progressed.

4. Recommendations

Committee is asked to:

- 4.1 Approve the current position to 30 November 2013 for the HRA Capital, Non HRA Housing Capital and Property Capital accounts
- 4.2 Approve increased costs required to develop phase 2 of the new starter business units outlined in section 3.6, noting that these will be self financing from the rental stream.

Designation: Interim Director of Housing and Property

Date 13 January 2014

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HOUSING HRA PROGRAMME

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 30 NOVEMBER 2013

Project Number	Project Title	Number Of Houses	Budget 2013/14	Spend in current year to date	estimated outturn 2013/14	Variance	Comments
Projects approved in 2012/13							
Energy Efficient							
HCA0286	Electric warm air to gas	150	438,400	£323,190	878,600	440,200	Additional addresses added from HA0187
HCA0142	Gas heating	358	636,700	£747,585	750,000	113,300	works complete on site
HCA0269	Heating control upgrade	182	98,300	£63,595	98,300	-	works near completions
HCB0232	External insulation	174	690,200	£537,022	540,200	-	works complete on site.
HCA0287	Milnafua gas heating	199	416,000	£131,019	206,900	-	209,100 utility meter process has delayed start date
HCC0422	Badenoch/Lochaber/Inverness heating	106	100,000	£9,841	100,000	-	going to re-tender
HCC0234	Inverness external cladding	152	249,000	£183,007	204,300	-	44,700 works complete on site
HCC0423	Gas Inverness	65	24,300	£11,575	24,300	-	tender being reviewed
HCC0317	Dalneigh gas heating	104	829,700	£221,867	429,700	-	400,000 works progressing on site
HCC0319	Inverness gas heating	163	941,300	£475,799	941,300	-	works progressing on site - additional addresses identified
HCC0318	Ballifeary gas heating	114	224,900	£204,130	224,900	-	works progressing on site - additional addresses identified
HCC0236	Inverness gas warm air replacements	202	955,400	£1,183,757	1,255,400	300,000	works progressing on site - additional addresses identified
HCC0426	Gas QM House	32	51,600	£45,413	51,600	-	works complete
HCC0425	Heating upgrade to biomass	30	398,000	£297,908	398,000	-	work progressing on site
HCC0237	Badenoch & Strathspey heating replacements	140	1,205,000	£1,638,132	1,713,000	508,000	works progressing on site - additional addresses identified from HCC0078
HCC0424	Heating upgrade from electric storage	179	50,000	-£850	50,000	-	tender being reviewed
HCC0232 & HCC0498	Inverness, Nairn & Beaulieu windows and doors	subject to survey	20,200	£36,129	36,130	15,930	awaiting revised address list
Total			£7,329,000	£6,109,120	£7,902,630	£573,630	
Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	2013/14 Oracle spend to October 13	estimated 2013/14 spend		Comments
Modern Facilities and Services							
HCC0430	Inverness/Lochaber bathrooms	140	594,800	£440,391	594,800	-	work complete
HCC0429	Kitchen replacements	22	255,100	£105,001	255,100	-	work complete
Total			£849,900	£545,392	£849,900	£0	
TOTAL FOR 2012/13 Projects			£8,178,900	£6,654,512	£8,752,530	£573,630	
2013/15 Projects							
Equipment and Adaptations							
Equipment and adaptations North Area			576,000	£338,824	510,000	-	66,000 demand led
Equipment and adaptations South Area			500,000	£147,647	400,000	-	100,000 demand led
Total			£1,076,000	£486,471	£910,000	-£166,000	
Energy Efficient							
HCA0329	Window replacement Skye	40	115,800	£120,912	122,000	6,200	works complete on site
HCA0370	Roof Covering Broadford and Kyle	44	150,000	£55,708	57,000	-	93,000 review of works required
HCA0371	Roof Covering Brora and Thurso	53	200,000	£34,872	57,000	-	143,000 review of works required
HCA0332	Electric/Solid fuel to gas Ross-shire	218	548,600	£377,585	548,600	-	tender being reviewed
