

The Highland Council
Community Services Committee
20 August 2015

Agenda Item	7
Report No	COM 35/15

Capital Expenditure – Final Outturn 2014/15 and Monitoring 2015/16

Report by Director of Community Services

Summary

This report invites Members to approve the capital expenditure outturn position for the year ended 31 March 2015, and the monitoring position for the period 1 April 2015 to 30 June 2015.

1. Background

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.

2. Final Outturn 2014/15

2.1 The summary of capital expenditure against current programme and final 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.

3. Expenditure

3.1 At financial year end the gross expenditure was £10.252m representing 79.3% of the 2014/15 programmed figure.

3.2 The underspend is mainly due to planned slippage in the replacement of vehicle and plant purchases, delays in purchasing land for the new burial ground extension in Nairn, weather delays on road structural works and delays in the awarding of contracts.

4. Income

4.1 The actual income received was £1.267m representing 236.8% of the 2014/15 projected outturn figure.

4.2 The increase in income relates to developers contributions towards road structural works, grant funding from the Scottish Timber Transport Fund, and the sale of vehicles and plant.

5. Summary Position

- 5.1 The final outturns for expenditure and income are £10.252m and £1.267m respectively leading to an underspend of £3.416m.
- 5.2 A projected underspend of £2.155m was reported to the Community Services Committee on 5 February 2015. The increased underspend is as a result of the developers contributions and grant funding (4.2 above refers), underspends on structural road works due to weather delays and contractual delays.
- 5.3 Budgets for projects not started or partially completed have been carried forward to the 2015/16 programme.

6. Housing Revenue Account (HRA) – Final Outturn 2014/15

- 6.1 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.
- 6.2 The capital programme summary is included in **Appendix B**. It shows expenditure to 31 March 2015 was £43.241m of which £19.826m relates to mainstream HRA capital programme expenditure, £22.517m relates to Council house building, and £0.898m relates to new build through the temporary accommodation re-provisioning project.
- 6.3 The final outturn was £8.293m underspent. The underspend comprises overspends of £3.523m on new build and £0.898m on the new build for one-bed accommodation and an underspend on the main programme of £12.714m. The overspend in the Council house building element is due to projects progressing in advance of previously predicted timetables. The underspend on SHQS element of the programme is mainly due to slippage and delays in awarding heating contracts.
- 6.4 The overall HRA capital programme for 2014/15 was partly funded from HRA capital receipts of £1.816m, and capital from current revenue of £4.198m, as well as grant income and landbank funding of £12.413m. The remainder of funding was through new borrowing of £24.814m, of which £13.812m related to mainstream programme and £10.104m related to Council house building. £0.898m for new one-bed accommodation was funded from revenue savings on temporary accommodation.

7. Capital Expenditure Monitoring (1 April 2015 to 30 June 2015)

- 7.1 The summary of capital expenditure against current programme and estimated outturn is included in **Appendix C**. The "Budget" column is that approved by the Highland Council on 12 March 2015, amended to include the 2014/15 underspend of £3.416m.

8. Expenditure

- 8.1 After 3 months of the financial year end the gross expenditure is £1.041m representing 6.7% of the 2015/16 programmed figure.

9. Income

- 9.1 After 3 months of the financial year the gross income is £0.121m representing 39.9% of the 2015/16 programmed figure.

10. Progress on Capital Projects

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

11. Estimated Outturn

- 11.1 The projected outturns for expenditure and income are £15.534m and £0.303m respectively leading to a balanced programme.

12. Major Issues and Variances

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

13. HRA Capital Programme 2015-16

- 13.1 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 and Community Services Committee on 5 February 2015. Allowing for the underspend in 2014/15 the remaining budget to fund SHQS work, adaptations, and other improvements to existing housing is £44.825m. The mainstream HRA capital budget for 2015/16 is £44.825m.

- 13.2 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 Council house building element of the HRA capital programme for 2015/16 is £19.701m.

14. Net Expenditure

- 14.1 After 3 months of the financial year end the net expenditure is £5.089m representing 7.8% of the 2015/16 programmed figure.

15. Progress on Programme

- 15.1 Progress on capital projects is as reported in the notes column on **Appendix D**.

16. Estimated Outturn

16.1 The projected outturn for net expenditure is £65.026m leading to a balanced programme.

17. Major Issues and Variances

17.1 The target for completion on-site of the SHQS work remains for completion by the end of the calendar year. The extent of work required makes the target challenging, and progress will continue to be reported to each Committee.

18. Implications

18.1 Resource implications are discussed in the report.

18.2 There is a risk on delivery of the SHQS work within the target date of December 2015.

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

19. Recommendations

19.1 Members are invited to approve the capital expenditure outturn position for the year ended 31 March 2015.

19.2 Members are invited to approve the capital expenditure monitoring position for the period 1 April 2015 to 30 June 2015.

