

The Highland Council

Finance, Housing and Resources Committee – 26 February 2014

Agenda Item	11
Report No	FHR/33/14

Housing and Property Service Capital Budgets: Monitoring to 31 December 2013

Report by the Director of Community Services and the Director of Planning and Development

Summary

This report presents an update on the position regarding expenditure to 31 December 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 31 December 2013 at £28.367m of which £13.220m relates to the mainstream programme, £14.444m relates to new build and £0.703m relates to new build through the temporary accommodation re-provisioning project.

1.3 Members are asked to approve a number of proposed amendments to the mainstream programme. These are detailed below.

1.4 North Area

1.4.1 An increase to project HCA0370 which relates to the re-roofing of 44 properties in Kyle and Broadford is proposed. Tenders have now been received and are higher than anticipated. The estimated project cost is now £0.543m, an increase from the approved budget of £0.44m.

1.4.2 An increase to project HCA0371, which relates to roof covering works at 52 properties in Brora and Thurso is proposed. Tenders are due back and are expected to be higher than anticipated. The estimated project cost is now £0.65m, an increase from the approved budget of £0.49m.

1.4.3 A new project HCA0382 is proposed. This relates to window and door replacements at 2 and 4 Allan Square, Cromarty. These are listed properties within a conservation area. The estimated project budget is £57,000.

1.5 South Area

1.5.1 Survey works have been completed for project HCC0232. This involves replacement windows and doors and these works have now been identified at 278 properties in the Dalneigh area of Inverness and in Ardersier. The initial budget was £20,000 to

fund surveys only. Members are asked to approve a budget of £1.48m.

1.6 The impact of the proposed amendments is an overall budget increase of £1.78m which would result in a 2014/15 mainstream programme of £43.07m. If approved, these amendments will be reported in the Capital Programme Summary at the next Committee.

1.7 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 31 December 2013.

2.2 Comments on the Programmes

2.2.1 **PSHG element.** The levels of spend up to the end of December 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, coupled with commitments due to be settled, indicate that the targets will, mostly, be achieved in the current year. However, it is anticipated that £43,000 of investment directed towards improvements to Gypsy Traveller Sites will be carried forward into 2014/15.

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 31 December 2013.

3.3 Summary of Expenditure to Date

3.3.1 The capital monitoring statement identifies spend to 31 December 2013 of £9.942m (68% of the allocated budget of £14.802m).

3.3.2 As previously reported to Committee on 22 January 2014, 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 additional listed building consent 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 Phase 1 of the starter business units at Carse industrial estate and Harbour Road in Inverness is progressing well and due for completion in May 2014.

3.6.2 Phase 2 of the starter business units are being taken to tender stage it is proposed that works will commence site only once the phase 1 units are substantially let.

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. Members agreed the preferred option which will result in the co-location the Council's main administrative offices, democratic services, Service Point and Registration Offices to a regenerated conversion of the Council owned, listed former Fort William Secondary School site on Achintore Road.

3.7.2 The feasibility for acquiring and converting the upper floors of Tweeddale to residential accommodation is in progress and negotiations are taking place with the Council's landlords for lease extensions at Lochaber House and Fulton House and the possible surrender of the lease at Tweeddale.

3.8 Wick Office Rationalisation Project

3.8.1 The Principal Contractor continues to make good progress with site. A large part of the new steel frame is now erected and refurbishment works to the original main building are ongoing. The project is still on programme for completion by October 2014.

3.9 Dingwall Office Accommodation Rationalisation Project

3.9.1 A separate report by the Chief Executive gives an update on this project.

3.10 Energy Management Projects

3.10.1 Photovoltaic systems are being progressed for the Highland Archive Centre and the Inverness Market Hall, further systems are being assessed for a number of sites, based on self-standing structures that can be used for shelters and bike sheds.

3.10.2 Voltage Optimisations devices are being fitted to the Town House and Nairn Academy to assist with energy consumption by fixing the supply rating. The results of the analysis of the change will be used to evaluate the scope of a future programme of works across all Council properties.

3.10.3 A Combined Heat and Power unit will be installed at Nairn Academy this financial year to reduce the gas and electricity consumption at the site. Studies have been completed for Charleston Academy and Ach an Eas care home.

3.10.4 Building Management Systems are being rolled out to further sites to assist in the control and monitoring of energy use. These are being expanded to monitor water temperatures and air quality in buildings as a further development of the systems.

