

To: HOUSING & TECHNICAL SERVICES COMMITTEE		Subject: HOUSING CAPITAL PROGRAMME (HRA) 2003/04
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date: 18 October 2002	Ref: TMCK/UC/JMCE	

1. Introduction

- 1.1 The purpose of this report is to review the outline HRA Capital Programme for 2003/04.

2. Background

- 2.1 On 1 November 2001, Committee approved revised outline Capital Programmes for 2002/03 and 2003/04 subject to further review.
- 2.2 Spending plans for the current year were finalised in March 2002 and subsequently reviewed in August 2002. The revised programme is set out at Appendix 1.
- 2.3 This report reviews the outline programme previously approved for 2003/04.

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 originally 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; and
 - no carry forward from this financial year.

- 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 2003/04						
	Cumbernauld & Kilsyth	Moodiesburn Area	Former CDC	Central Area	South Division	NLC Overall
	£ 000	£ 000	£ 000	£ 000	£ 000	£ 000
Borrowing consent useable receipts *	909	822	553	6,772	8,862	17,918
Revenue Contribution	396	(57)	179	399	3,861	4,778
Total Estimated Resources	1,305	765	732	7,171	12,723	22,696
Slippage Allowance	160	95	88	884	1,577	2,804
Working Programme	1,465	860	820	8,055	14,300	25,500

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

- 3.3 A slippage allowance of approximately 12% has been added to arrive at the “working programme”, and this will provide flexibility to adjust spending plans to reflect any changes in the level of resources.

4. Outline Proposals

- 4.1 An outline Capital Programme for 2003/04 is summarised at Appendix 2 and detailed by area at Appendix 3.

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 have provided 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 from 2004/05. The results are also being 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 2 and shown in more detail at Appendix 3, on the understanding that a further report will be submitted to finalise 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 2002/03

	C/nauld & Kilsyth £000	M/burn Area £000	Former CDC £000	Central Area £000	South Division £000	NLC Overall £000
Estate Regeneration						
Tannochside					50	50
Muirhouse					85	85
Forgewood					30	30
West Crindledyke					500	500
Coltness					355	355
Petersburn				315		315
Rochsoles				50		50
Clarkston				750		750
Sikeside				325		325
Holehills				25		25
Original Mini Programme			10	130	630	770
New Priorities				710	565	1,275
Partnership Areas				50	150	200
	0	0	10	2,355	2,365	4,730
Energy Efficiency						
Heating Ad-Hoc	10	5	5	60	80	160
Heating	155	65	75	770	870	1,935
Tower Block Refurbishment					575	575
Window/Door Replacement	80	65	400		1,020	1,565
	245	135	480	830	2,545	4,235
Major Repairs & Environmentals						
Lift Replacement				320	280	600
Re Rendering	425		175	350	1,535	2,485
Major Repairs	5	20	(5)	1,560	1,800	3,380
Non-Traditional Houses				5	810	815
Defective Pitched Roofs	465	305		725	2,015	3,510
Re-roofing (Flat Roofs) etc.				640	290	930
	895	325	170	3,600	6,730	11,720
Home Safety and Security						
Door Entry	25	100		235	130	490
CCTV/Concierge				125	115	240
Rewiring	120	100	85	55	500	860
	145	200	85	415	745	1,590
Community Care						
Adaptations	25	25	25	25	100	200
Special Needs					20	20
New Build - Sheltered Housing					125	125
	25	25	25	25	245	345
Homeless Initiatives						
Homelessness				40	100	140
	0	0	0	40	100	140
Housing Management						
Computer Development	15	10	10	70	115	220
Decentralisation	5			230	160	395
	20	10	10	300	275	615
Miscellaneous						
Retention Payments				5	20	25
Decoration Allowances	50	15	20	65	150	300
Home Loans	10	10	10	20	100	150
Professional Fees	165	95	90	900	1,600	2,850
	225	120	120	990	1,870	3,325
Total	1,555	815	900	8,555	14,875	26,700