Designation: Director of Community Services

Date: 7 August 2015

Author: Mike Mitchell, Service Finance Manager

Background Papers: Monitoring Statements 31/03/15, 30/06/15 and the Highland Council Financial Ledger

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2014 TO 31ST MARCH 2015

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	
ROADS AND BRIDGES											
Structural Road Works											
Road Structural Capital Works	3,229	(19)	3,210	3,061	(146)	2,915	3,061	(146)	2,915	(295)	Poor weather in March delayed completion of all works. Underspend c/fwd.
Road Surface Dressing Capital	1,500	0	1,500	1,420	(2)	1,418	1,420	(2)	1,418	(82)	Poor weather in March delayed completion of all works. Underspend c/fwd.
Bridges, Retaining Walls & Culverts	350	0	350	211	0	211	211	0	211	(139)	Delay in awarding contracts, will be completed in 2015/16.
Area Minor Capital Works											
Area Minor Works - Traffic Calming	75	0	75	23	(11)	12	23	(11)	12	(63)	Various schemes currently under discussion. Delivered in 2015/16.
Timber Extraction	140	0	140	228	(135)	93	228	(135)	93	(47)	Grants received ahead of expectation.
ACTIVE TRAVEL											
Cycling, Walking & Safer Streets	611	(416)	195	393	(379)	14	393	(379)	14	(181)	Contracts for cycling schemes awarded in March. Underspend c/fwd.
20mph Zones	100	0	100	8	0	8	8	0	8	(92)	Designs in progress. Underspend c/fwd.
Bus Shelters	132	0	132	50	0	50	50	0	50	(82)	Shelter supplier stopped Scottish operation. Tender process completed for new supplier. Programme to be discussed with Wards. Underspend c/fwd.
Traffic Management Improvements	0	0	0	37	0	37	37	0	37	37	Designs in progress for Munloch and Fortrose.
LIGHTING											
Structural Lighting Works	950	0	950	862	0	862	862	0	862	(88)	Works ongoing in all Areas. Funding allocated to replacement of old columns & defected cabling. LED replacements ongoing in all Areas. Additional Carbon Clever funding of £0.175m awarded for 2014/15.
FERRIES AND HARBOURS											
Harbours General Structural Works	334	0	334	179	(71)	108	179	(71)	108	(226)	Schemes approved at Harbour Management Board - to be progressed. Underspend c/fwd.
Pontoons	200	(100)	100	24	0	24	24	0	24	(76)	Underspend c/fwd towards ongoing works.
ENVIRONMENTAL HEALTH											
Contaminated Land	107	0	107	105	0	105	105	0	105	(2)	
COMMUNITY WORKS											
Burials and Cremations											
Burial Ground Extension - Portree	100	0	100	3	0	3	3	0	3	(97)	Design work ongoing. Works to be undertaken in 2015.
Burial Ground Extension - Tain	180	0	180	259	0	259	259	0	259	79	Contract works complete. £4k of retention due September 2015.
Burial Ground Extension - Nairn	920	0	920	177	0	177	177	0	177	(743)	Design work ongoing. SI (ground water monitoring) ongoing. Contract works expected 2015. Land purchase and SHETL diversions March 2015.
Burial Ground Acharacle	140	0	140	143	0	143	143	0	143	3	Tenders returned. Awaiting land, planning consent and SSE diversion(instructed). To be completed in 2015/16.
Burial Ground Ullapool	0	0	0	30	0	30	30	0	30	30	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	56	0	56	56	0	56	56	Preparatory work for replacement in 2015/16.
War Memorials	0	0	0	1	0	1	1	0	1	1	
Public Toilets											
Public Conveniences - Invergordon	0	0	0	43	0	43	43	0	43	43	Works complete.
Parks and Play Areas - Development											
Play Areas	281	0	281	345	(159)	186	345	(159)	186	(95)	Poor weather in latter part of year delayed completion of all works. Underspend c/fwd.
Depots											
Depots - Health & Safety	150	0	150	105	0	105	105	0	105	(45)	Works undertaken at Gairloch, Thurso & Wick depots and to the Longman compound in Inverness. Underspend c/fwd.
VEHICLES & PLANT											
Vehicle & Plant Purchases	3,309	0	3,309	2,402	(364)	2,038	2,402	(364)	2,038	(1,271)	Underspend committed for 2015/16.
HOUSING (NON HRA)											
Travelling People Sites	128	0	128	76	0	76	76	0	76	(52)	Underspend c/fwd towards further required works.
OVERALL TOTAL	12,936	(535)	12,401	10,252	(1,267)	8,985	10,252	(1,267)	8,985	(3,416)	

