

REPORT

To: HOUSING & TECHNICAL SERVICES COMMITTEE		Subject: HOUSING CAPITAL PROGRAMME (HRA) 2001/02 – 2003/04 MID YEAR REVIEW
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date: 12 October 2001	Ref: TMCK/UC/JMCE	

1. Introduction

1.1 The purpose of this report is to review the forward HRA Capital Programme.

2. Background

2.1 In December 2000, an outline Capital Programme for the three year period from 2001/02 to 2003/04 was approved by Committee subject to annual review.

2.2 Spending plans for the current year were finalised in March 2001 and subsequently reviewed in August 2001. The revised programme is set out at Appendix 1.

2.3 This report reviews the outline programmes previously approved for 2002/03 and 2003/04 (Appendix 2).

3. Capital Resources

3.1 As the level of resources available to finance future programmes is uncertain, the following assumptions have been made in formulating spending plans:

- no change to the level of borrowing consent;
- capital receipt levels in line with those estimated for the current year;
- a continuation of the existing debt repayment provision of 75% of all receipts except land sales (50%) and loan repayments (0%);
- a revenue contribution equivalent to that applied in the current year, as adjusted to take account of transfers to leasing costs to finance future tower block refurbishment in the South Division; and
- no carry forward from previous years.

3.2 On this basis, spending plans have been formulated in line with the figures shown in Table 1 below:

Basis of Capital Spending Plans 2002/03 and 2003/04								
	Cumbernauld & Kilsyth £ 000	Moodiesburn Area £ 000	Former CDC £ 000	Central Area £ 000	South Division		NLC Overall	
					2002/03 £ 000	2003/04 £ 000	2002/03 £ 000	2003/04 £ 000
Borrowing consent useable receipts *	894	808	544	6,658	8,713	8,713	17,617	17,617
Revenue Contribution	400	(54)	181	427	3,904	3,404**	4,858	4,358
Total Estimated Resources	1,294	754	725	7,085	12,617	12,117	22,475	21,975
Base programme (figures rounded)	1,300	760	730	7,090	12,620	12,120	22,500	22,000

* Distributed to area programmes in accordance with the principles adopted to date.

** Reduced to reflect transfer to leasing.

3.3 To arrive at the “working programme”, a slippage allowance of approximately 12% will be added on an annual basis when the level of resources available is firmed up and spending plans finalised.

4. Outline Proposals

4.1 Forward Capital Programmes for 2002/03 and 2003/04 are summarised at Appendix 3 and detailed by area at Appendix 4.

5. Basis of Determining Future Investment Priorities

5.1 Since reorganisation, capital resources have been ring-fenced within each of the constituent authority areas, with investment priorities determined on an area by area basis.

5.2 The results of the stock condition survey will provide an opportunity to review this basis of allocation with a possible move away from the ring-fenced approach to a method of determining future investment priorities on a North Lanarkshire-wide needs basis. The results will also be used to inform the range of improvements to be carried out. This will be the subject of a future report to Committee.

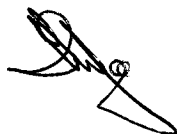
6. Recommendations

6.1 Committee is requested to:

- a) approve the outline Capital Programme summarised at Appendix 3 and shown in more detail at Appendix 4, on the understanding that further reports will be submitted to finalise annual spending plans in line with updated resource projections; and
- b) refer this report to the Policy and Resources Committee for consideration.

7. Access to Information

7.1 Background papers are available from the Housing and Property Services Department.



T McKenzie
Director of Housing & Property Services
encl.