**HRA Capital Programme
2003/04**

		Approved £000	Proposed £000
ESTATE REGENERATION			
1	Muirhouse	-	75
2	Forgewood	-	20
3	West Crindledyke	-	250
4	Coltness	500	250
5	Petersburn	50	300
6	Rochsoles	500	300
7	Clarkston	75	150
8	Sikeside	200	450
9	Original Mini Programme	450	200
10	New Priorities	1,400	1,720
11	Partnership Areas	2,300	1,700
Sub Total		5,475	5,415
ENERGY EFFICIENCY			
12	Heating Ad-Hoc	200	160
13	Heating Programme	1,425	1,575
14	Tower Block Refurbishment	800	600
15	Window/Door Replacement	840	1,385
Sub Total		3,265	3,720
MAJOR REPAIRS & ENVS.			
16	Lift Replacement	250	690
17	Re Rendering	1,650	2,940
18	Major Repairs	985	1,385
19	Non-Traditional Houses	950	800
20	Defective Pitched Roofs	2,090	3,525
21	Re-roofing (Flat Roofs) etc	600	500
Sub Total		6,525	9,840
HOME SAFETY & SECURITY			
22	Door Entry	485	600
23	CCTV	150	195
24	Rewiring	1,045	1,510
Sub Total		1,680	2,305
COMMUNITY CARE			
25	Adaptations	200	200
26	Special Needs	1,215	230
Sub Total		1,415	430
HOMELESS INITIATIVES			
27	Homelessness	250	250
Sub Total		250	250
HOUSING MANAGEMENT			
28	Computer Development	300	220
29	Decentralisation	-	-
Sub Total		300	220
MISCELLANEOUS			
30	Retention Payments	70	75
31	Decoration Allowances	240	315
32	Home Loans	150	-
33	Professional Fees	2,630	2,930
Sub Total		3,090	3,320
TOTAL		22,000	25,500

HRA Capital Programme 2003/04

Cumbernauld & Kilsyth

Project		£000	Narrative
1	Estate Regeneration		
1.1	South Barrwood Road	100	To progress refurbishment programme
2	Energy Efficiency		
2.1	Heating ad hoc	10	To finance ad hoc replacements.
2.2	Heating Programme	150	To replace approximately 180 systems through leasing
2.3	Window/Door Replacement	20	To complete programme
3	Major Repairs & Environmentals		
3.1	Re-rendering	390	To progress ongoing programme for post war houses
3.2	Major Repairs	35	To upgrade tied houses and progress installation of drainage to address flooding
3.3	Defective Pitched Roofs	325	To progress ongoing programme
4	Home Safety & Security		
4.1	Re-wiring	150	To progress ongoing programme to rewire and install hard-wired smoke alarms
5	Community Care		
5.1	Adaptations	25	To address priority demand for extensive adaptations
5.2	Special Needs	55	To upgrade existing sheltered housing and progress asthma project
6	Housing Management		
6.1	Computer Development	15	To further progress the development of housing IT systems
7	Miscellaneous		
7.1	Retention Payments	10	Provision for retentions
7.2	Decoration Allowances	15	To meet provision for decoration allowances
7.3	Professional Fees	165	To meet the cost of professional fees on project research and design, site supervision etc
Total		1,465	

Moodiesburn Area

Project		£000	Narrative
1	Energy Efficiency		
1.1	Heating ad hoc	5	To finance ad hoc replacements
1.2	Heating Programme	50	To replace approximately 60 heating systems through leasing
1.3	Window/Door Replacement	100	To progress upgrading of single to double glazing
2	Major Repairs & Environmentals		
2.1	Major Repairs	20	To progress upgrading of entrance canopies
2.2	Defective Pitched Roofs	315	To progress ongoing programme
3	Home Safety & Security		
3.1	Door Entry	50	To progress upgrading programme
3.2	Re-wiring	160	To progress ongoing programme to rewire and install hard-wired smoke alarms
4	Community Care		
4.1	Adaptations	25	To address priority demand for extensive adaptations
4.2	Special Needs	5	To progress asthma project
5	Housing Management		
5.1	Computer Development	10	To further progress the development of housing IT systems
6	Miscellaneous		
6.1	Retention Payments	5	Provision for retentions
6.2	Decoration Allowances	15	To meet provision for decoration allowances
6.3	Professional Fees	100	To meet the cost of professional fees on project research and design, site supervision etc
Total		860	

Former CDC

Project		£000	Narrative
1	Estate Regeneration		
1.1	Spruce Road	50	To progress refurbishment programme
2	Energy Efficiency		
2.1	Heating ad hoc	5	To finance ad hoc replacements
2.2	Heating Programme	75	To replace approximately 90 systems through leasing
2.3	Window/Door Replacement	265	To progress ongoing programme
3	Major Repairs & Environmentals		
3.1	Re-rendering	150	To progress ongoing programme
3.2	Major Repairs	30	To progress upgrading of tied houses and progress installation of drainage to address flooding
4	Home Safety & Security		
4.1	Re-wiring	100	To progress ongoing programme to rewire and install hand-wired smoke alarms
5	Community Care		
5.1	Adaptations	25	To address priority demand for extensive adaptations
5.2	Special Needs	5	To progress asthma project
6	Housing Management		
6.1	Computer Development	10	To further progress the development of housing IT systems
7	Miscellaneous		
7.1	Decoration Allowances	10	To meet provision for decoration allowances
7.2	Professional Fees	95	To meet the cost of professional fees on project research and design, site supervision etc
Total		820	