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2015

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
Projects approved in 2012/13							
Energy Efficient							
HCA0286	Electric warm air to gas	150	528,000	£562,531	562,531	34,531	Works on site - 80% complete
HCA0287	Milnafua gas heating	199	1,850,000	£1,812,392	1,812,392	- 37,608	Complete - in defect period
HCC0422	Badenoch/Lochaber/Inverness heating	106	1,045,000	£18,651	18,651	- 1,026,349	Contract awarded
HCC0423	Gas Inverness	65	566,000	£544,520	544,520	- 21,480	Works on site - 80% complete
HCC0319	Inverness gas heating	163	44,000	£114,701	114,701	- 70,701	Complete - in defect period
HCC0318	Ballifeary gas heating	114	47,000	£93,495	93,495	- 46,495	Complete - in defect period
HCC0236	Inverness gas warm air replacements	202	480,000	£1,255,889	1,255,889	- 775,889	Complete - in defect period
HCC0425	Heating upgrade to biomass	30	107,400	£149,254	149,254	- 41,854	Works complete
HCC0237	Badenoch & Strathspey heating replacements	140	300,000	£353,601	353,601	- 53,601	Complete - in defect period
HCC0424	Heating upgrade from electric storage	179	1,873,000	£540,435	540,435	- 1,332,565	Works on site - 80% complete
HCC0232 & HCC0498	Inverness, Nairn & Beaulieu windows and doors	subject to survey	1,341,100	£1,134,465	1,134,465	- 206,635	Works on site - 30% complete
Total			£8,181,500	£6,579,934	£6,579,934	-£1,601,566	
2013/15 Projects							
Equipment and Adaptations							
Equipment and adaptations North Area			424,000	£576,958	576,958	152,958	Works ongoing
Equipment and adaptations South Area			560,000	£383,002	383,002	- 176,998	Works ongoing
Total			£984,000	£959,960	£959,960	-£24,040	
Energy Efficient							
HCA0370	Roof Covering Broadford and Kyle	44	482,000	£523,454	523,454	41,454	Complete - in defect period
HCA0371	Roof Covering Brora and Thurso	53	760,000	£461,879	461,879	- 298,121	Works on site - 70% complete
HCA0382	Window and Door Replacement Allan Square Cromarty	0	57,000	£477	477	- 56,523	Works on site - 20% complete
HCA0332	Electric/Solid fuel to gas Ross-shire	218	714,000	£554,187	554,187	- 159,813	Works on site - 20% complete
HCA0338	Electric/solid fuel Heating Replacements Easter Ross	228	500,000	£462,636	462,636	- 37,364	Design in progress
HCA0333	Electric/solid fuel heating replacements Wester Ross	417	2,800,000	£712,637	712,637	- 2,087,363	Tender accepted
HCA0334	Solid fuel/electric heating replacements Skye & Lochalsh	106	850,000	£236,705	236,705	- 613,295	Out to tender
HCA0340	Heating Replacements Skye & Lochalsh/Caithness/Sutherland	234	500,000	£107,521	107,521	- 392,479	Addresses under review
HCA0337	Electric/solid fuel Heating Replacements Caithness	165	500,000	£0	-	- 500,000	Design in progress
HCA0336	Electric Heating Replacements Sutherland	189	1,750,000	-£40,227	40,227	- 1,790,227	Tender returned
HCA0335	Solid fuel Heating Replacements Sutherland	370	3,000,000	£1,763,769	1,763,769	- 1,236,231	Tender returned
HCC0459	Electric Heating Replacements - Badenoch & Strathspey/Nairn	168	1,200,000	£256,457	256,457	- 943,543	Out to tender
HCC0497	Inverness installation of gas heating	216	300,000	£205,807	205,807	- 94,193	Out to tender
HCC0460	Inverness and Nairn installation of gas heating	114	1,200,000	£807,573	807,573	- 392,427	Works on site - 50% complete
HCC0461	Electric Heating Replacements - Inverness-shire	141	650,000	£239,841	239,841	- 410,159	Out to tender
HCC0462	Electric Heating Replacements - Lochaber	278	2,500,000	£107,965	107,965	- 2,392,035	Out to tender
HCC0463	Solid fuel Heating Replacements - South Highland	179	500,000	£203,636	203,636	- 296,364	Out to tender
new project	External wall insulation - north area	subject to survey	0	£3,750	3,750	3,750	Project aborted
HCC0464	External wall insulation - south area	surveyed	0	£83,311	83,311	83,311	Surveys complete - due on site imminently

