

**The Highland Council**  
**Community Services Committee**

**5 February 2015**

Agenda Item	<b>5</b>
Report No	<b>COM 2/15</b>

**Capital Expenditure Monitoring – 1 April 2014 to 31 December 2014**

**Report by Director of Community Services**

**Summary**

This report invites Members to approve the capital expenditure monitoring position for the period from 1 April 2014 to 31 December 2014; the land purchase for the new Nairn Cemetery; and both the HRA capital expenditure monitoring position for 1 April 2014 to 31 December 2014 and the programme for 2015/16.

**1. Capital Programme 2014-15**

- 1.1 This report is produced in support of the Council's corporate governance process, which in turn is designed to support/augment the Council's overall/corporate delivery of all of its obligations in terms of the Single Outcome agreement.
- 1.2 The Council's Capital Programme was approved at Highland Council on 27 June 2013, and reflected £10m over-programming. Over-programming represents the difference between the capital programme agreed, and the funding in place. It reflects a plan to set a higher level of programme, on the basis that some degree of slippage in the year is to be expected, which would bring the programme down to the funded level. Over-programming has been introduced to avoid issues experienced in past years where slippage resulted in the Council underspending its capital programme.
- 1.3 The summary of capital expenditure against current programme and estimated outturn is included in **Appendix A**. The "Budget" column is that approved by the Highland Council on 27 June 2013, amended to include the 2013/14 underspend of £2.511m.

**2. Expenditure**

- 2.1 After 9 months of the financial year the gross expenditure is £6.788m representing 49.5% of the 2014/15 programmed figure.

**3. Income**

- 3.1 After 9 months of the financial year the gross income is £0.340m representing 33.5% of the 2014/15 programmed figure.

**4. Progress on Capital Projects**

- 4.1 Progress on capital projects is as reported in the notes column on **Appendix A**.

## **5. Estimated Outturn**

- 5.1 The projected outturns for expenditure and income are £11.056m and £0.516m respectively leading to an underspend of £2.155m.
- 5.2 As previously reported to the Community Services (CS) Committee, the Service expected to underspend the programme by £0.500m for the year to 31 March 2015. The underspend was attributed to the Kinlochbervie Sea Tanker Berth scheme not being progressed this financial year. This project is wholly dependent on third party funding, and is now part of the Harbours Business Plan currently under development. It is proposed the underspend will be used to close the over-programming gap highlighted at paragraph 1.2 above.
- 5.3 The estimated underspend has increased due to delays in purchasing land for the new burial ground extension in Nairn, and planned slippage in the replacement of vehicle and plant purchases. The underspends are committed expenditure and will be carried forward to the 2015/16 capital programme.

## **6. Nairn Cemetery Extension**

- 6.1 The Council's standing orders require Members' approval of land purchases for cemeteries in addition to the approval of the capital budget for the project. Members' approval is also required to the purchase of land where the cost is greater than £100,000 or greater than the valuation price.
- 6.2 A valuation of £104,000 has been received from the Area Property Surveyor (Development & Infrastructure) in respect of land (7.4 acres) to be used for the extension to Nairn Cemetery at Grigor Hill, Granny Barbour's Road, Nairn. The landowner was not prepared to sell the land at the valuation, and a figure of £120,000 has been agreed after negotiation. This is considered to be an acceptable price after taking into account the lack of alternative suitable sites and the likely increase in value of the site in future years.

## **7. Major Issues and Variances**

- 7.1 At present there are no major issues or variances.

## **8. HRA Capital Programme 2014-15**

- 8.1 The HRA capital programme reflects the Council's commitment to meet the Scottish Housing Quality Standard (SHQS), to ensure that properties are adapted to meet the changing needs of tenants, and the Council house building programme.
- 8.2 The mainstream HRA Capital Programme 2013/15 was approved by the Finance, Housing and Resources (FHR) Committee on 3 October 2012, subsequently updated for revised cost estimates, and approved by the FHR Committee on 9 October 2013. The CS Committee on 12 August 2014 approved the mainstream HRA capital budget for 2014/15 as £32.540m, with a carry forward budget of

£10.530m into 2015/16.