HCA0338	Electric/solid fuel Heating Replacements Easter Ross	228	50,000	£0	50,000	-	review of heating options
HCA0333	Electric/solid fuel heating replacements Wester Ross	417	63,900	£153,724	153,724	89,824	surveys in progress
HCA0334	Solid fuel/electric heating replacements Skye & Lochalsh	106	65,000	£19,965	65,000	-	surveys in progress
HCA0340	Heating Replacements Skye & Lochalsh/Caithness/Sutherland	234	96,400	£0	26,400	-	70,000 review of heating options
HCA0337	Electric/solid fuel Heating Replacements Caithness	165	121,600	£0	21,600	-	100,000 review of heating options
HCA0336	Electric Heating Replacements Sutherland	189	50,000	£40,227	50,000	-	surveys in progress
HCA0335	Solid fuel Heating Replacements Sutherland	370	100,000	£62,271	70,000	-	30,000 surveys in progress
HCC0458	Boiler upgrades - Nairn & Inverness	24	78,300	£4,664	78,300	-	works near complete on site
HCC0459	Electric Heating Replacements - Badenoch & Strathspey/Nairn	168	50,000	£23,175	25,000	-	25,000 review of heating options
HCC0497	Inverness installation of gas heating	216	50,000	£36,720	36,720	-	13,280 contract awarded
Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	Spend in current year to date	estimated 2013/14 spend		Comments
HCC0460	Inverness and Nairn installation of gas heating	114	270,000	£219,443	270,000	-	contract awarded
HCC0461	Electric Heating Replacements - Inverness-shire	141	50,000	£0	-	-	50,000 review of heating options
HCC0462	Electric Heating Replacements - Lochaber	278	49,400	£0	49,400	-	surveys in progress
HCC0463	Solid fuel Heating Replacements - South Highland new project	179	50,000	£0	-	-	50,000 review of heating options
HCC0464	External wall insulation - north area	subject to survey	30,000	£0	30,000	-	addresses submitted to utility to survey
HCC0464	External wall insulation - south area	subject to survey	30,000	£0	30,000	-	addresses submitted to utility to survey
HCC0474	Glendoe Terrace renovation phase 3 - subject to further tenant consultation and feasibility studies	11	539,800	£14,396	350,000	-	189,800 now on site
Housing Managed Spend - North			130,000	£188,896	293,000	-	163,000
Housing Managed Spend - South			165,676	£81,509	100,000	-	65,676
TOTAL			£3,054,476	1,434,065	2,483,744	-	570,732
Free from Serious Disrepair							
HCA0376	Roof replacement works - North Area (est. 100 addresses)	150 (subject to survey)	50,000	£35,598	50,000	-	roof replacement identified at inspections
Housing Managed Spend - North			30,000	£84,003	160,000	-	130,000
Housing Managed Spend - South			308,000	£346,238	375,000	-	67,000
TOTAL			£388,000	£465,840	£585,000	£197,000	
Modern Facilities and Services							
HCA0324	Bathroom upgrade/replacement	302	448,000	£0	248,000	-	200,000 contract awarded
HCA0288	Bathroom upgrade/replacement - Milnafua	0	250,000	£58,120	100,000	-	150,000 utility meter process has delayed start date
HCA0288	Kitchen upgrade/replacement	212	749,600	£537,849	749,600	-	works almost complete on site
HIM	Kitchen sockets/electrical upgrades	163	65,200	£0	65,200	-	tender being prepared
HCC0467	Bathroom upgrade/replacement	331	710,600	£383,827	610,600	-	100,000 work progressing on site not as quick as previously anticipated
HCC0468	Kitchen upgrade/replacement	322	694,900	£472,789	594,900	-	100,000 work progressing on site
Housing Managed Spend - North			599,992	£632,151	850,000	-	250,008
Housing Managed Spend - South			485,000	£406,336	520,000	-	35,000
TOTAL			£4,003,292	£2,491,071	£3,738,300	-£264,992	
Structural And Environmental Works							
Housing Managed Spend - North			40,000	£111,524	115,000	-	75,000
Housing Managed Spend - South			22,000	£57,228	110,572	-	88,572
Stock condition survey							