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2015

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	£390,554	390,554	- 37,246	Works on site - 90% complete
	Housing Managed Spend - North		250,000	£198,223	198,223	- 51,777	Works ongoing
	Housing Managed Spend - South		250,000	£126,367	126,367	- 123,633	Works ongoing
	TOTAL		£19,190,800	£7,406,522	£7,406,522	-£11,784,278	
	Free from Serious Disrepair						
HCA0376	Roof replacement works - North Area (est. 100 addresses)	150 (subject to survey)	451,300	£127,137	127,137	- 324,163	Design in progress
	Housing Managed Spend - North		0	£163,106	163,106	163,106	Works ongoing
	Housing Managed Spend - South		0	£125,412	125,412	125,412	Works ongoing
	TOTAL		£451,300	£415,655	£415,655	-£35,645	
	Modern Facilities and Services						
HCA0324	Bathroom upgrade/replacement	302	500,000	£440,618	440,618	- 59,382	Works complete
HCA0373	Bathroom upgrade/replacement - Milnafua		432,000	£694,956	694,956	262,956	Works on site - 90% complete
HCC0467	Bathroom upgrade/replacement	331	795,400	£619,178	619,178	- 176,222	Works on site - 80% complete
HCC0468	Kitchen upgrade/replacement	322	818,500	£557,759	557,759	- 260,741	Works on site - 80% complete
HCC0381	Wester ross & Skye Bathroom Refurb Prog	150	603,000	£511,934	511,934	- 91,066	Complete - in defect period
	Housing Managed Spend - North		250,000	£915,026	915,026	665,026	Works ongoing
	Housing Managed Spend - South		250,000	£119,595	119,595	- 130,405	Works ongoing
	TOTAL		£3,648,900	£3,859,066	£3,859,066	£210,166	
	Structural And Environmental Works						
	Housing Managed Spend - North		0	£37,863	37,863	37,863	Works ongoing
	Housing Managed Spend - South		0	£17,875	17,875	17,875	Works ongoing
	Stock condition survey						
	Stock condition survey		0	£0	-	-	
	Tenant Liason Officers		47,000	£40,522	40,522	- 6,478	
	TOTAL for 2013/15 Projects		24,322,000	£12,737,463	£12,737,463	-£11,584,537	
	Retention/defects costs outstanding spend to carry forward		£36,200	£508,056	508,056	471,856	-
	OVERALL TOTAL SHQS SPEND		£32,539,700	£19,825,453	£19,825,453	-£12,714,247	
	NEW BUILDS						
HR515	CHB - Dingwall North Tulloch Castle	12	£878,000	£1,093,821	1,093,821	215,821	works recently started on site
HR518	CHB - Gairloch, Achtercairn	8	£20,000	£5,515	5,515	- 14,485	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	£57,859	57,859	57,859	works complete on site
HR507	CHB - Tain		£0	£33,147	33,147	33,147	
HR513	CHB - Inverness Burnside	12	£30,000	£0	-	- 30,000	works complete on site
HR514	CHB - Inverness St Valery Place	20	£50,000	£17,574	17,574	- 32,426	works complete on site
HR524	CHB - Lochyside	6	£13,000	£12,824	12,824	- 176	works complete on site
HR527	CHB - Round 4 Conon Bridge P	10	£0	£60,405	60,405	60,405	works recently started on site
	R4 total:	74	£991,000	£1,286,713	£1,286,713	£295,713	
HR564	CHB 5 - Alness, Kendal Crescent	12	£400,000	£165,135	165,135	- 234,865	tender documents being reviewed
HR581	CHB 5 - Alness, Dalmore		£0	£244,877	244,877	244,877	tender documents being reviewed