- 8.3 The Council house building programme was approved by the FHR Committee on 30 January 2013, and further amended at the Highland Council meeting on 7 March 2013, giving an overall target of 688 new Council houses by 2017. The total programme cost is estimated to be of the order of £92m. To allow progression and continuation of the programme, the CS Committee on 12 August 2014 approved the Council house building element of the HRA capital programme for 2014/15 as £18.994m.

## **9. Net Expenditure**

- 9.1 After 9 months of the financial year the net expenditure is £30.546m representing 59.3% of the 2014/15 programmed figure. The net expenditure figure comprises £11.330m for the mainstream programme, £18.217m for new build, £0.240m for one-off property purchases, and £0.758m for new build through the temporary accommodation reprovisioning project.

## **10. Progress on Programme**

- 10.1 Progress on capital projects is as reported in the notes column on **Appendix B**.

## **11. Estimated Outturn**

- 11.1 The projected outturn for net expenditure is £45.950m leading to an underspend of £5.584m. The underspend will be carried forward to the 2015/16 capital programme.
- 11.2 The estimated underspend comprises an underspend on the mainstream programme of £8.987m, which is mainly due to slippage and delays in awarding heating contracts, and an overspend of £3.403m in the Council house building element of the HRA capital programme, which is due to projects progressing in advance of previously predicted timetables.

## **12. Major Issues and Variances**

- 12.1 There are a number of changes to projections for individual projects highlighted in **Appendix B**.

## **13. HRA Capital Programme 2015-16**

- 13.1 The Council house building programme was approved by the FHR Committee on 30 January 2013, and further amended at the Highland Council meeting on 7 March 2013, giving an overall target of 688 new Council houses by 2017. The total programme cost is estimated to be of the order of £92m. To allow progression and continuation of the programme, it is recommended that the Council house building element of the HRA Capital programme for 2015/16 should be £22.9m.

- 13.2 The 2013 Standard Delivery Plan was approved by the FHR Committee on 9 October 2013. The Plan set out an HRA Capital Programme for 2013-15, an estimated required investment of £58.848m, targeting all remaining properties that failed the SHQS. It also incorporated revisions to projects and procurement arrangements to ensure fitting heating systems best suited to both the property type and tenant needs, still allowing to meet SHQS compliance. The investment programme also allowed funding to carry out major component replacement works, exceptional repairs when required, and equipment and adaptations, which remain a Council priority for investment.
- 13.3 At FHR Committee on 26 February 2014 an increase of £1.780m was approved in relation to additional projects. Therefore the total amended capital programme for 2013-15 was £60.628m.
- 13.4 As indicated previously at Committee there was an element of uncertainty with the specific costs and measures relating to renewable heating technology, which forms a significant part of the 2013-15 programme. Unfortunately implementing these amendments to the programme has caused delays with a number of heating projects. These predominantly relate to areas where there is no mains gas supply and where there are limited options for providing compliant heating systems.
- 13.5 All the procurement arrangements are now complete for the programme. Schemes currently totalling in excess of £35m are either at tender accepted/returned (£14m), out to tender (£17m), or at detailed design (£4m) stages of the procurement process. However this has resulted in cost variation and slippage on a number of projects. The main contributory factors are:
- Tender returns have been higher than estimated.
  - Contractor capacity / availability, particularly for very large scale heating replacement work.
  - Contract price inflation since the estimates were established.
  - Changes to assumptions regarding house numbers and locations compared to original assumptions, mainly due to additional work identified by Area Community Services Managers.
  - Changes to assumptions regarding the individual heating replacement types following individual option appraisal.
  - Effect of delivering contracts in areas with dispersed housing stock on tender prices.
  - Effect of new procurement arrangements and the use of the SCAPE Framework on tender prices.
  - The proposed alternative procurement route for a significant number of projects, using Scape framework, is not based solely on lowest price but instead focuses on providing value for money through: open book accounting, collaborative working, re-allocation of risk, attention to both overall and individual programme delivery, management contractor input and high quality service delivery, pro-active risk assessment and management and downward pressure on final cost outturns.