cc Director of Finance
Director of Administration

HRA Capital Programme 2001/02

	C/nauld & Kilsyth £000	M/burn Area £000	Former CDC £000	Central Area £000	South Division £000	NLC Overall £000
Estate Regeneration						
1 Tannochside					160	160
2 Muirhouse					350	350
3 West Crindledyke					385	385
4 Paterson Street					90	90
5 Coltness					465	465
6 Petersburn				320		320
7 Rochsoles				5		5
8 Clarkston				395		395
9 Sikeside				630		630
10 Holehills				40		40
11 Original Mini Programme			10	910	1,130	2,050
12 New Priorities				270	390	660
13 Partnership Areas						0
	0	0	10	2,570	2,970	5,550
Energy Efficiency						
14 Heating Ad-Hoc	10	5	5	80	100	200
15 Heating	175	60	145	850	640	1,870
16 Tower Block Refurbishment					300	300
17 Window/Door Replacement	60	55	85		985	1,185
	245	120	235	930	2,025	3,555
Major Repairs & Environmentals						
18 Lift Replacement				260	200	460
19 Re Rendering	340		210	450	1,140	2,140
20 Major Repairs	15	50	-110	850	1,730	2,535
21 Non-Traditional Houses				155	320	475
22 Defective Pitched Roofs	565	295		665	1,440	2,965
23 Re-roofing (Flat Roofs) etc.				165	600	765
	920	345	100	2,545	5,430	9,340
Home Safety and Security						
24 Door Entry	30	70		300	250	650
25 CCTV/Concierge				115	210	325
26 Rewiring	100	75	80	350	325	930
	130	145	80	765	785	1,905
Community Care						
27 Adaptations	25	25	25	25	100	200
28 Special Needs				40		40
29 New Build - Sheltered Housing					760	760
	25	25	25	65	860	1,000
Homeless Initiatives						
30 Homelessness				70	100	170
	0	0	0	70	100	170
Housing Management						
31 Computer Development	20	10	10	100	160	300
32 Decentralisation	15	50		245	395	705
	35	60	10	345	555	1,005
Miscellaneous						
33 Retention Payments	20	10		25	20	75
34 Decoration Allowances	20	10	20	200	250	500
35 Home Loans	20	10	10	20	100	160
36 Professional Fees	165	95	90	900	1,620	2,870
	225	125	120	1,145	1,990	3,605
Total	1,580	820	580	8,435	14,715	26,130

**HRA Capital Programme
2002/03 - 2003/04
(Approved December 2000)**

		2002/03 £000	2003/04 £000
	ESTATE REGENERATION		
1	Muirhouse	150	-
2	Forgewood	100	-
3	West Crindledyke	300	-
4	Coltness	500	750
5	Rochsoles	100	500
6	Clarkston	500	50
7	Sikeside	750	-
8	Original Mini Programme	1,125	450
9	New Priorities	1,350	1,300
10	Partnership Areas	925	2,700
	Sub Total	5,800	5,750
	ENERGY EFFICIENCY		
11	Heating Ad-Hoc	200	200
12	Heating Programme	1,275	1,320
13	Tower Block Refurbishment	800	800
14	Window/Door Replacement	965	985
	Sub Total	3,240	3,305
	MAJOR REPAIRS & ENVS.		
15	Lift Replacement	450	370
16	Re Rendering	1,535	1,650
17	Major Repairs	1,820	1,000
18	Non-Traditional Houses	900	1,000
19	Defective Pitched Roofs	1,475	2,275
20	Re-roofing (Flat Roofs) etc	1,100	900
	Sub Total	7,280	7,195
	HOME SAFETY & SECURITY		
21	Door Entry	385	435
22	CCTV	180	100
23	Rewiring	885	1,045
	Sub Total	1,450	1,580
	COMMUNITY CARE		
24	Adaptations	200	200
25	Special Needs	1,625	1,615
	Sub Total	1,825	1,815
	HOMELESS INITIATIVES		
26	Homelessness	150	150
	Sub Total	150	150
	HOUSING MANAGEMENT		
27	Computer Development	300	300
28	Decentralisation	200	200
	Sub Total	500	500
	MISCELLANEOUS		
29	Retention Payments	70	80
30	Decoration Allowances	300	240
31	Home Loans	150	150
32	Professional Fees	2,615	2,615
	Sub Total	3,135	3,085
	TOTAL	23,380	23,380