**North Division
(Central Area)**

Project		£000	Narrative
1	Estate Regeneration		
1.1	Petersburn	300	To complete refurbishment programme
1.2	Rochsoles	300	To complete Phase 1 at School Quadrant and progress refurbishment programme
1.3	Clarkston	150	To complete refurbishment programme
1.4	Sikeside	450	To complete Phase 5
1.5	Greenend	50	To complete environmental works
1.6	Craigneuk	500	To progress regeneration
1.7	Hutchison Place / Dundyvan Road	250	To commence regeneration programme
1.8	Parnell Street / Imperial	350	To commence regeneration programme
1.9	Kennedy / Kippen Street	200	To progress regeneration programme
1.10	Old Monkland	150	To progress environmental improvements
1.11	Dundyvan Road	50	To progress environmental improvements
1.12	Westermavisbank	200	To progress environmental improvements
2	Energy Efficiency		
2.1	Heating ad hoc	60	To finance ad hoc replacements.
2.2	Heating Programme	420	To replace approximately 525 systems through leasing
3	Major Repairs & Environmental		
3.1	Lift Replacement	450	To progress tower block lift replacement programme
3.2	Re-rendering	400	To progress ongoing programme
3.3	Major Repairs	500	To progress ongoing projects and upgrade security at Woodside Street
3.4	Non Traditionals	300	To progress Swedish Timber houses at Clarkston
3.5	Defective Pitched Roofs	800	To progress ongoing programme
3.6	Re-roofing (flat roofs etc)	300	To address priority areas in tandem with estate regeneration programme
4	Home Safety & Security		
4.1	Door Entry	250	To progress installation/upgrading programme
4.2	CCTV/Concierge	95	To progress upgrading of concierge equipment
4.3	Re-wiring	300	To progress ongoing programme and commence replacement of communal aerials from analogue to digital systems
5	Community Care		
5.1	Adaptations	25	To address priority demand for extensive adaptations
5.2	Special Needs	75	To upgrade existing sheltered housing and progress asthma project
6	Homelessness	50	Proposals to be identified
7	Housing Management		
7.1	Computer Development	70	To further progress the development of housing IT systems
8	Miscellaneous		
8.1	Retention Payments	10	Provision for retentions
8.2	Decoration/Homeloss	75	Provision for decoration allowances and homeloss payments
8.3	Professional Fees	925	To meet the cost of professional fees on project research and design, site supervision etc
Total		8,055	

South Division

Project		£000	Narrative
1	Estate Regeneration		
1.1	Muirhouse	75	To complete environmental improvements
1.2	Forgewood	20	To complete follow-up environmental works at home-steading site
1.3	West Crindledyke	250	To complete programme
1.4	Coltness	250	To progress regeneration programme
1.5	Holm Gardens/Burnside Avenue	300	To progress upgrading works
1.6	Spruce Way	260	To progress regeneration programme
1.7	Watling Street	60	To complete environmental works
1.8	Merry Street Gas Flats	100	To complete programme
1.9	Eastfield	950	To progress regeneration programme
1.10	Original Mini Programme	50	To meet retentions
2	Energy Efficiency		
2.1	Heating ad hoc	80	To finance ad hoc replacements.
2.2	Heating Programme	880	To replace approx. 1,100 systems through leasing
2.3	Tower Block Refurbishment	600	To complete Phase 1 and commence Phase 2 of leasing programme and meet retentions
2.4	Window/Door Replacement	1,000	To commence upgrading of single to double glazing
3	Major Repairs & Environmentals		
3.1	Lift Replacement	240	To complete refurbishment programme and progress upgrading of lifts etc. replaced in early part of programme
3.2	Re-rendering	2,000	To progress ongoing programme
3.3	Major Repairs	800	To complete Ministry Houses and asbestos encapsulation in towers; progress balcony walkways, water pumping in towers; commence programme to replace laundry equipment
3.4	Non Traditionals	500	To complete Stuart houses and commence Blackburn houses
3.5	Defective Pitched Roofs	2,085	To progress ongoing programme
3.6	Re-roofing (flat roofs etc)	200	To progress mono pitched roofs in Motherwell and meet retentions
4	Home Safety & Security		
4.1	Door Entry	300	To progress ongoing programme
4.2	CCTV	100	Proposals to be identified
4.3	Rewiring	800	To progress ongoing programme and establish a programme to replace communal aerials from analogue to digital
5	Community Care		
5.1	Adaptations	100	To address priority demand for extensive adaptations
5.2	Special Needs	90	To upgrade existing sheltered housing and progress asthma project
6	Homelessness	200	To progress upgrading works at Airth Court
7	Housing Management		
7.1	Computer Development	115	To further progress the development of housing IT systems
8	Miscellaneous		
8.1	Retention Payments	50	Provision for retentions
8.2	Decoration/Homeloss	200	Provision for decoration allowances and homeloss payments.
8.3	Professional Fees	1,645	To meet the cost of professional fees on project research and design, site supervision etc
Total		14,300	