Stock condition survey		7,000	£0	7,000	-	
Tenant Liaison Officers		34,000	£0	34,000	-	
TOTAL for 2013/15 Projects		8,624,768	£5,046,200	7,983,616	-	641,152
Retention/defects costs outstanding		£754,332	£283,114	821,854	-	67,522
spend to carry forward						

OVERALL TOTAL SHQS SPEND £17,558,000 £11,983,825 17,558,000 £0.00

NEW BUILDS

Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	Spend in current year to date	estimated 2013/14 spend		Comments
HR510	Conon Bridge (Round 2)	10	50,000	£0	50000	-	completed
	R2 total:	10	50000	£0	50000	0	
HR509	CHB - Invergordon, Joss Street (Round 3)	10	15,000	£0	15000	-	In Maintenance
HR504	CHB - Fort William, Rowan House (Inverloch)			£7,530	7,530	7,530	
HR505	CHB - Inverness, Assynt (Round 3)	34	27,000	£33,119	53072	26,072	Spend brought forward
HR511	CHB - Strathpeffer (Round 3)	8	20,000	£21,336	21336	1,336	completed
	R3 total:	52	62000	£61,984	96938	34938	
HR516	CHB - Ardgour	6	£19,000	£0	23,000	4,000	spend brought forward
HR527	CHB - Conon Phase 2	10	£877,000	£759,375	877,000	-	In Maintenance
HR515	CHB - Dingwall North Tulloch Castle	12	£600,000	£276,379	818,835	218,835	spend brought forward
HR519	CHB - Dornie, Carr Brae	6	£23,000	£6,840	23,400	400	In Maintenance
HR518	CHB - Gairloch, Achtercairn	8	£238,000	£282,249	300,000	62,000	spend brought forward
HR513	CHB - Inverness Burnside	12	£1,469,000	£1,222,917	1,500,000	31,000	spend brought forward
HR514	CHB - Inverness St Valery Place	20	£436,000	£501,413	536,000	100,000	spend brought forward
HR522	CHB - Inverness, Kessock Court North	7	£230,000	£229,942	250,000	20,000	additional disabled works
HR521	CHB - Inverness, Telford Rd	4	£26,000	£14,215	26,215	215	In Maintenance
HR520	CHB - Kingussie, Manse Road	4	£15,000	£5,115	19,000	4,000	In Maintenance
HR524	CHB - Lochside	6	£189,000	£229,545	250,000	61,000	spend brought forward
HR517	CHB - Muir of Ord, Balvraid Rd	6	£19,000	£4,247	22,977	3,977	In Maintenance
	R4 total:	101	£4,141,000	£3,532,236	4,646,427	505,427	
HR564	CHB 5 - Alness, Kendal Crescent	12	£3,000	£35,812	78,000	75,000	spend brought forward
HR553	CHB 5 - Alness, Riverside	8	£603,000	£610,225	620,000	17,000	In maintenance
HR534	CHB 5 - Ardersier, Nairn Road	8	£1,043,000	£1,039,136	1,382,483	339,483	spend brought forward
HR533	CHB 5 - Aviemore, former community centre	20	£850,000	£316,673	952,796	102,796	spend brought forward
HR547	CHB 5 - Balmacara, former dairy	8	£64,000	£75,720	150,000	86,000	spend brought forward
HR535	CHB 5 - Beaully, Simpsons	8	£150,000	£0	150,000	-	Proposals being developed
HR549	CHB 5 - Boat of Garten	8	£100,000	£-24	50,016	-	49,984 Planning approved tender being prepared
HR566	CHB 5 - Broadford, Broadford House	6	£10,000	£9,499	25,000	15,000	Planning to be lodged
HR545	CHB 5 - Conon Bridge, Braes of Conon	26	£2,734,000	£1,737,357	2,764,580	30,580	spend brought forward
HR546	CHB 5 - Dingwall, St Andrews Road	6	£250,000	£0	170,000	-	80,000 Tender being appraised