4. Implications

4.1 Resource implications are as outlined in this report.

4.2 Legal implications – all projects are compliant with current statutory requirements.

4.3 Equality implications - The actions included in the report aim to work towards ensuring that:

- all our tenants will have warm, affordable, good quality homes;
- adaptations will be carried out where necessary to ensure that tenants can remain in their home;
- Council premises open to the public can be accessed by all customers.

4.4 Climate change/carbon clever - the capital programme investment in energy efficiency measures will assist the Council in achieving its climate change/carbon clever commitments.

4.5 Risk – there are no specific risk implications arising from this report.

5. Recommendations

Committee is asked to approve:

- 5.1 The current position to 31 December 2013 for the HRA Capital, Non HRA Housing Capital and Property Capital accounts.
- 5.2 The amendments to the HRA Capital Programme as detailed at section 1.

Designation: Director of Community Services/Director of Planning and Development

Date 17 February 2014

Authors: Brian Cameron – Housing Policy Officer
Finlay MacDonald – Property Manager
John McHardy – Housing Development Manager

HOUSING HRA PROGRAMME

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 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	878,500	440,100	additional addresses added from HCA0187
HCA0142	Gas heating	358	636,700	£747,585	747,600	110,900	works complete on site
HCA0269	Heating control upgrade	182	98,300	£63,595	65,000	33,300	works near completions
HCB0232	External insulation	174	690,200	£537,022	540,200	150,000	works complete on site.
HCA0287	Milnafua gas heating	199	416,000	£131,019	300,000	116,000	due on site
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	£516,410	791,300	150,000	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	£1,352,046	1,455,351	499,951	works progressing on site - additional addresses identified
HCC0426	Gas QM House	32	51,600	£52,581	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	£1,642,004	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 & Beaully windows and doors	subject to survey	20,200	£36,129	36,130	15,930	surveys complete
Total			£7,329,000	£6,329,060	£8,009,881	£680,881	
Modern Facilities and Services							
HCC0430	Inverness/Lochaber bathrooms	140	594,800	£447,878	494,800	100,000	work complete
HCC0429	Kitchen replacements	22	255,100	£105,001	149,800	105,300	work complete
Total			£849,900	£552,879	£644,600	205,300	
TOTAL FOR 2012/13 Projects			£8,178,900	£6,881,939	£8,654,481	£475,581	
2013/15 Projects							
Equipment and Adaptations							
Equipment and adaptations North Area			576,000	£338,824	600,000	24,000	demand led
Equipment and adaptations South Area			500,000	£147,647	400,000	100,000	demand led
Total			£1,076,000	£486,471	£1,000,000	76,000	
Energy Efficient							
HCA0329	Window replacement Skye	40	115,800	£120,912	121,000	5,200	works complete on site
HCA0370	Roof Covering Broadford and Kyle	44	150,000	£55,708	257,000	107,000	tender being reviewed
HCA0371	Roof Covering Brora and Thurso	53	200,000	£34,872	50,100	149,900	tender being reviewed
HCA0332	Electric/Solid fuel to gas Ross-shire	218	548,600	£444,446	546,000	2,600	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	-	96,400	review of heating options
HCA0337	Electric/solid fuel Heating Replacements Caithness	165	121,600	£0	-	121,600	review of heating options
HCA0336	Electric Heating Replacements Sutherland	189	50,000	£40,227	40,500	9,500	surveys in progress
HCA0335	Solid fuel Heating Replacements Sutherland	370	100,000	£62,271	62,300	37,700	surveys in progress
HCC0458	Boiler upgrades - Nairn & Inverness	24	78,300	£43,619	78,300	-	works near complete on site