**HRA Capital Programme
2002/03 - 2003/04
(Proposed)**

		2002/03 £000	2003/04 £000
ESTATE REGENERATION			
1	Muirhouse	150	-
2	Forgewood	100	-
3	West Crindledyke	450	-
4	Coltness	550	500
5	Petersburn	170	50
6	Rochsoles	100	500
7	Clarkston	550	75
8	Sikeside	800	200
9	Original Mini Programme	955	450
10	New Priorities	1,420	1,400
11	Partnership Areas	500	2,300
	Sub Total	5,745	5,475
ENERGY EFFICIENCY			
12	Heating Ad-Hoc	200	200
13	Heating Programme	1,375	1,425
14	Tower Block Refurbishment	930	800
15	Window/Door Replacement	1,370	840
	Sub Total	3,875	3,265
MAJOR REPAIRS & ENVS.			
16	Lift Replacement	400	250
17	Re Rendering	1,635	1,650
18	Major Repairs	1,935	985
19	Non-Traditional Houses	950	950
20	Defective Pitched Roofs	1,680	2,090
21	Re-roofing (Flat Roofs) etc	400	600
	Sub Total	7,000	6,525
HOME SAFETY & SECURITY			
22	Door Entry	560	485
23	CCTV	200	150
24	Rewiring	1,010	1,045
	Sub Total	1,770	1,680
COMMUNITY CARE			
25	Adaptations	200	200
26	Special Needs	120	1,215
	Sub Total	320	1,415
HOMELESS INITIATIVES			
27	Homelessness	150	250
	Sub Total	150	250
HOUSING MANAGEMENT			
28	Computer Development	300	300
29	Decentralisation	240	-
	Sub Total	540	300
MISCELLANEOUS			
30	Retention Payments	75	70
31	Decoration Allowances	195	240
32	Home Loans	150	150
33	Professional Fees	2,680	2,630
	Sub Total	3,100	3,090
	TOTAL	22,500	22,000

**HRA CAPITAL PROGRAMME 2002/03 - 2003/04
CUMBERNAULD & KILSYTH**

PROJECT		2002/03	£000	2003/04	£000
1	Estate Regeneration				
1.1	South Barrwood Road	To progress refurbishment programme	150	To complete programme	150
2	Energy Efficiency				
2.1	Heating ad hoc	To finance ad hoc replacements	10	To finance ad hoc replacements	10
2.2	Heating Programme	To replace approximately 110 systems through leasing	90	To replace approximately 60 systems through leasing	50
2.3	Window/Door Replacement	To complete window replacement programme	115	To progress upgrading of single to double glazing	65
3	Major Repairs & Environmentals				
3.1	Re-rendering	To progress ongoing programme for post war houses	250	To progress ongoing programme for post war houses	150
3.2	Major Repairs	To progress upgrading of tied houses	15	To progress upgrading of tied houses	15
3.3	Defective Pitched Roofs	To progress ongoing programme	310	To progress ongoing programme	195
4	Home Safety & Security				
4.1	Door Entry	To complete programme	30		
4.2	Re-wiring	To progress ongoing programme to rewire and install hand-wired smoke alarms	100	To progress ongoing programme to rewire and install hand-wired smoke alarms	75
5	Community Care				
5.1	Adaptations	To address priority demand for extensive adaptations	25	To address priority demand for extensive adaptations	25
5.2	Special Needs			To meet provision for special needs housing (proposals to be identified)	365
6	Housing Management				
6.1	Computer Development	To further progress the development of housing IT systems	20	To further progress the development of housing IT systems	20

CUMBERNAULD & KILSYTH (contd)

PROJECT		2002/03	£000	2003/04	£000
7	Miscellaneous				
7.1	Retention Payments	To meet retentions	10	To meet retentions	10
7.2	Decoration Allowances	To meet provision for decoration allowances	15	To meet provision for decoration allowances	10
7.3	Home Loans	To meet provision for home loan advances	10	To meet provision for home loan advances	10
7.4	Professional Fees	To meet the cost of professional fees on project research and design, site supervision etc	150	To meet the cost of professional fees on project research and design, site supervision etc	150
		Total	1,300		1,300