HR548	CHB 5 - Dornoch, Deans Park	6	£450,000	£415,484	670,000	220,000	spend brought forward
HR540	CHB 5 - Fort William, former Angus Centre	11	£500,000	£32,298	75,000	-	425,000 Tender being appraised
HR555	CHB 5 - Fortrose	2	£0	£0	0	-	completed
HR558	CHB 5 - Grantown on Spey, Garth	6	£0	£0	0	-	Proposals being developed
HR529	CHB 5 - Invergordon Clyde Street	8	£500,000	£30,110	30,110	-	469,890 Tender on hold
HR568	CHB 5 - Invergordon, Flemingway P2	6	£76,000	£1,500	150,000	74,000	spend brought forward
HR563	CHB 5 - Inverloch (distillery cottages)	4	£0	£0	0	-	In maintenance
HR528	CHB 5 - Inverloch (distillery)	15	£350,000	£166,338	196,038	-	153,962 Proposals being developed
HR551	CHB 5 - Inverness, Balloan Road	16	£380,000	£57,832	157,872	-	222,128 Proposals being developed
HR561	CHB 5 - Inverness, Balloch	8	£750,000	£221,261	799,561	49,561	spend brought forward
HR560	CHB 5 - Inverness, Caulfield Road	6	£0	£0	150,000	150,000	spend brought forward
HR559	CHB 5 - Inverness, Craigton Avenue	16	£50,000	£20,800	50,000	-	Proposals being developed
HR523	CHB 5 - Inverness, Former Jolly Drover	10	£880,000	£72,310	749,110	-	130,890 Tender being appraised
HR562	CHB 5 - Inverness, Glendoe Terrace	15	£400,000	£0	250,000	-	150,000 Tender being appraised
Project Number	Project Title	Number Of Houses	Oracle Budget 2013/14	Spend in current year to date	estimated 2013/14 spend		Comments
HR531	CHB 5 - Inverness, Huntly House	16	£360,000	£45,742	140,000	-	220,000 demolition about to start
HR536	CHB 5 - Inverness, Milton of Leys P1	22	£1,970,000	£531,775	1,512,365	-	457,635 on site
HR537	CHB 5 - Inverness, Parks Farm	14	£2,013,000	£438,754	1,321,329	-	691,671 on site
HR538	CHB 5 - Inverness, Westercraigs P1	12	£500,000	£0	355,000	-	145,000 Proposals being developed
HR554	CHB 5 - Inverness, Woodside	11	£678,000	£1,347,169	1,400,000	-	722,000 In maintenance; spend brought forward
HR539	CHB 5 - Kirkhill, Mansfield	2	£24,000	£37,772	42,000	-	18,000 In maintenance; additional disabled works
HR530	CHB 5 - Lochcarron, Kirkton Gardens	6	£500,000	£27,319	200,000	-	300,000 on site
HR542	CHB 5 - Nairn, former bus garage	16	£500,000	£460,939	1,170,050	-	670,050 spend brought forward
HR541	CHB 5 - Nairn, Lochloy	6	£175,000	£0	50,000	-	125,000 Proposals being developed
HR565	CHB 5 - Portree, Home Farm	4	£250,000	£26,537	250,000	-	Tender being appraised
HR544	CHB 5 - Tain, Jackson Drive, P2	8	£1,156,000	£1,508,477	1,650,000	-	494,000 In maintenance; spend brought forward
HR526	CHB 5 - Ullapool Hotel	11	£920,000	£47,545	400,000	-	520,000 Tender accepted site start due Jan 14
	R5 Total	367	£19,189,000	£9,314,358	18,111,310	-	1,077,690
additional new builds to achieve target							
	TOTAL NEW BUILD SPEND	530	£23,442,000	£12,908,579	22,904,675	-	537,325
HR850	New Build 1 Bed Accommodation			£702,871			funded from savings
	TOTAL SPEND		£41,000,000	£25,595,276	£40,462,675	-	£537,325