Project Number	Project Title	Number Of Houses	Budget 2013/14	Spend in current year to date	estimated outturn 2013/14	Variance	Comments
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
HCC0460	Inverness and Nairn installation of gas heating	114	270,000	£269,106	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	179	50,000	£0	-	- 50,000	review of heating options
new project	External wall insulation - north area	subject to survey	30,000	£11,250	11,300	- 18,700	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	£14,762	350,000	- 189,800	now on site
	Housing Managed Spend - North		130,000	£188,896	360,000	230,000	
	Housing Managed Spend - South		165,676	£73,493	100,000	- 65,676	
	TOTAL		£3,054,476	1,593,144	2,606,344	- 448,132	
	Free from Serious Disrepair						
HCA0376	Roof replacement works - North Area (est. 100 addresses)	150 (subject to survey)	50,000	£0	-	- 50,000	roof replacement identified at inspections
	Housing Managed Spend - North		30,000	£84,003	180,000	150,000	
	Housing Managed Spend - South		308,000	£323,940	400,000	92,000	
	TOTAL		£388,000	£407,944	£580,000	£192,000	
	Modern Facilities and Services						
HCA0324	Bathroom upgrade/replacement	302	448,000	£82,163	225,300	- 222,700	contract awarded
HCA0373	Bathroom upgrade/replacement - Milnafua	90	250,000	£58,120	100,000	- 150,000	due on site
HCA0288	Kitchen upgrade/replacement	212	749,600	£583,618	749,600	-	works almost complete on site
HM	Kitchen sockets/electrical upgrades	163	65,200	£0	65,200	-	tender being prepared
HCC0467	Bathroom upgrade/replacement	331	710,600	£558,599	610,600	- 100,000	works progressing on site
HCC0468	Kitchen upgrade/replacement	322	694,900	£589,994	694,900	-	works progressing on site
	Housing Managed Spend - North		599,992	£632,151	1,100,000	500,008	
	Housing Managed Spend - South		485,000	£421,064	575,000	90,000	
	TOTAL		£4,003,292	£2,925,709	£4,120,600	117,308	
	Structural And Environmental Works						
	Housing Managed Spend - North		40,000	£111,524	200,000	160,000	
	Housing Managed Spend - South		22,000	£82,569	110,000	88,000	
	Stock condition survey						
	Stock condition survey		7,000	£0	7,000	-	
	Tenant Liaison Officers		34,000	£22,747	34,000	-	
	TOTAL for 2013/15 Projects		8,624,768	£5,630,108	8,657,944	33,176	
	Retention/defects costs outstanding		£754,332	£707,826	841,704	87,372	
	OVERALL TOTAL SHQS SPEND		£17,558,000	£13,219,873	18,154,129	£596,129.00	

Project Number	Project Title	Number Of Houses	Budget 2013/14	Spend in current year to date	estimated outturn 2013/14	Variance	Comments
NEW BUILDS							
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 (Inverlochy)			£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	£760,260	877,000	-	In Maintenance
HR515	CHB - Dingwall North Tulloch Castle	12	£600,000	£277,053	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	£1,356,621	1,500,000	31,000	spend brought forward
HR514	CHB - Inverness St Valery Place	20	£436,000	£533,530	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	£5,327	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, Balraid Rd	6	£19,000	£4,247	22,977	3,977	In Maintenance
	R4 total:	101	£4,141,000	£3,699,829	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	£610,933	620,000	17,000	In maintenance
HR534	CHB 5 - Ardersier, Nairn Road	8	£1,043,000	£1,099,931	1,382,483	339,483	spend brought forward
HR533	CHB 5 - Aviemore, former community centre	20	£850,000	£574,876	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 - Beauly, 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	£17,469	25,000	15,000	Planning to be lodged
HR545	CHB 5 - Conon Bridge, Braes of Conon	26	£2,734,000	£1,953,693	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	£469,232	670,000	220,000	spend brought forward
HR540	CHB 5 - Fort William, former Angus Centre	11	£500,000	£54,698	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	£36,619	50,000	-450,000	Tender on hold
HR568	CHB 5 - Invergordon, Flemingway P2	6	£76,000	£4,656	150,000	74,000	spend brought forward
HR563	CHB 5 - Inverlochy (distillery cottages)	4	£0	£0	0	-	In maintenance
HR528	CHB 5 - Inverlochy (distillery)	15	£350,000	£198,674	225,000	-125,000	Tender accepted site start due Feb 14
HR551	CHB 5 - Inverness, Balloan Road	16	£380,000	£57,832	157,872	-222,128	Tender being appraised
HR561	CHB 5 - Inverness, Balloch	8	£750,000	£268,982	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	£22,230	50,000	-	Proposals being developed
HR523	CHB 5 - Inverness, Former Jolly Drover	10	£880,000	£111,167	749,110	-130,890	on site
HR562	CHB 5 - Inverness, Glendoe Terrace	15	£400,000	£813	250,000	-150,000	Tender being appraised
HR531	CHB 5 - Inverness, Huntly House	16	£360,000	£54,146	140,000	-220,000	Tender doc being prepared
HR536	CHB 5 - Inverness, Milton of Leys P1	22	£1,970,000	£745,978	1,512,365	-457,635	on site
HR537	CHB 5 - Inverness, Parks Farm	14	£2,013,000	£648,773	1,321,329	-691,671	on site
HR538	CHB 5 - Inverness, Westercraigs P1	12	£500,000	£0	355,000	-145,000	Tender accepted.
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 - Naim, former bus garage	16	£500,000	£503,731	1,170,050	670,050	spend brought forward
HR541	CHB 5 - Naim, Lochloy	6	£175,000	£0	50,000	-125,000	Proposals being developed
HR565	CHB 5 - Portree, Home Farm	4	£250,000	£88,363	250,000	-	on site
HR544	CHB 5 - Tain, Jackson Drive, P2	8	£1,156,000	£1,596,309	1,650,000	494,000	In maintenance; spend brought forward