- 13.6 Based on current project profiles, and revised costings, the estimated cost to complete all SHQS work to meet the Standard, and to allow £3m for exceptional repairs, and equipment and adaptations is £39.613m. The target remains for the work required to be complete on-site during the calendar year 2015. The extent of work required makes this target challenging, and progress will be reported to each Community Services Committee.
- 13.7 In terms of funding the required investment, the following table is an update on the current and projected position and assumes the following resources:

<b>Year</b>	<b>Budget Approved (A) Required (R)</b>	<b>Capital receipts £m</b>	<b>Capital from current revenue £m</b>	<b>New borrowing £m</b>	<b>Total SHQS Programme £m</b>
2013-14	17.558 (A)	1.811	4.325	12.131	18.267
2013-14 (carry forward)					(0.709)
2014-15	32.540 (A)	1.709	4.325	17.519	23.553
2014-15 (carry forward)	-	-	-	8.987	8.987
2015-16	10.530 (A)	1.279	4.000	5.251	10.530
2015-16 (additional)	20.806 (R)	-	-	20.806	20.806
<b>Total</b>	<b>81.434</b>	<b>4.799</b>	<b>12.325</b>	<b>64.310</b>	<b>81.434</b>

- 13.8 Domestic Renewable Heat Incentive (RHI) payments became available in April 2014 following legislation brought forward by the Department of Energy & Climate Change. The Council is able to register all renewable heating installations which have been installed since August 2009. The process of registration is currently underway for the qualifying installations to date. This means the Council will receive income over 7 years based on the amount of heat produced by renewable heating systems installed. The income will vary based on the property type, level of insulation, and energy use in each house.
- 13.9 This involves a cost increase of £17.806m on SHQS works and establishing a budget of £3m to cover emergency works and adaptations for disabled tenants in 2015/16. RHI income will go some way to meet the additional capital investment required to meet the SHQS programme of works.
- 13.10 The increase in budget proposed in this report will allow us to complete outstanding, approved SHQS investment. Work is underway to establish a new 5 year HRA capital plan which would run from 2016/17 to 2020/21. Details of the investment priorities and arrangements for future programming will be reported to a future meeting of this Committee.

## **14. Implications**

14.1 Resource implications are discussed in the report.

14.2 There are no legal, equalities, climate change/carbon clever, risk, Gaelic and rural implications arising as a direct result of this report.

## **15. Recommendations**

15.1 Members are invited to:

- Approve the capital expenditure monitoring position for the period 1 April 2014 to 31 December 2014.
- Approve the land purchase cost of £120,000 for the new Nairn Cemetery extension.
- Approve the HRA Capital Programme budget of £52.236m for 2015/16, comprising £31.336m for the mainstream programme and £22.9m for Council house building.
- Note that a 5 year HRA capital spending programme with detailed funding implications will be presented to a future meeting of this Committee.

Designation: Director of Community Services

Date: 26 January 2015

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Background Papers: Monitoring Statements 31/12/14, the Highland Council Financial Ledger and SHQS Delivery Plans