HOUSING HRA PROGRAMME

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 30 NOVEMBER 2013

Capital Receipts 2013/2014

	Funding Budget £'000	Actual to 30/11/2013 £'000	Estimated Outturn £'000	Estimated Variance £'000
Mainstream Investment Programme				
Useable Capital Receipts	2131	1,061	2,261	130
Contribution to Individual Properties			0	0
Borrowing	11102	10,923	10,949	-153
Capital from Current Revenue	4325		4,348	23
Total For Mainstream Investment Programme	17,558	11,984	17,558	0
New Council House Build Programme				
Government Grant	6030	2,590	6,030	0
HRA Balances			0	0
Contribution from other services			0	0
Landbank	1190	160	1,190	0
Borrowing	16222	10,159	15,685	-537
Total For New Council House Build Programme	23,442	12,909	22,905	-537
Borrowing		703	0	0
Total For New 1 Bed Accommodation	0	703	0	0
Balance to C/F to 2012/2013				
GROSS FUNDING	41,000	25,595	40,463	-537

Anticipated RHI Funding included in projection

Gross Expenditure as Percentage of Budget

Current Year 62%
Last Year 45%

**HOUSING Non HRA and PRIVATE SECTOR HOUSING GRANT ELEMENT
MONITORING STATEMENT OF PROGRAMME TO 30 November 2013**

Private Sector Housing Grant Element

Budget Heading	Budget (£'000)			Spend (£'000)	
	Agreed Budget	Proposed Adjustments	Net Budget	Expenditure to date	Estimated Outturn
Care and Repair	2,804	0	2,804	1,230	2,804
Improvement Grants	300	0	300	104	300
Special Projects	49	0	49	7	49
Grants Management (TECs)	317	0	317	317	317
Grants Management (H&P)	50	0	50	50	50
Handyperson Schemes	400	0	400	182	503
Empty Homes Initiative	150	0	150	0	150
Totals	4,070	0	4,070	1,890	4,173

Funding (£'000)	2013/14
Private Sector Housing Grant	4,108
Additional Resources	
Carry forward from 2012/13	-38
Income (repaid Grants)	0
Other Income (Health contribution to HPS)	103
Total Resources Available	4,173
Estimated Expenditure Out turn	4,173
Balance to C/F to 2013/14	0

Spend Comparisons (End Nov)	
Previous Year	43%
Current Year	45%

Non Private Sector Housing Grant Element

Budget Heading	Budget (£'000)			Spend (£'000)	
	Agreed Budget	Income	Net Budget	Expenditure to date	Estimated Outturn
Gypsy Traveller Site Imps	113	0	113	1	113
National Housing Trust	1,682	0	1,682	682	1,682
Shovel Ready Projects	500	0	500	500	500
Totals	2,295	0	2,295	1,183	2,295

Funding (£'000)	2013/14
Carry forward from 2012/13	0
Earmarked Reserves	0
Scottish Government Grant (Shovel Ready)	500
Borrowing	1,795
Total Resources Available	2,295

The Highland Council							Appendix 3	
Monitoring of Capital Expenditure - 1st April to 30th November 2013								
Service: Property								
Projects	Project Code	2013/14						Notes
		Budget			Actual		Variance	
		A	B	C	D	E	F	
		Gross Expenditure £(000)	Income £(000)	Net Expenditure £(000)	Net Expenditure £(000)	Net Estimated Outturn £(000)	Col E minus Col C £(000)	
Strategic Asset Management								
Health & Safety & Statutory Compliance	PM	4,150	0	4,150	3,139	4,150	0	
Disability Discrimination Act	PA	910	0	910	296	810	(100)	Anticipated underspend of £100k due to delays in securing statutory consents for services and listed building works.
Starter Business Units Inverness	PB	700	0	700	138	950	250	Construction works being accelerated this year.
Fort William Office Review	PR005	10	(10)	0	0	0	0	
Wick Office	PR001	4,900	0	4,900	1,654	4,000	(900)	Anticipated underspend of £900 due to having to deal with additional building stabilisation works and obtaining statutory listed building consent.
Office Rationalisation Dingwall	PR004	250	0	250	0	250	0	
Inverness Office Rationalisation	PR003	96	0	96	74	96	0	
Energy Management	PE	3,796	0	3,796	3,652	3,796	0	
		14,812	(10)	14,802	8,952	14,052	(750)	