Project Number	Project Title	Number Of Houses	Budget 2013/14	Spend in current year to date	estimated outturn 2013/14	Variance	Comments
HR526	CHB 5 - Ullapool Hotel	11	£920,000	£39,981	400,000	- 520,000	on site
	R5 Total	367	£19,189,000	£10,682,853	18,160,162	- 1,028,838	
	additional new builds to achieve target						
	TOTAL NEW BUILD SPEND	530	£23,442,000	£14,444,666	22,953,527	- 488,473	
HR850	New Build 1 Bed Accommodation			£703,324			funded from savings
	TOTAL SPEND		£41,000,000	£28,367,862	£41,107,656	£107,656	

HOUSING HRA PROGRAMME

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 2013

Capital Receipts 2013/2014

	Funding Budget £'000	Actual to 31/12/2013 £'000	Estimated Outturn £'000	Estimated Variance £'000
Mainstream Investment Programme				
Useable Capital Receipts	2131	1,633	2,261	130
Contribution to Individual Properties			0	0
Borrowing	11102	11,587	11,568	466
Capital from Current Revenue	4325		4,325	0
Total For Mainstream Investment Programme	17,558	13,220	18,154	596
New Council House Build Programme				
Government Grant	6030	3,715	6,030	0
HRA Balances			0	0
Contribution from other services			0	0
Landbank	1190	179	1,190	0
Borrowing	16222	10,551	15,734	-488
Total For New Council House Build Programme	23,442	14,445	22,954	-488
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	28,368	41,108	108

Gross Expenditure as Percentage of Budget	
Current Year	69%
Last Year	65%

**HOUSING Non HRA and PRIVATE SECTOR HOUSING GRANT ELEMENT
MONITORING STATEMENT OF PROGRAMME TO 31 December 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	1,293	2,804
Improvement Grants	300	0	300	110	300
Special Projects	49	0	49	9	49
Grants Management (TECs)	317	0	317	317	317
Grants Management (H&P)	50	0	50	50	50
Handyperson Schemes	400	0	503	182	503
Empty Homes Initiative	150	0	150	0	150
Totals	4,070	0	4,173	1,961	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 2014/15	0

Spend Comparisons (End Dec)	
Previous Year	51%
Current Year	48%

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	70
National Housing Trust	1,682	0	1,682	737	1,682
Shovel Ready Projects	500	0	500	500	500
Totals	2,295	0	2,295	1,238	2,252

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
Estimated Expenditure Out turn	2,252
Balance to C/F to 2014/15	43

THE HIGHLAND COUNCIL
MONITORING OF CAPITAL EXPENDITURE - 1st April to 31st December 2013

Appendix 3

SERVICE: Property

Projects	Project Code	2013/14					
		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	3,796	4,150	0
Disability Discrimination Act	PA	910	0	910	299	810	(100)
Starter Business Units Inverness	PB	700	0	700	147	950	250
Fort William Office Review	PR005	10	(10)	0	0	0	0
Wick Office	PR001	4,900	0	4,900	2,008	4,000	(900)
Office Rationalisation	PR004	250		250	3	250	0
Inverness Office Rationalisation	PR003	96		96	77	96	0
Energy Management	PE	3,796	0	3,796	3,614	3,796	0
		14,812	(10)	14,802	9,942	14,052	(750)