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2015

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
HR584	CHB 5 - Alness, Kendal Pods	8	£0	£91,317	91,317	91,317	tender documents being reviewed
HR553	CHB 5 - Alness, Riverside	8	£13,000	£26,132	26,132	13,132	works complete on site
HR534	CHB 5 - Ardiersier, Nairn Road	8	£38,000	£22,286	22,286	- 15,714	works complete on site
HR533	CHB 5 - Aviemore, former community centre	20	£1,240,000	£1,388,028	1,388,028	148,028	works near completion
HR573	CHB 5 - Aviemore, former community centre	21	£200,000	£31,325	31,325	- 168,675	designs in progress
HR547	CHB 5 - Balmacara, former dairy	8	£870,000	£233,711	233,711	- 636,289	works to start on site imminently
HR535	CHB 5 - Beauly, Simpsons	8	£506,000	£775,499	775,499	269,499	works recently started on site
HR549	CHB 5 - Boat of Garten	8	£300,000	£9,116	9,116	- 290,884	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	£198,372	198,372	- 236,628	designs in progress
HR545	CHB 5 - Conon Bridge, Braes of Conon	26	£504,000	£669,638	669,638	165,638	works complete on site
HR556	CHB 5 - Dingwall, Craigwood	8	£37,000	£3,500	3,500	- 33,500	tender documents being reviewed
HR548	CHB 5 - Dornoch, Deans Park	6	£11,000	£10,120	10,120	- 880	works complete on site
HR582	CHB 5 - Dornoch, Greener Homes	2	£0	£184,776	184,776	184,776	works recently started on site
HR540	CHB 5 - Fort William, former Angus Centre	11	£1,625,000	£2,201,609	2,201,609	576,609	works recently started on site
HR575	CHB 5 - Fort William, Whisky	12	£0	£0	-	-	
HR576	CHB 5 - Fort William, Belhaven	13	£0	£352	352	352	
HR568	CHB 5 - Glenborodale	2	£120,000	£22,568	22,568	- 97,432	designs in progress
HR558	CHB 5 - Grantown on Spey, Garth	6	£0	£0	-	-	designs in progress
HR529	CHB 5 - Invergordon Clyde Street	8	£0	-£122,377	- 122,377	- 122,377	
HR568	CHB 5 - Invergordon, Flemingway P2	6	£1,319,000	£1,674,934	1,674,934	355,934	works recently started on site
HR528	CHB 5 - Inverloch (distillery)	15	£1,434,000	£1,661,058	1,661,058	227,058	works recently started on site
HR587	CHB 5 - Inverloch (distillery)	15	£0	£0	-	-	works recently started on site
HR583	CHB 5 - Inverness, Academy Street	14	£0	£377,672	377,672	377,672	works to start on site imminently
HR551	CHB 5 - Inverness, Balloan Road	16	£1,897,000	£2,220,219	2,220,219	323,219	works recently started on site
HR561	CHB 5 - Inverness, Balloch	8	£255,000	£216,187	216,187	- 38,813	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	£100,320	100,320	20,320	designs in progress
HR523	CHB 5 - Inverness, Former Jolly Drover	10	£313,000	£461,921	461,921	148,921	works complete on site
HR562	CHB 5 - Inverness, Glendoe Terrace	15	£1,486,000	£1,651,894	1,651,894	165,894	works near completion
HR531	CHB 5 - Inverness, Huntly House	16	£450,000	£59,595	59,595	- 390,405	tender documents issued
HR536	CHB 5 - Inverness, Milton of Leys P1	22	£1,043,000	£1,189,018	1,189,018	146,018	works complete on site
HR537	CHB 5 - Inverness, Parks Farm	14	£581,000	£826,333	826,333	245,333	works complete on site
HR569	CHB R5 - Inverness, Slackbuie P2	6	£0	£18,462	18,462	18,462	tender documents being reviewed
HR569	CHB 5 - Inverness, Tannery Court		£0	£18,421	18,421	18,421	
HR538	CHB 5 - Inverness, Westercraigs P1	12	£385,000	£673,528	673,528	288,528	works recently started on site
HR570	CHB R5 - Inverness, Wester Inshes	8	£0	£18,462	18,462	18,462	designs in progress
HR554	CHB 5 - Inverness, Woodside	11	£24,000	£23,535	23,535	- 465	works complete on site
HR574	CHB 5 - Inverness, Woodside Mews	16	£0	£36,538	36,538	36,538	tender documents being reviewed
HR539	CHB 5 - Kirkhill, Mansefield	2	£0	£11,512	11,512	11,512	works complete on site
HR530	CHB 5 - Lochcarron, Kirkton Gardens	6	£192,000	£416,467	416,467	224,467	works complete on site
HR587	CHB 5 - Lochyside Bungalow		£0	£110,852	110,852	110,852	
HR578	CHB 5 - Muir of Ord	6	£0	£0	-	-	
HR542	CHB 5 - Nairn, former bus garage	16	£526,000	£777,265	777,265	251,265	works near completion
HR541	CHB 5 - Nairn, Lochloy	6	£472,000	£723,969	723,969	251,969	works recently started on site
HR565	CHB 5 - Portree, Home Farm	4	£128,000	£163,522	163,522	35,522	works complete on site
HR544	CHB 5 - Tain, Jackson Drive, P2	8	£30,000	£1,048	1,048	- 28,952	works complete on site
HR526	CHB 5 - Ullapool Hotel	11	£978,000	£1,131,991	1,131,991	153,991	works near completion
	R5 Total	506	£18,003,000	£20,765,739	20,765,739	2,762,739	

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2015

Project Number	Project Title	Number Of Houses	Budget 2014/15	Spend in current year to date	estimated outturn 2014/15	Variance	Comments
	additional new builds to achieve target						
	TOTAL NEW BUILD SPEND	£580	£18,994,000	£22,052,452	£22,052,452	£3,058,452	
HR860	One-off Property Purchases			£464,450	464,450	464,450	
HR850	New Build 1 Bed Accommodation			£898,095	898,095	898,095	
	TOTAL SPEND		£51,533,700	£43,240,450	£43,240,450	-£8,293,250	

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 31 MARCH 2015

Capital Receipts 2014/2015

	Funding Budget £'000	Actual to 31/03/2015 £'000	Estimated Outturn £'000	Estimated Variance £'000
Mainstream Investment Programme				
Useable Capital Receipts	1,279	1,816	1,816	537
Contribution to Individual Properties	0	0	0	0
Borrowing	26,936	13,812	13,812	-13,124
Capital from Current Revenue	4,325	4,198	4,198	-127
Total For Mainstream Investment Programme	32,540	19,826	19,826	-12,714
New Council House Build Programme				
Government Grant	8,594	9,552	9,552	958
HRA Balances	0	0	0	0
Contribution from other services	0	0	0	0
sale of LIFT properties	0	811	811	811
Landbank	1,980	2,050	2,050	70
Borrowing	8,420	10,104	10,104	1,684
Total For New Council House Build Programme	18,994	22,517	22,517	3,523
Borrowing	0	898	898	898
Total For New 1 Bed Accommodation	0	898	898	898
Balance to C/F to 2015/2016				
GROSS FUNDING	51,534	43,241	43,241	-8,293