MOODIESBURN AREA

PROJECT		2002/03	£000	2003/04	£000
1	Energy Efficiency				
1.1	Heating ad hoc	To finance ad hoc replacements	5	To finance ad hoc replacements	5
1.2	Heating Programme	To replace approximately 70 heating systems through leasing	55	To replace approximately 60 heating systems through leasing	50
1.3	Window/Door Replacement	To complete programme	180	To progress upgrade of single to double glazing	45
2	Major Repairs & Environmentals				
2.1	Major Repairs	To progress upgrading of tied houses & entrance canopies	20	To progress upgrading of entrance canopies	20
2.2	Defective Pitched Roofs	To progress ongoing programme	70	To progress ongoing programme	50
3	Home Safety & Security				
3.1	Door Entry	To progress upgrading programme	140	To progress upgrading programme	35
3.2	Re-wiring	To progress ongoing programme to rewire and install hand-wired smoke alarms	140	To progress ongoing programme to rewire and install hand-wired smoke alarms	60
4	Community Care				
4.1	Adaptations	To address priority demand for extensive adaptations	25	To address priority demand for extensive adaptations	25
4.2	Special Needs			To meet provision for special needs housing (proposals to be identified)	350
5	Housing Management				
5.1	Computer Development	To further progress the development of housing IT systems	10	To further progress the development of housing IT systems	10
6	Miscellaneous				
6.1	Retention Payments	To meet retentions	5		

MOODIESBURN AREA (contd)

PROJECT		2002/03	£000	2003/04	£000
6.2	Decoration Allowances	To meet provision for decoration allowances	10	To meet provision for decoration allowances	10
6.3	Home Loans	To meet provision for home loan advances	10	To meet provision for home loan advances	10
6.4	Professional Fees	To meet the cost of professional fees on project research and design, site supervision etc	90	To meet the cost of professional fees on project research and design, site supervision etc	90
		Total	760		760

FORMER CDC AREA

PROJECT		2002/03	£000	2003/04	£000
1	Estate Regeneration				
1.1	Spruce Road			To progress refurbishment programme	200
2	Energy Efficiency				
2.1	Heating ad hoc	To finance ad hoc replacements	5	To finance ad hoc replacements	5
2.2	Heating Programme	To replace approximately 40 systems through leasing	30	To replace approximately 30 systems through leasing	25
2.3	Window/Door Replacement	To progress ongoing programme	275	To progress ongoing programme	130
3	Major Repairs & Environmentals				
3.1	Re-rendering	To progress ongoing programme	125	To progress ongoing programme	100
3.2	Major Repairs	To progress upgrading of tied houses	50	To progress upgrading of tied houses	50
4	Home Safety & Security				
4.1	Re-wiring	To progress ongoing programme to rewire and install hand-wired smoke alarms	100	To progress ongoing programme to rewire and install hand-wired smoke alarms	75
5	Community Care				
5.1	Adaptations	To address priority demand for extensive adaptations	25	To address priority demand for extensive adaptations	25
6	Housing Management				
6.1	Computer Development	To further progress the development of housing IT Systems	10	To further progress the development of housing IT Systems	10
7	Miscellaneous				
7.1	Decoration Allowances	To meet provision for decoration allowances	10	To meet provision for decoration allowances	10

FORMER CDC AREA (contd)

PROJECT		2002/03	£000	2003/04	£000
7.2	Home Loans	To meet provisions for home loan advances	10	To meet provision for home loan advances	10
7.3	Professional Fees	To meet the cost of professional fees on project research and design, site supervision etc	90	To meet the cost of professional fees on project research and design, site supervision etc	90
		Total	730		730

