

DIRECTORATE : PLACE, NEIGHBOURHOOD & CORPORATE ASSETS

HOUSING CAPITAL: Period 6 2023/24

Appendix 1

Programme	Project Name	Cost Centre	Progress	Budget 2023/24 Including Carry Forwards	Actual Expenditure To Date (P06)	Committed Expenditure	Projected Spend to Year-End	Projected Variance At Year-end <Over.....Under>
Housing Capital Programme				£m	£m	£m	£m	£m
EESSH	New Technologies - EESSH2	HCE06	Pilot EESSH2 project at Procurement stage.	0.150	0.009	0.141	0.150	0.000
	Gas Central Heating Programme	HCE03	Programme to install Gas Heating underway and on-track via PM. Costs lag installs but are expected to meet budget at present	0.820	0.091	0.729	0.820	0.000
	EES-ABS Council Properties	HCE04	22/23 programme of EWI Installation now taking place around the Nithsdale Crescent area of Bearsden.	0.320	0.035	0.285	0.320	0.000
	Window & External Door Replacement	HCE01	Framework anticipated to be in place shortly to support programme of installation. One-off reactive works underway in the interim.	0.300	0.042	0.258	0.300	0.000
SHQS	Bathroom Replacement Programme	HCB01	Programme to install Bathrooms underway and on-track via Property Maintenance. Potential to undertake additional installation using MP Group this year.	0.300	0.031	0.419	0.450	(0.150)
	Kitchen Replacement Programme	HCK01	Programme to install Kitchens ongoing with support from MP Group in delivery.	1.100	0.168	0.932	1.100	0.000
	Roof Replacement Programme	HCF01	Programme presently on track.	0.300	0.029	0.271	0.300	0.000
	Mixed Tenure Roofing	HCF05	Framework Lot 8 tendered but on pause pending resolution of funding for grant subsidy through the Private Sector Housing Grant.	0.500	0.380	0.120	0.500	0.000
	Electrical Rewiring Programme	HCR01 (Whole House) /HCR05 (Kitchen Ring Main/Fan) /HCR09 (Bathroom Fan)	Work on void properties ongoing with commencement of programme for occupied properties at around P6. New framework targeted for Dec 2023.	1.000	0.252	0.600	0.852	0.148
	Smoke, Heat and CO Detector Installation and EICR Certification	HCR13	Detector installation has only a very small number remaining. All properties have now been contacted to request an EICR. Where access has not been possible an additional attempt is now being made directly by the Council. Additional budget required in order to account for carry forwards from 2022/23.	0.025	0.137	0.000	0.137	(0.112)
Structural Works	MR Render Programme	HCS07	Framework completed. Now considering replacement to include for ad hoc jobs and where EWI not possible.	0.200	0.238	0.238	0.476	(0.276)
	Townhead and Ellisland	HCS06	Large structural project across 4 blocks with mixed tenure aspect. Options Appraisal on Energy Efficiency underway, to be followed by contract to undertake works.	1.000	0.049	0.097	0.146	0.854
Miscellaneous	Housing Stock Condition Survey Part 4	HCM07	Role Profiles for internal stock condition surveyors in process of being agreed, enable the recruitment of in-house staff.	0.040	0.003	0.037	0.040	0.000
	Aids and Adaptations	HCM01	Consistent spend estimated to continue for next 5 years.	0.250	0.097	0.153	0.250	0.000
	Decoration Allowances	HCM09	Expenditure reduced as majority of rewire work is via void/empty properties.	0.050	0.002	0.048	0.050	0.000
	Public Utilities	HCR01 (Whole House Electrical Rewire)	Aligned to the electrical rewire programme and Ad Hoc.	0.050	0.246	(0.196)	0.050	0.000
	Asbestos Removal	HCM06	Aligned to the electrical rewire programme and Ad Hoc.	0.150	0.139	0.261	0.400	(0.250)

	Steri Systems - Damp and Condensation	HCM12	Addressing dampness issues within existing stock. Higher than anticipated demand for this service during 23/24 may result in a higher expenditure than budgeted.	0.250	0.328	0.300	0.628	(0.378)
Environmental	Environmental Improvements - Garage Ground and Communal Space	HCM11	Cyclical repairs to Garage grounds and potential for feasibility and works to communal spaces such as MacDonald Crescent, Twechar and Auchinairn (subject to Mixed Tenure agreements).	0.300	0.002	0.000	0.002	0.298
Refurbishments	Residential Extensions and Refurbishments	HCM10	Extension of existing properties. Designs being commissioned for extension to two properties in Milingavie to meet large family needs.	0.300	0.062	0.238	0.300	0.000