MONITORING OF CAPITAL EXPENDITURE - 1ST APRIL 2015 TO 30TH JUNE 2015

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	
ROADS AND BRIDGES											
Structural Road Works											
Road Structural Capital Works	2,841	0	2,841	199	0	199	2,841	0	2,841	0	Works ongoing in all Areas.
Road Surface Dressing Capital	1,687	0	1,687	222	0	222	1,687	0	1,687	0	Works ongoing in all Areas.
Bridges, Retaining Walls & Culverts	489	0	489	1	0	1	489	0	489	0	Works ongoing.
Area Minor Capital Works											
Area Minor Works - Traffic Calming	165	0	165	2	0	2	165	0	165	0	Works ongoing.
Timber Extraction	46	0	46	0	(104)	(104)	46	0	46	0	Completion of schemes underway.
ACTIVE TRAVEL											
Cycling, Walking & Safer Streets	548	(303)	245	56	0	56	548	(303)	245	0	Works ongoing - at design, tender stage and currently underway.
20mph Zones	142	0	142	10	0	10	142	0	142	0	Designs in progress.
Bus Shelters	232	0	232	15	0	15	232	0	232	0	Programme of bus shelter installations to be discussed with Wards.
Traffic Management Improvements	0	0	0	2	0	2	0	0	0	0	Designs in progress for Munloch and Fortrose.
LIGHTING											
Structural Lighting Works	2,588	0	2,588	94	0	94	2,588	0	2,588	0	Works ongoing in all Areas. Funding allocated to replacement of old columns & defected cabling, LED replacements ongoing in all areas. Additional investment of £2m linked to revenue saving on electricity costs.
FERRIES AND HARBOURS											
Harbours General Structural Works	476	0	476	0	0	0	476	0	476	0	Schemes approved at Harbour Management Board - to be progressed.
Pontoons	76	0	76	2	0	2	76	0	76	0	Installations ongoing.
ENVIRONMENTAL HEALTH											
Contaminated Land	102	0	102	20	0	20	102	0	102	0	Works on-going, allocation will be fully spent by the end of the year.
COMMUNITY WORKS											
Burials and Cremations											
Burial Ground Extension - Portree	97	0	97	1	0	1	97	0	97	0	Design work ongoing. Works to be undertaken in 2015.
Burial Ground Extension - Nairn	676	0	676	125	0	125	676	0	676	0	Design work ongoing. SI (ground water monitoring) ongoing. Contract works expected 2015. Land purchase and SHETL diversions March 2015.
Burial Ground Acharacle	0	0	0	49	0	49	0	0	0	0	Works underway, to be completed this financial year.
Inverness Crematorium - Replacement Cremators	444	0	444	1	0	1	444	0	444	0	To be completed this financial year.
War Memorials	0	0	0	6	0	6	0	0	0	0	Programme of works underway in conjunction with Community groups.
Public Toilets											
Public Conveniences - Invergordon	0	0	0	6	0	6	0	0	0	0	Works complete. Retention paid.
Parks and Play Areas - Development											
Play Areas	345	0	345	122	0	122	345	0	345	0	Area programmes under development. Budget to be spent by March 2016.
Depots											
Depots - Health & Safety	144	0	144	0	0	0	144	0	144	0	Depot infrastructure currently under review.
VEHICLES & PLANT											
Vehicle & Plant Purchases	4,271	0	4,271	108	(17)	91	4,271	0	4,271	0	Orders placed, budget fully committed for 2015/16.
HOUSING (NON HRA)											
Travelling People Sites	165	0	165	0	0	0	165	0	165	0	Works to be identified.
OVERALL TOTAL	15,534	(303)	15,231	1,041	(121)	920	15,534	(303)	15,231	0	