CENTRAL AREA

PROJECT		2002/03	£000	2003/04	£000
1	Estate Regeneration				
1.1	Petersburn	To complete refurbishment programme	170	To commence upgrading of lock ups	50
1.2	Rochsoles	Proposals to be finalised	100	Proposals to be finalised	500
1.3	Clarkston	To progress demolitions and refurbishment programme	550	To complete refurbishment programme	75
1.4	Sikeside	To commence Phase 3 development	800	To complete programme	200
1.5	Original Mini Programme				
a)	Caldercruix	To complete demolition	25		
b)	Others	To complete previously agreed priorities and meet retention payments	100		
1.6	New Priorities				
a)	Calder Street/William Street	To complete programme	300		
b)	Kippen Street	To progress regeneration programme	200	To progress regeneration programme	200
c)	Old Monkland	To progress environmental works	100	To complete programme	100
d)	Dundyvan Road (398-404)	To carry out environmental improvements to back court areas	100		
e)	Hutchison Place/Dundyvan Road	To progress door entry, re-rendering and environmental improvements	200	To complete programme	400
f)	Parnell Street/Imperial Drive/ Cairnhope Avenue			To commence regeneration programme	400
1.7	Partnership Areas (Greenend/ Craigneuk/Westermavisbank)	Proposals to be identified	200	Proposals to be identified	800
2	Energy Efficiency				
2.1	Heating ad hoc	To finance ad hoc replacements	80	To finance ad hoc replacements	80

CENTRAL AREA (contd)

PROJECT		2002/03	£000	2003/04	£000
2.2	Heating Programme	To replace approximately 600 systems through leasing	480	To replace approximately 525 systems through leasing	420
3	Major Repairs & Environmentals				
3.1	Lift Replacement	To progress tower block lift replacement programme	250	To progress tower block lift replacement programme	250
3.2	Re-rendering	To progress ongoing programme	350	To progress ongoing programme	400
3.3	Major Repairs	To complete Redbridge & Coltswood Courts to progress upgrading of floor coverings, Ballochney Street, tied houses, lead pipe replacement and Addiewell Place	550	Proposals to be identified	300
3.4	Non Trades	To commence Swedish Timber houses at Clarkston and meet retention payments	150	To complete Swedish Timber houses and progress next priority	200
3.5	Defective Pitched Roofs	To progress ongoing programme	350	To progress ongoing programme	700
3.6	Re-roofing (Flat Roofs etc)	To complete Chapelside lock-ups and environmentals; to complete Phase 1 at William Street/Calder Street; to address priority areas in tandem with estate regeneration programme	350	To address priority areas in tandem with estate regeneration programme	400
4	Home Safety & Security				
4.1	Door Entry	To progress next priority on installation and upgrading programme	90	To progress ongoing programme	150

CENTRAL AREA (contd)

PROJECT		2002/03	£000	2003/04	£000
4.2	CCTV/Concierge	Provision for NLC contribution to challenge fund bid; progress upgrading of concierge equipment	100	Progress upgrading of concierge equipment	50
4.3	Re-wiring	To progress ongoing programme and commence replacement of communal aerials from analogue to digital systems	170	To progress ongoing programme and commence replacement of communal aerials from analogue to digital systems	300
5	Community Care				
5.1	Adaptations	To address priority demand for extensive adaptations	25	To address priority demand for extensive adaptations	25
5.2	Special Needs	To complete lighting upgrading at Afton Gardens and St James Court	20		
6	Homelessness	Proposals to be identified	50	Proposals to be identified	50
7	Housing Management				
7.1	Computer Development	To further progress the development of housing IT Systems	100	To further progress the development of housing IT Systems	100
7.2	Decentralisation	To complete Airdrie First Stop Shop	190		
8	Miscellaneous				
8.1	Retention Payments	To meet retentions	10	To meet retentions	10
8.2	Decoration / Home Loss	Provision for decoration allowances and homeloss payments	60	Provision for decoration allowances and homeloss payments	60
8.3	Home Loans	To meet provision for home loan advances	20	To meet provision for home loan advances	20
8.4	Professional Fees	To meet the cost of professional fees on project research and design, site supervision etc	850	To meet the cost of professional fees on project research and design, site supervision etc	850
		Total	7,090		7,090