**Total Housing Capital Programme** **7.405** **2.094** **4.930** **7.271** **0.134**

<b>New Build Programme - AHIP 2016 - 2021</b>								
AHIP1	Phase Three	HXT07	Delay in handover into 23/24 resulted in additional carry forward of expenditure. Negotiations underway to settle final account.	0.122	0.215	0.000	0.215	(0.093)
AHIP1	Tom Johnson House	HXT14	Project completed and handed over - only retention sums remain.	0.250	0.003	0.000	0.250	0.000

**Total AHIP 2016-2021** **0.372** **0.218** **0.000** **0.465** **(0.093)**

<b>New Build Programme - AHIP 2021 - 2026</b>								
AHIP2	Canalside	HXT25	To be taken forwards alongside a new outdoor pursuits centre.	0.150	0.002	0.148	0.150	0.000
AHIP2	Barrachan Cottages	HXT27	Potential purchase of site from Scottish Water within area of Milingavie Reservoir.	0.103	0.001	0.000	0.001	0.102
AHIP2	Moss Road	HXT17	Existing HRA lockup site in Waterside	0.323	0.004	0.052	0.056	0.267
AHIP2	Hunter Road	HXT18	Surplus Janitors Residence associated with the adjacent primary. Assumes demolition and new build.	0.245	0.003	0.242	0.245	0.000
AHIP2	St Machans Way	HXT19	Former HRA lockup site in Lennoxton	0.231	0.003	0.228	0.231	0.000
AHIP2	Main Street	HXT10	Site carried forwards from AHIP1 - Steeply sloping site off the Main Street in Torrance.	0.406	0.005	0.401	0.406	0.000
AHIP2	Huntershill	HXT21	General Fund owned site to the south of Huntershill House in Bishopbriggs	0.397	0.006	0.390	0.397	0.000
AHIP2	Nithsdale Crescent	HXT15	Development subject to purchase of remaining 4 privately owned apartments	0.810	0.020	0.790	0.810	0.000
AHIP2	Cledden's Playing Field	HXT11	Site carried forward from AHIP1 - Significant expenditure subject to resolution of partnership approach with Bield	0.946	0.095	0.851	0.946	
AHIP2	Stanley Drive	HXT20	Existing HRA site located to the NW edge of the Westerhill masterplan area in Bishopbriggs	0.857	0.011	0.150	0.161	0.696
AHIP2	Glasgow Road	HXT12	Site carried forward from AHIP1 - Difficult to access site located to the north of Kirkintilloch town centre	0.659	0.017	0.200	0.217	0.443
AHIP2	Merkland Primary	HXT22	General Fund asset in Kirkintilloch which will become surplus following the completion of the ASN school at Waterside. Disposal strategy to be determined as part of a future Council decision	0.728	0.009	0.719	0.728	0.000

AHIP2	Campsie View Primary	HXT23	General Fund asset in Lenzie which will become surplus following the completion of the ASN school at Waterside. Disposal strategy to be determined as part of a future Council decision	0.378	0.005	0.373	0.378	
AHIP2	Derrywood Road	HXT24	Existing HRA site located to the north of Milton of Campsie and adjacent to an area of affordable housing owned by Places for People. Is an Alternative Site for Housing within the LDP2.	0.025	0.000	0.025	0.025	0.000
AHIP2	Kelvindale Nursery	HXT13	General Fund asset in Torrance which will become surplus following resolution of the future estates plan. Disposal strategy to be determined as part of a future Council decision	0.020	0.000	0.020	0.020	0.000
AHIP2	Ad Hoc Professional Fees and Surveys	HXT26	For use on feasibility work in support of windfall sites for construction or acquisition	0.030	0.001	0.029	0.030	
<b>Total AHIP 2021-2026</b>				<b>6.309</b>	<b>0.183</b>	<b>4.618</b>	<b>4.801</b>	<b>1.508</b>