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 30 JUNE 2015

Project Number	Project Title	Number Of Houses	Budget 2015/16	Spend in current year to date	estimated outturn 2015/16	Variance	Comments
Energy Efficient							
HCC0422	Badenoch/Lochaber/Inverness heating	106	1,192,723	£80,040	1,192,723	-	Works on site - 8% complete
HCC0424	Heating upgrade from electric storage	179	1,503,014	£26,959	1,503,014	-	Works on site - 55% complete
HCC0232	Inverness, Nairn & Beaully windows and doors		220,430	£116,980	220,430	-	Works on site - 95% complete
HCA0332	Electric/Solid fuel to gas Ross-shire	218	191,741	£130,318	191,741	-	Works on site - 95% complete
HCA0333	Electric/solid fuel heating replacements Wester Ross	417	3,746,139	£165,423	3,746,139	-	Works on site - 43% complete
HCA0334	Solid fuel/electric heating replacements Skye & Lochalsh	106	1,613,330	£750	1,613,330	-	Contractor on site
HCA0340	Heating Replacements Skye & Lochalsh/Caithness/Sutherland	234	3,592,479	£0	3,592,479	-	Works on site - 30% complete
HCA0337	Electric/solid fuel Heating Replacements Caithness	165	6,807,364	£0	6,807,364	-	Design in progress
HCA0336	Electric Heating Replacements Sutherland	559	7,300,160	£923,032	7,300,160	-	Works on site - 27% complete
HCC0459	Electric Heating Replacements – Badenoch & Strathspey/Nairn	168	2,783,744	£0	2,783,744	-	Tender received
HCC0497	Inverness installation of gas heating	216	2,107,473	£0	2,107,473	-	Tendering in progress
HCC0460	Inverness and Nairn installation of gas heating	114	388,447	£170,203	388,447	-	Works on site - 95% complete
HCC0461	Electric Heating Replacements - Inverness-shire	141	2,164,905	£79,956	2,164,905	-	Works on site - 10% complete
HCC0462	Electric Heating Replacements – Lochaber	278	3,485,367	£31,703	3,485,367	-	Contract awarded
HCC0463	Solid fuel Heating Replacements - South Highland	179	2,996,364	£0	2,996,364	-	Tender received - in evaluation stage
HCC0464	External wall insulation - south area		177,189	£81,004	177,189	-	Works on site - 48% complete
			£40,270,869	£1,806,368	£40,270,869	£0	
Free from Serious Disrepair							
HCA0376	Roof replacement works - North Area (est. 100 addresses)	150 (subject to survey)	1,122,863	£0	1,122,863	-	Tender received
	TOTAL		£1,122,863	£0	£1,122,863	£0	
Equipment and Adaptations							
	Caithness and Sutherland		220,000	-£38,890	220,000	-	Works ongoing
	Skye & Lochalsh and Ross & Cromarty		300,000	£0	300,000	-	Works ongoing
	Lochaber, Nairn and Badenoch & Strathspey		180,000	£0	180,000	-	Works ongoing
	Inverness		300,000	-£21,942	300,000	-	Works ongoing
	TOTAL		£1,000,000	-£60,832	£1,000,000	£0	
Structural And Environmental Works							
	Caithness and Sutherland		440,000	-£121,155	440,000	-	Works ongoing
	Skye & Lochalsh and Ross & Cromarty		600,000	£0	600,000	-	Works ongoing
	Lochaber, Nairn and Badenoch & Strathspey		360,000	£0	360,000	-	Works ongoing
	Inverness		600,000	-£6,695	600,000	-	Works ongoing
	TOTAL		£2,000,000	-£127,850	£2,000,000	£0	
	Retention/defects costs outstanding		£431,731	£274,146	431,731	-	-
	OVERALL TOTAL SHQS SPEND		£44,825,463	£1,891,832	£44,825,463	£0	