THE HIGHLAND COUNCIL											APPENDIX A
MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2014 TO 31ST DECEMBER 2014											
SERVICE: COMMUNITY SERVICES											
Project Description	BUDGET			YEAR TO DATE ACTUAL			ESTIMATED OUTTURN			Variance	COMMENTS
	A	B	C	D	E	F	G	H	I	J	
	Gross Expenditure £000	Income £000	Net Expenditure £000	Gross Expenditure £000	Income £000	Net Expenditure £000	Gross Expenditure £000	Income £000	Net Expenditure £000	Column I minus Column C £000	
<b>ROADS AND BRIDGES</b>											
<b>Structural Road Works</b>											
Road Structural Capital Works	3,229	0	3,229	1,687	0	1,687	3,214	0	3,214	(15)	Works ongoing in all Areas.
Road Surface Dressing Capital	1,500	0	1,500	1,110	(2)	1,108	1,515	0	1,515	15	Works ongoing in all Areas.
Bridges, Retaining Walls & Culverts	350	0	350	194	0	194	427	0	427	77	Works ongoing.
<b>Area Minor Capital Works</b>											
Area Minor Works - Traffic Calming	75	0	75	17	0	17	72	0	72	(3)	Works ongoing.
Timber Extraction	140	0	140	152	0	152	152	0	152	12	Various schemes currently under discussion.
<b>ACTIVE TRAVEL</b>											
Cycling, Walking & Safer Streets	611	(416)	195	258	(28)	230	611	(416)	195	0	Works ongoing - at design, tender stage and currently underway.
20mph Zones	100	0	100	0	0	0	50	0	50	(50)	Designs in progress.
Bus Shelters	132	0	132	11	0	11	57	0	57	(75)	Shelter supplier stopped Scottish operation. Tender process has begun for new supplier. Will update once new supplier known and programme in place for bus shelter installations. To be discussed with Wards. Quick quote has been done for 10 shelters. Installed this financial year.
Traffic Management Improvements	0	0	0	26	0	26	26	0	26	26	Designs in progress for Munloch and Fortrose.
<b>LIGHTING</b>											
Structural Lighting Works	725	0	725	384	0	384	725	0	725	0	Works ongoing in all Areas. Funding allocated to replacement of old columns & defected cabling. LED replacements underway in C&S and R&S, remaining funds will be spent in I and N,B&L by the end of the year. Additional Carbon Clever funding of £0.175m awarded for 2014/15.
<b>FERRIES AND HARBOURS</b>											
Harbours General Structural Works	334	0	334	11	0	11	340	0	340	6	Schemes approved at Harbour Management Board - to be progressed.
Pontoons	200	(100)	100	5	0	5	200	(100)	100	0	Installations to be complete by March 2015.
Kinlochbervie Sea Tanker Berth	1,000	(500)	500	0	0	0	0	0	0	(500)	Dependent on third party funding.
<b>ENVIRONMENTAL HEALTH</b>											
Contaminated Land	107	0	107	61	0	61	107	0	107	0	Works on-going, allocation will be fully spent by the end of the year.
<b>COMMUNITY WORKS</b>											
<b>Burials and Cremations</b>											
Burial Ground Extension - Portree	100	0	100	3	0	3	25	0	25	(75)	Design work ongoing. Works to be undertaken in 2015.
Burial Ground Extension - Tain	180	0	180	244	0	244	244	0	244	64	Contract works complete. £4k of retention due September 2015.
Burial Ground Extension - Nairn	920	0	920	37	0	37	255	0	255	(665)	Design work ongoing. SI (ground water monitoring) ongoing. Contract works expected 2015. Land purchase and SHETL diversions December 2014.
Burial Ground Acharacle	140	0	140	67	0	67	140	0	140	0	Tenders returned. Awaiting land, planning consent and SSE diversion(instructed). Site start November 2014.
Burial Ground Ullapool	0	0	0	24	0	24	24	0	24	24	Preparatory work.
Burial Ground Extension - Kilvean	0	0	0	11	0	11	11	0	11	11	Preparatory work.
Inverness Crematorium - Replacement Cremators	0	0	0	2	0	2	25	0	25	25	Preparatory work for replacement in 2015/16.
<b>Public Toilets</b>											
Public Conveniences - Invergordon	0	0	0	43	0	43	43	0	43	43	Works complete.
<b>Parks and Play Areas - Development</b>											
Play Areas	281	0	281	180	(48)	132	281	0	281	0	Area programmes under development. Budget to be spent by March 2015.
<b>Depots</b>											
Depots - Health & Safety	150	0	150	8	0	8	158	0	158	8	Depot infrastructure currently under review.
<b>VEHICLES &amp; PLANT</b>											
Vehicle & Plant Purchases	3,309	0	3,309	2,252	(261)	1,991	2,269	0	2,269	(1,040)	£2.3m already committed for 2014/15. Underspend committed for 2015/16.
<b>HOUSING (NON HRA)</b>											
Travelling People Sites	128	0	128	0	0	0	85	0	85	(43)	
<b>OVERALL TOTAL</b>	<b>13,711</b>	<b>(1,016)</b>	<b>12,695</b>	<b>6,788</b>	<b>(340)</b>	<b>6,448</b>	<b>11,056</b>	<b>(516)</b>	<b>10,540</b>	<b>(2,155)</b>	

## MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 2014

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
<b>Projects approved in 2012/13</b>							
<b>Energy Efficient</b>							
HCA0286	Electric warm air to gas	150	528,000	£487,964	565,000	37,000	Works on site - 80% complete
HCA0287	Milnafua gas heating	199	1,850,000	£1,708,971	1,850,000	-	Complete - in defect period
HCC0422	Badenoch/Lochaber/Inverness heating	106	1,045,000	£44,112	753,700	- 291,300	Contract awarded
HCC0423	Gas Inverness	65	566,000	£430,276	578,200	12,200	Works on site - 80% complete
HCC0319	Inverness gas heating	163	44,000	£69,725	75,000	31,000	Complete - in defect period
HCC0318	Ballifeary gas heating	114	47,000	£59,005	65,000	18,000	Complete - in defect period
HCC0236	Inverness gas warm air replacements	202	480,000	£724,245	808,100	328,100	Complete - in defect period
HCC0425	Heating upgrade to biomass	30	107,400	£93,365	107,400	-	Works complete
HCC0237	Badenoch & Strathspey heating replacements	140	300,000	£307,889	350,000	50,000	Complete - in defect period
HCC0424	Heating upgrade from electric storage	179	1,873,000	£75,202	1,573,000	- 300,000	Works on site - 80% complete
HCC0232 & HCC0498	Inverness, Nairn & Beaulieu windows and doors	subject to survey	1,341,100	£354,575	1,325,100	- 16,000	Works on site - 30% complete
<b>Total</b>			<b>£8,181,500</b>	<b>£4,355,329</b>	<b>£8,050,500</b>	<b>-£131,000</b>	
<b>2013/15 Projects</b>							
<b>Equipment and Adaptations</b>							
Equipment and adaptations North Area			424,000	£336,825	470,000	46,000	Works ongoing
Equipment and adaptations South Area			560,000	£150,643	560,000	-	Works ongoing
<b>Total</b>			<b>£984,000</b>	<b>£487,468</b>	<b>£1,030,000</b>	<b>£46,000</b>	
<b>Energy Efficient</b>							
HCA0370	Roof Covering Broadford and Kyle	44	482,000	£276,203	490,500	8,500	Complete - in defect period
HCA0371	Roof Covering Brora and Thurso	53	760,000	£402,765	633,800	- 126,200	Works on site - 70% complete
HCA0382	Window and Door Replacement Allan Square Cromarty	0	57,000	£0	59,700	2,700	Works on site - 20% complete
HCA0332	Electric/Solid fuel to gas Ross-shire	218	714,000	£67,220	432,900	- 281,100	Works on site - 20% complete
HCA0338	Electric/solid fuel Heating Replacements Easter Ross	228	500,000	£42,826	150,000	- 350,000	Design in progress
HCA0333	Electric/solid fuel heating replacements Wester Ross	417	2,800,000	£33,420	850,000	- 1,950,000	Tender accepted
HCA0334	Solid fuel/electric heating replacements Skye & Lochalsh	106	850,000	£47,398	650,000	- 200,000	Out to tender
HCA0340	Heating Replacements Skye & Lochalsh/Caithness/Sutherland	234	500,000	£0	160,000	- 340,000	Addresses under review
HCA0337	Electric/solid fuel Heating Replacements Caithness	165	500,000	£28,419	250,000	- 250,000	Design in progress
HCA0336	Electric Heating Replacements Sutherland	189	1,750,000	£40,227	100,000	- 1,650,000	Tender returned
HCA0335	Solid fuel Heating Replacements Sutherland	370	3,000,000	£373,626	1,050,000	- 1,950,000	Tender returned
HCC0459	Electric Heating Replacements - Badenoch & Strathspey/Nairn	168	1,200,000	£46,273	418,000	- 782,000	Out to tender
HCC0497	Inverness installation of gas heating	216	300,000	£0	300,000	-	Out to tender
HCC0460	Inverness and Nairn installation of gas heating	114	1,200,000	£179,138	720,900	- 479,100	Works on site - 50% complete
HCC0461	Electric Heating Replacements - Inverness-shire	141	650,000	£23,404	650,000	-	Out to tender
HCC0462	Electric Heating Replacements - Lochaber	278	2,500,000	£114,667	900,000	- 1,600,000	Out to tender
HCC0463	Solid fuel Heating Replacements - South Highland	179	500,000	£73,747	500,000	-	Out to tender
new project	External wall insulation - north area	subject to survey	0	-£11,250	-	-	Project aborted
HCC0464	External wall insulation - south area	surveyed	0	£0	-	-	Surveys complete - due on site imminently



## MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 2014

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
HCC0474	Glendoe Terrace renovation phase 3 – subject to further tenant consultation and feasibility studies	11	427,800	£350,038	410,400	- 17,400	Works on site - 90% complete
	Housing Managed Spend - North		250,000	£92,222	100,000	- 150,000	Works ongoing
	Housing Managed Spend - South		250,000	£164,321	165,000	- 85,000	Works ongoing
	<b>TOTAL</b>		<b>£19,190,800</b>	<b>£2,344,664</b>	<b>£8,991,200</b>	<b>-£10,199,600</b>	
	<b>Free from Serious Disrepair</b>						
HCA0376	Roof replacement works - North Area (est. 100 addresses)	150 (subject to survey)	451,300	£17,799	130,000	- 321,300	Design in progress
	Housing Managed Spend - North		0	£103,234	105,000	105,000	Works ongoing
	Housing Managed Spend - South		0	£156,012	160,000	160,000	Works ongoing
	<b>TOTAL</b>		<b>£451,300</b>	<b>£277,045</b>	<b>£395,000</b>	<b>-£56,300</b>	
	<b>Modern Facilities and Services</b>						
HCA0324	Bathroom upgrade/replacement	302	500,000	£415,133	438,400	- 61,600	Works complete
HCA0373	Bathroom upgrade/replacement - Milnafua		432,000	£620,360	725,800	293,800	Works on site - 90% complete
HCC0467	Bathroom upgrade/replacement	331	795,400	£601,299	788,800	- 6,600	Works on site - 80% complete
HCC0468	Kitchen upgrade/replacement	322	818,500	£454,404	618,500	- 200,000	Works on site - 80% complete
HCC0381	Wester ross & Skye Bathroom Refurb Prog	150	603,000	£493,691	634,500	31,500	Complete - in defect period
	Housing Managed Spend - North		250,000	£515,584	816,000	566,000	Works ongoing
	Housing Managed Spend - South		250,000	£182,351	317,000	67,000	Works ongoing
	<b>TOTAL</b>		<b>£3,648,900</b>	<b>£3,282,822</b>	<b>£4,339,000</b>	<b>£690,100</b>	
	<b>Structural And Environmental Works</b>						
	Housing Managed Spend - North		0	£22,608	50,000	50,000	Works ongoing
	Housing Managed Spend - South		0	£114,152	150,000	150,000	Works ongoing
	<b>Stock condition survey</b>						
	Stock condition survey		0	£0	-	-	
	Tenant Liason Officers		47,000	£33,284	47,000	-	
	<b>TOTAL for 2013/15 Projects</b>		<b>24,322,000</b>	<b>£6,562,043</b>	<b>£15,002,200</b>	<b>-£9,319,800</b>	
	<b>Retention/defects costs outstanding spend to carry forward</b>		<b>£36,200</b>	<b>£412,788</b>	<b>500,000</b>	<b>463,800</b>	<b>-</b>
	<b>OVERALL TOTAL SHQS SPEND</b>		<b>£32,539,700</b>	<b>£11,330,160</b>	<b>£23,552,700</b>	<b>-£8,987,000</b>	
	<b>NEW BUILDS</b>						
HR515	CHB - Dingwall North Tulloch Castle	12	£878,000	£817,912	878,000	-	works recently started on site
HR518	CHB - Gairloch, Achtercairn	8	£20,000	£230	20,000	-	works complete on site
HR503	CHB - Caol		£0	£3,571	3,571	3,571	
HR504	CHB - FortWilliam, Rowan		£0	£1,997	1,997	1,997	
HR505	CHB - Inverness Assynt	6	£0	£43,207	43,207	43,207	works complete on site
HR513	CHB - Inverness Burnside	12	£30,000	£0	30,000	-	works complete on site
HR514	CHB - Inverness St Valery Place	20	£50,000	£4,272	50,000	-	works complete on site
HR524	CHB - Lochyside	6	£13,000	£10,694	13,000	-	works complete on site
HR527	CHB - Round 4 Conon Bridge P	10	£0	£20,555	50,000	50,000	works recently started on site
	<b>R4 total:</b>	<b>74</b>	<b>£991,000</b>	<b>£902,438</b>	<b>£1,089,775</b>	<b>£98,775</b>	
HR564	CHB 5 - Alness, Kendal Crescent	12	£400,000	£81,941	400,000	-	tender documents being reviewed
HR584	CHB 5 - Alness, Kendal Pods	8	£0	£30,740	100,000	100,000	tender documents being reviewed
HR553	CHB 5 - Alness, Riverside	8	£13,000	£12,425	13,000	-	works complete on site

## MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 2014

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
HR534	CHB 5 - Ardersier, Nairn Road	8	£38,000	£22,140	38,000	-	works complete on site
HR533	CHB 5 - Aviemore, former community centre	20	£1,240,000	£1,243,195	1,350,000	110,000	works near completion
HR573	CHB 5 - Aviemore, former community centre	21	£200,000	£13,846	100,000	-	100,000 designs in progress
HR547	CHB 5 - Balmacara, former dairy	8	£870,000	£115,000	420,000	-	450,000 works to start on site imminently
HR535	CHB 5 - Beauly, Simpsons	8	£506,000	£652,927	842,364	-	336,364 works recently started on site
HR549	CHB 5 - Boat of Garten	8	£300,000	£0	150,000	-	150,000 tender documents being reviewed
HR566	CHB 5 - Broadford, Broadford House	6	£59,000	£20,032	20,032	-	38,968 designs in progress
HR572	CHB 5 - Broadford, Former Fish Factory	13	£435,000	£149,299	335,000	-	100,000 designs in progress
HR545	CHB 5 - Conon Bridge, Braes of Conon	26	£504,000	£666,978	700,000	-	196,000 works complete on site
HR556	CHB 5 - Dingwall, Craigwood	8	£37,000	£1,500	37,000	-	tender documents being reviewed
HR548	CHB 5 - Dornoch, Deans Park	6	£11,000	£10,120	11,000	-	works complete on site
HR582	CHB 5 - Dornoch, Greener Homes	2	£0	£117,609	189,000	-	189,000 works recently started on site
HR540	CHB 5 - Fort William, former Angus Centre	11	£1,625,000	£1,787,040	1,900,000	-	275,000 works recently started on site
HR575	CHB 5 - Fort William, Whisky	12	£0	£0	0	-	
HR576	CHB 5 - Fort William, Belhaven	13	£0	£0	0	-	
HR568	CHB 5 - Glenborodale	2	£120,000	£16,088	120,000	-	designs in progress
HR558	CHB 5 - Grantown on Spey, Garth	6	£0	£0	0	-	designs in progress
HR529	CHB 5 - Invergordon Clyde Street	8	£0	£9	10	-	10
HR568	CHB 5 - Invergordon, Flemingway P2	6	£1,319,000	£1,221,032	1,517,330	-	198,330 works recently started on site
HR528	CHB 5 - Inverlochy (distillery)	15	£1,434,000	£1,269,520	1,434,000	-	works recently started on site
HR583	CHB 5 - Inverness, Academy Street	14	£0	£460,509	869,857	-	869,857 works to start on site imminently
HR551	CHB 5 - Inverness, Balloan Road	16	£1,897,000	£1,761,103	1,897,000	-	works recently started on site
HR561	CHB 5 - Inverness, Balloch	8	£255,000	£216,187	255,000	-	works complete on site
HR560	CHB 5 - Inverness, Caulfield Road	6	£25,000	£25,000	25,000	-	tender documents being reviewed
HR567	CHB 5 - Inverness, Church Street	7	£27,000	£0	27,000	-	tender documents being reviewed
HR559	CHB 5 - Inverness, Craigton Avenue	16	£80,000	£99,620	120,000	-	40,000 designs in progress
HR523	CHB 5 - Inverness, Former Jolly Drover	10	£313,000	£461,921	500,000	-	187,000 works complete on site
HR562	CHB 5 - Inverness, Glendoe Terrace	15	£1,486,000	£1,630,712	1,650,000	-	164,000 works near completion
HR531	CHB 5 - Inverness, Huntly House	16	£450,000	£-7,250	300,000	-	150,000 tender documents issued
HR536	CHB 5 - Inverness, Milton of Leys P1	22	£1,043,000	£1,189,018	1,250,000	-	207,000 works complete on site
HR537	CHB 5 - Inverness, Parks Farm	14	£581,000	£820,893	900,000	-	319,000 works complete on site
HR569	CHB R5 - Inverness, Slackbuie P2	6	£0	£18,462	40,000	-	40,000 tender documents being reviewed
HR538	CHB 5 - Inverness, Westercraigs P1	12	£385,000	£296,979	406,594	-	21,594 works recently started on site
HR570	CHB R5 - Inverness, Wester Inshes	8	£0	£18,462	20,000	-	20,000 designs in progress
HR554	CHB 5 - Inverness, Woodside	11	£24,000	£20,792	24,000	-	works complete on site
HR574	CHB 5 - Inverness, Woodside Mews	16	£0	£36,538	60,000	-	60,000 tender documents being reviewed
HR539	CHB 5 - Kirkhill, Mansefield	2	£0	£4,193	5,000	-	5,000 works complete on site
HR530	CHB 5 - Lochcarron, Kirkton Gardens	6	£192,000	£416,467	500,000	-	308,000 works complete on site
HR578	CHB 5 - Muir of Ord	6	£0	£0	0	-	
HR542	CHB 5 - Nairn, former bus garage	16	£526,000	£745,269	750,000	-	224,000 works near completion
HR541	CHB 5 - Nairn, Lochloy	6	£472,000	£619,634	827,884	-	355,884 works recently started on site
HR565	CHB 5 - Portree, Home Farm	4	£128,000	£163,522	195,000	-	67,000 works complete on site
HR544	CHB 5 - Tain, Jackson Drive, P2	8	£30,000	£608	30,000	-	works complete on site
HR526	CHB 5 - Ullapool Hotel	11	£978,000	£884,767	978,000	-	works near completion
	<b>R5 Total</b>	<b>491</b>	<b>£18,003,000</b>	<b>£17,314,847</b>	<b>21,307,071</b>	<b>3,304,071</b>	
	additional new builds to achieve target						
	<b>TOTAL NEW BUILD SPEND</b>	<b>£565</b>	<b>£18,994,000</b>	<b>£18,217,285</b>	<b>£22,396,846</b>	<b>£3,402,846</b>	

## MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 2014

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
HR860	One-off Property Purchases			£240,450			
HR850	New Build 1 Bed Accommodation			£757,630			
	<b>TOTAL SPEND</b>		£51,533,700	£30,545,525	£45,949,546	-£5,584,154	

## MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 DECEMBER 2014

## Capital Receipts 2014/2015

	Funding Budget £'000	Actual to 31/05/2014 £'000	Estimated Outturn £'000	Estimated Variance £'000
<b>Mainstream Investment Programme</b>				
Useable Capital Receipts	1,279	1,670	1,709	430
Contribution to Individual Properties	0	0	0	0
Borrowing	26,936	9,661	17,519	-9,417
Capital from Current Revenue	4,325	0	4,325	0
<b>Total For Mainstream Investment Programme</b>	<b>32,540</b>	<b>11,331</b>	<b>23,553</b>	<b>-8,987</b>
<b>New Council House Build Programme</b>				
Government Grant	8,594	7,248	9,279	685
HRA Balances	0	0	0	0
Contribution from other services	0	0	0	0
sale of LIFT properties	0	723	723	723
Landbank	1,980	1,710	2,030	50
Borrowing	8,420	8,777	10,365	1,945
<b>Total For New Council House Build Programme</b>	<b>18,994</b>	<b>18,458</b>	<b>22,397</b>	<b>3,403</b>
Borrowing	0	758	0	0
<b>Total For New 1 Bed Accommodation</b>	<b>0</b>	<b>758</b>	<b>0</b>	<b>0</b>
Balance to C/F to 2015/2016				
<b>GROSS FUNDING</b>	<b>51,534</b>	<b>30,547</b>	<b>45,950</b>	<b>-5,584</b>