Turnkey - Purchases from Developers								
Turnkey	Adamslie Park	HXC16	Project handed over and completed.	1.584	1.463	0.000	1.463	0.121
Turnkey	Thorn Road	HXC11	Discussions underway to purchase 20 units at around £159k per home - £3.18m in total - for handover in 24/25	0.000	0.003	0.000	0.000	0.000
Turnkey	Auchinairn Primary	HXC13	HRA now considering outright purchase of site. Design and Valuations underway to support a transaction with the General Fund.	0.000	0.000	0.000	0.000	0.000
Turnkey	Whitegates	HXC17	Purchase no longer under consideration. Proposed that budget be used to support open market purchases instead.	0.260	0.000	0.000	0.000	0.260
<b>Total Turnkey</b>				<b>1.844</b>	<b>1.465</b>	<b>0.000</b>	<b>1.463</b>	<b>0.381</b>
<b>Grand Total New Build</b>				<b>8.525</b>	<b>1.867</b>	<b>4.618</b>	<b>6.729</b>	<b>1.796</b>

Corporate Housing Programme								
ICT	Housing Capital IT Systems	HXC02	Award of contract to NEC. Migration underway.	0.450	0.184	0.000	0.450	0.000
Purchase	Mortgage to Rent	HXC03	Ad hoc spend. One case pending.	0.200	0.000	0.000	0.200	0.000
Purchase	Shared Equity Pre-emption	HXC15	Assumes purchase of up to 5 properties bought using pre-emption rights from existing shared equity owners, costs of which are offset fully in-year through sale of equity on to new owners.	0.400	0.130	0.000	0.400	0.000
Purchase	Open Market Purchases	HXC07	SG have offered to support an increase in no's acquired to 25. Mainly larger family properties being targeted which has also resulted in an increase expenditure to-date.	4.000	1.952	1.282	4.000	0.000
<b>Total Corporate Housing Programme</b>				<b>5.050</b>	<b>2.265</b>	<b>1.282</b>	<b>5.050</b>	<b>0.000</b>
<b>TOTAL HOUSING CAPITAL EXPENDITURE</b>				<b>20.980</b>	<b>6.226</b>	<b>10.830</b>	<b>19.050</b>	<b>1.930</b>

Income								
Project Income Type	Notes			Budget 2023/24 Including Carry Forwards	Actual Income To Date	Additional Anticipated Income	Projected Income at Year-End	Projected Variance At Year-end <Over.....Under>
Scottish Government Grant	Council New Build		Amount assumed at benchmark levels. Averages approximately £82k per new home.	7.075	0.164	0.000	7.075	0.000
Scottish Government Grant	Turnkey from Developers	HXC11/13/16/17	Amount assumed at benchmark levels. Averages approximately £82k per new home.	1.068	1.807	0.000	1.068	0.000

Scottish Government Grant	Open Market Purchases (ROTS)	HXC07	Amount assumed at £70k per home purchased and there are 20 properties targeted for purchase per annum.	1.400	0.138	0.000	1.400	0.000
Other Government Grant	Other (inc VDLIP, SPF)		VDLIP at Canalside Twechar and Housing Infrastructure funding at Barrachan.	0.150	0.000	0.000	0.150	0.000
Scottish Government Grant	Mortgage to Rent	HCE04	Contribution towards repair costs of existing properties	0.080	0.080	0.000	0.080	0.000
HRA Capital Reserves - Ringfenced for New Build	Developer Contributions, Council Tax Second Home Discount and remaining Right to Buy Income		Ringfenced income to be spent only on New Build Affordable Homes	1.000	0.171	0.000	1.000	0.000
HRA Capital Reserves	IHMS		Funding to cover the capital cost of implementing the new IT system	0.450	0.000	0.000	0.450	0.000
Other	Shared Equity Sale Income	HXC15	Income assumed at £100k per property. Amount includes for Pre-emption, Off the Shelf and for Council led developments	0.300	0.000	0.000	0.300	0.000
HRA Revenue	CFCR	HXC08	To contribute towards the costs of Capital Programme	4.371	0.000	0.000	4.371	0.000
Other	Prudential Borrowing		Expenditure less all other forms of income	5.086	0.000	0.000	3.156	(1.930)
<b>Total Income</b>				<b>20.980</b>	<b>2.359</b>	<b>0.000</b>	<b>19.050</b>	<b>(1.930)</b>