

NORTH LANARKSHIRE COUNCIL

REPORT

AGENDA ITEM No. 3

To: HOUSING & TECHNICAL SERVICES COMMITTEE		Subject: HOUSING CAPITAL PROGRAMME (HRA) 2003/04
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date: 21 February 2003	Ref: TMCK/UC/JMCE	

1. Introduction

1.1 The purpose of this report is to review the outline Capital Programme 2003/04 which was approved by Committee on 31 October 2002 on the understanding that a further report would be submitted to Committee to finalise spending plans in line with updated resource projections.

2. 2003/04 Capital Resources

2.1 The level of borrowing consent against next year's Capital Programme has not yet been set. However, as the Scottish Executive has indicated that this is likely to be in line with the current year's figure of £12.33m, this level of consent has been assumed in finalising spending plans for 2003/04, on the understanding that any variation could be accommodated by adjusting the slippage allowance included within the "working programme".

2.2 On the assumption outlined above, the 2003/04 capital allocation would amount to £18.246m comprising £12.33m borrowing consent and a "useable" capital receipt target of £5.916m. The make up of the base allocation is illustrated in Table 1 below:

2003/04 Capital Resources

	£000
Council House Sales	21,713
Land Sales	500
Loan Repayments	238
	<hr/> 22,451
<u>Less debt repayment*</u>	<u>(16,535)</u>
Useable Capital Receipts	5,916
Borrowing Consent (assumed)	<hr/> 12,330
	<hr/> <hr/> 18,246

*75% of all receipts except Land Sales (50%) and loan repayments (0%)

Table 1

- 2.3 The outline Capital Programme approved by Committee in October 2002 was based on an assumed Capital Allocation of £17.918m. Table 2 below compares this figure with the updated projection on the level of resources available which have, in each case, been distributed against the area programmes in accordance with the principles adopted to date.

Distribution of Resources			
	Existing £000	Revised £000	Variance %
Cumbernauld & Kilsyth	909	926	1.8
Moodiesburn Area	822	837	1.8
Former CDC	553	563	1.8
Central Area	6,772	6,896	1.8
South Division	8,862	9,024	1.8
Total	17,918	18,246	1.8
Table 2			

- 2.4 The 2003/04 revenue estimates include provision for a revenue contribution of £4.424m towards the HRA Capital Programme.
- 2.5 No carry forward from the current financial year is projected at this stage, although next year's programme may be subject to adjustment depending on the final outturn on the 2002/03 programme.
- 2.6 With the inclusion of a slippage allowance of approximately 12% to arrive at the "working programme", spending plans would be formulated based on the figures shown in Table 3 below:

Basis of Capital Spending Plans 2003/04						
	Cumbernauld & Kilsyth £000	Moodiesburn Area £000	Former CDC £000	Central Area £000	South Division £000	NLC Overall £000
Base Revenue Contribution	396	(57)	179	399	3,861	4,778
Less transfer to leasing*	(20)	(13)	(9)	(123)	(189)	(354)
Total Revenue Contribution	376	(70)	170	276	3,672	4,424
Borrowing Consent & Useable Receipts	926	837	563	6,896	9,024	18,246
Total Resources	1,302	767	733	7,172	12,696	22,670
Slippage Allowance	158	93	87	868	1,524	2,730
Working Programme	1,460	860	820	8,040	14,220	25,400
* Deducted from former district authority area programmes based on housing stock						
Table 3						

3. HRA Capital Programme Review

- 3.1 The outline Capital Programme 2003/04 approved by Committee in October 2002 has been reviewed and revised spending proposals prepared for Committee's consideration based on the above figures. The proposed programme is summarised at Appendix 1 and Appendix 2 provides more detail of the spending plans by area.

4. Basis of Determining Future Investment Priorities

- 4.1 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.
- 4.2 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.

5. Summary and Recommendations

- 5.1 In finalising spending plans for 2003/04, every effort has been made to effectively target resources to the priorities already established by the Council. The programme also incorporates adequate flexibility to take account of the uncertainty of capital receipt levels and other influencing factors. Accordingly, Committee is requested to:
- a) approve the revised Capital Programme summarised at Appendix 1 and shown in more detail at Appendix 2, to enable officials to implement the programme as identified in accordance with the requirements of the Council's Standing Orders in relation to contracts, on the understanding that the programme will be closely monitored with further reports submitted to Committee on any adjustments required during the course of the year; and
 - b) refer this report to the Policy and Resources Committee for its consideration.