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 30 JUNE 2015

Project Number	Project Title	Number Of Houses	Budget 2015/16	Spend in current year to date	estimated outturn 2015/16	Variance	Comments
NEW BUILDS							
HR515	CHB - Dingwall North Tulloch Castle	13	£18,000	£15,827	18,000	-	Works complete
HR518	CHB - Gairloch, Achtercairn	8	£10,200	£10,194	10,200	-	Complete - in defect period
HR514	CHB - Inverness St Valery Place	24	£20,000	£0	20,000	-	Works complete
HR527	CHB - Round 4 Conon Bridge P	6	£8,100	£8,115	8,100	-	Works complete
	R4 total:	51	£56,300	£34,136	£56,300	£0	
HR564	CHB 5 - Alness, Kendal Crescent	10	£1,075,800	£190,758	1,075,800	-	Works on site - 20% complete
HR581	CHB 5 - Alness, Dalmore	15	£1,359,800	£15,789	1,359,800	-	Contract awarded
HR584	CHB 5 - Alness, Kendal Pods	8	£742,500	£95,756	742,500	-	Works on site - 50% complete
	CHB 5 - Alness, Novar Road	6	£229,500	£0	229,500	-	Design in progress
HR534	CHB 5 - Ardersier, Nairn Road	10	£17,900	£19,205	17,900	-	Complete - in defect period
HR533	CHB 5 - Aviemore, former community centre	20	£29,900	£85,769	29,900	-	Complete - in defect period
HR573	CHB 5 - Aviemore, Garnish Way	8	£827,200	£114,115	827,200	-	Works on site - 30% complete
HR547	CHB 5 - Balmacara, former dairy	8	£1,305,700	£154,131	1,305,700	-	Works on site - 30% complete
HR535	CHB 5 - Beauly, Simpsons	8	£196,800	£232,337	196,800	-	Complete - in defect period
HR549	CHB 5 - Boat of Garten	10	£745,700	£1,083	745,700	-	Works on site - 10% complete
HR566	CHB 5 - Broadford, Broadford House	8	£50,000	£0	50,000	-	Design in progress
HR572	CHB 5 - Broadford, Former Fish Factory	12	£1,155,600	£3,985	1,155,600	-	Works on site - 10% complete
HR545	CHB 5 - Conon Bridge, Braes of Conon	26	£36,000	£0	36,000	-	Complete - in defect period
HR556	CHB 5 - Dingwall, Craigwood	10	£12,000	£8,113	12,000	-	Design in progress
	CHB 5 - Dingwall, GospelHall/Gladstone Ave	1	£67,700	£0	67,700	-	Design in progress
	CHB 5 - Dingwall North P2	9	£1,000,000	£0	1,000,000	-	Contract awarded
HR548	CHB 5 - Dornoch, Deans Park	6	£10,500	£0	10,500	-	Complete - in defect period
HR582	CHB 5 - Dornoch, Greener Homes	2	£25,900	£10,403	25,900	-	Complete - in defect period
HR540	CHB 5 - Fort William, former Angus Centre	17	£425,400	£235,738	425,400	-	Works on site - 90% complete
HR558	CHB 5 - Grantown on Spey, Garth	7	£200,000	£0	200,000	-	Design in progress
HR543	CHB 5 - Invergordon, Flemingway P2	11	£17,900	£17,930	17,900	-	Complete - in defect period
HR528	CHB 5 - Inverlochy (distillery)	21	£195,100	£100,108	195,100	-	Complete - in defect period
HR587	CHB 5 - Inverlochy (distillery)	1	£51,900	£28,130	51,900	-	Works on site - 90% complete
HR583	CHB 5 - Inverness, Academy Street	14	£1,191,900	£1,740	1,191,900	-	Works on site - 50% complete
HR551	CHB 5 - Inverness, Balloan Road	24	£169,400	£331,570	169,400	-	Complete - in defect period
HR562	CHB 5 - Inverness, Glendoe Terrace	15	£32,100	£7,110	32,100	-	Complete - in defect period
	CHB 5 - Inverness, Glenurquhart Road	8	£600,000	£0	600,000	-	Design in progress
HR531	CHB 5 - Inverness, Huntly House	20	£1,750,000	£1,700	1,750,000	-	Works on site - 20% complete
HR536	CHB 5 - Inverness, Milton of Leys P1	22	£28,000	£0	28,000	-	Complete - in defect period
HR537	CHB 5 - Inverness, Parks Farm	18	£21,000	£0	21,000	-	Complete - in defect period
HR569	CHB R5 - Inverness, Slackbuie P2	6	£2,000	£1,500	2,000	-	Design in progress
HR538	CHB 5 - Inverness, Westercraigs P1	16	£782,200	£509,360	782,200	-	Works on site - 60% complete
HR530	CHB 5 - Lochcarron, Kirkton Gardens	6	£30,000	£0	30,000	-	Complete - in defect period
HR542	CHB 5 - Nairn, former bus garage	16	£26,900	£0	26,900	-	Complete - in defect period
HR541	CHB 5 - Nairn, Lochloy	6	£56,400	£2,897	56,400	-	Design in progress
	CHB 5 - Nairn, Simpson Street	1	£60,000	£0	60,000	-	Works on site - 30% complete
HR544	CHB 5 - Tain, Jackson Drive, P2	12	£33,100	£73	33,100	-	Complete - in defect period
	CHB 5 - Thurso, Princes Street	3	£310,500	£0	310,500	-	Works on site - 30% complete
HR526	CHB 5 - Ullapool Hotel	14	£196,900	£125,964	196,900	-	Complete - in defect period
	CHB Additional Schemes	TBC	£3,448,700	£1,186	3,448,700	-	Design in progress
	R5 Total	435	£18,517,900	£2,296,450	18,517,900	-	

MONITORING STATEMENT OF CAPITAL PROGRAMMES TO 30 JUNE 2015

Project Number	Project Title	Number Of Houses	Budget 2015/16	Spend in current year to date	estimated outturn 2015/16	Variance	Comments
	TOTAL NEW BUILD SPEND	486	£18,574,200	£2,330,586	£18,574,200	£0	
HR860	One-off Property Purchases		£1,126,400	£854,377	1,126,400	-	
HR850	New Build 1 Bed Accommodation		£500,000	£11,670	500,000	-	
	TOTAL SPEND		£65,026,063	£5,088,465	£65,026,063	£0	

Capital Receipts 2015/2016

	Funding Budget £'000	Actual to 31/03/2015 £'000	Estimated Outturn £'000	Estimated Variance £'000
Mainstream Investment Programme				
Useable Capital Receipts	1,279	384	1,279	0
Contribution to Individual Properties	0	0	0	0
Borrowing	39,546	1,508	39,546	0
Capital from Current Revenue	4,000	0	4,000	0
Total For Mainstream Investment Programme	44,825	1,892	44,825	0
New Council House Build Programme				
Government Grant	10,040	1,476	10,040	0
HRA Balances	0	0	0	0
Contribution from other services	0	0	0	0
sale of LIFT properties	690	89	690	0
Landbank	1,260	0	1,260	0
Borrowing	7,711	1,620	7,711	0
Total For New Council House Build Programme	19,701	3,185	19,701	0
Borrowing	500	12	500	0
Total For New 1 Bed Accommodation	500	12	500	0
Balance to C/F to 2015/2016				
GROSS FUNDING	65,026	5,089	65,026	0