SOUTH DIVISION

PROJECT		2002/03	£000	2003/04	£000
1	Estate Regeneration				
1.1	Muirhouse	To complete environmentals	150		
1.2	Forgewood	To carry out follow-up environmental works at homesteading site	100		
1.3	West Crindledyke	To complete environmental improvements and refurbishment of Morrison Court	450		
1.4	Coltness	To progress refurbishment programme	550	To progress refurbishment programme	500
1.5	Original Mini Programme				
a)	Holm Gardens/Burnside	To complete demolition and progress upgrading works	180	To complete programme	100
b)	Spruce Way	To complete programme	460		
c)	Maryknowe Road	To complete programme	40		
1.6	New Priorities				
a)	Watling Street	To complete upgrading and carry out environmental improvements	120	To complete environmental works	100
b)	Tinto Street/Crescent	To commence environmental improvement programme	200	To complete programme	200
c)	Merry Street (gas flats)	To complete environmental improvement/roofing/rendering programme	200		
1.7	Partnership Areas (Eastfield/Craigneuk)	Proposals to be identified	300	Proposals to be identified	1,500
2	Energy Efficiency				
2.1	Heating ad hoc	To finance ad hoc replacements	100	To finance ad hoc replacements	100

SOUTH DIVISION (contd)

PROJECT		2002/03	£000	2003/04	£000
2.2	Heating Programme	To complete 2001/02 programme and replace approximately 900 systems through leasing	720	To replace approximately 1100 systems through leasing	880
2.3	Tower Block Refurbishment	To commence leasing programme and meet retentions	930	To progress Phase 2 of leasing programme	800
2.4	Window/Door Replacement	To complete programme to replace medium - performance timber windows and commence upgrading of single to double glazing	800	To progress upgrading programme	600
3	Major Repairs & Environmentals				
3.1	Lift Replacement	To complete Airbles Tower and Anvil Block, Wishaw	150		
3.2	Re-rendering	To progress ongoing programme	910	To progress ongoing programme	1,000
3.3	Major Repairs	To complete Ministry Houses at Mossend and commence New Stevenston; progress balcony walkways, porch roofs and water pumping in towers; complete asbestos encapsulation in 5 towers and upgrading of tied houses	1,300	To complete Ministry Houses at New Stevenston; progress balcony walkways, porch roofs, water pumping in towers and tied houses	600
3.4	Non-Trads	To complete VCB houses in Pather and commence Stuart houses in Shotts and Viewpark	800	To complete Stuart houses and commence Blackburn houses (Shotts, Allanton and Wishaw)	750
3.5	Defective Pitched Roofs	To progress ongoing programme	950	To progress ongoing programme	1,145
3.6	Re-roofing (flat roofs etc)	To complete Merry Street/ Leslie Street and Cleland, Nith Path	50	Proposals to be identified	200
4	Home Safety & Security				
4.1	Door Entry	To progress ongoing programme	300	To progress ongoing programme	300

SOUTH DIVISION (contd)

PROJECT		2002/03	£000	2003/04	£000
4.2	CCTV	To complete upgrading at Gowkthrapple and finance next priority	100	Proposals to be identified	100
4.3	Re-wiring	To progress ongoing programme and establish a programme to replace communal aerials (from analogue to digital)	500	To progress ongoing rewiring programme and replacement of communal aerials	535
5	Community Care				
5.1	Adaptations	To address priority demand for extensive adaptations	100	To address priority demand for extensive adaptations	100
5.2	Special Needs	Proposals to be identified	100	Proposals to be identified	500
6	Homelessness				
		To progress upgrading works at Airth Court	100	To complete Airth Court	200
7	Housing Management				
7.1	Computer Development	To further progress the development of housing IT Systems	160	To further progress the development of housing IT Systems	160
7.2	Decentralisation	To complete First Stop Shops	50		
8	Miscellaneous				
8.1	Retention Payments	To meet retentions	50	To meet retentions	50
8.2	Decoration / Home Loss	Provision for decoration allowances and homeless payments	100	Provision for decoration allowances and homeless payments	150
8.3	Home Loans	To meet provision for home loan advances	100	To meet provision for home loan advances	100
8.4	Professional Fees	To meet the cost of professional fees on project research and design, site supervision etc	1,500	To meet the cost of professional fees on project research and design, site supervision etc	1,450
		Total	12,620		12,120