6. Access to Information

- 6.1 Background information is available from the Housing & Property Services Department.



Thomas McKenzie
Director of Housing & Property Services
encl.

cc Director of Finance
Director of Administration

**HRA Capital Programme 2003/04
North Lanarkshire Summary**

	Agreed Programme* £000	2002/03 c/f £000	Balance £000	Revised Programme £000
Estate Regeneration				
Muirhouse	75	75	0	75
Forgewood	20	20	0	20
West Crindledyke	250	35	250	285
Coltness	250	20	250	270
Holm Gardens/Burnside Avenue	300	0	350	350
Spruce Way	260	410	0	410
Watling Street	60	80	0	80
Merry Street	100	0	100	100
Eastfield	950	330	620	950
Craigneuk	500	0	500	500
Petersburn	300	325	100	425
Rochsoles	300	170	50	220
Clarkston	150	15	100	115
Sikeside	450	130	50	180
Greenend	50	60	0	60
Hutchison Place/Dundyvan Road	250	0	350	350
Parnell Street/Imperial Drive	350	0	350	350
Kennedy/Kippen Street	200	0	200	200
Old Monkland	150	150	0	150
Dundyvan Road (398 - 404)	50	150	10	160
Westermavisbank	200	0	200	200
Original Mini Programme	200	0	110	110
Sub Total	5,415	1,970	3,590	5,560
Energy Efficiency				
Heating Ad-Hoc	160	0	300	300
Heating	1,575	335	1,530	1,865
Tower Block Refurbishment	600	290	400	690
Window/Door Replacement	1,385	90	1,020	1,110
Sub Total	3,720	715	3,250	3,965
		5,370	13,680	
Major Repairs & Environmentals				
Lift Replacement	690	340	410	750
Re Rendering	2,940	615	2,105	2,720
Major Repairs	1,385	200	1,105	1,305
Non-Traditional Houses	800	35	825	860
Defective Pitched Roofs	3,525	695	2,165	2,860
Re-roofing (Flat Roofs) etc.	500	180	300	480
Sub-Total	9,840	2,065	6,910	8,975
Home Safety and Security				
Door Entry	600	430	210	640
CCTV/Concierge	195	0	115	115
Rewiring	1,510	475	950	1,425
Laundries	0	0	25	25
Lighting	0	0	10	10
Sub-Total	2,305	905	1,310	2,215
Community Care				
Adaptations	200	0	220	220
Special Needs	230	0	260	260
Sub-Total	430	0	480	480
Homeless Initiatives				
Homelessness	250	50	200	250
Sub-Total	250	50	200	250
Housing Management				
ICT Development	220	0	260	260
Decentralisation	0	0	50	50
Disabled Access	0	0	50	50
Sub-Total	220	0	360	360
Miscellaneous				
Retention Payments	75	200	0	200
Decoration Allowances	315	0	310	310
Home Loans	0	0	160	160
Professional Fees	2,930	0	2,925	2,925
Sub-Total	3,320	200	3,395	3,595
TOTAL	25,500	5,905	19,495	25,400

* Outline Capital Programme approved by Committee in October 2002.

2003/04 HRA Capital Programme
North Division (Cumbernauld & Kilsyth)

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
1 Estate Regeneration					
1.1 South Barrwood Road	100			100	To progress refurbishment programme
2 Energy Efficiency					
2.1 Heating ad hoc	25	0		25	To finance ad hoc and carbon monoxide detector replacements
2.2 Heating programme	55	5	To meet retentions	50	To replace approx 50 systems through leasing
2.3 Window/Door replacement	55	0		55	To complete programme
3 Major Repairs & Environmentals					
3.1 Re-rendering	395	150	To complete 2002/03 programme	245	To progress ongoing programme for post war houses
3.2 Major repairs	65	0		65	To upgrade tied houses and progress installation of drainage to address flooding
3.3 Defective pitched roofs	320	75	To complete 2002/03 programme	245	To progress ongoing programme

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Cumbernauld & Kilsyth) Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
4 Home Safety & Security					
4.1 Re-wiring	150	90	To complete 2002/03 programme	60	To progress ongoing programme to rewire and install hard-wired smoke alarms
5 Community Care					
5.1 Adaptations	25	0		25	To address priority demand for extensive adaptations
5.2 Special Needs	60	0		60	To upgrade existing sheltered housing, progress asthma project and provide furnished accommodation for people with particular needs
6 Housing Management					
6.1 IT Development	15	0		15	To develop housing IT systems
7 Miscellaneous					
7.1 Retention Payments	10	10	Provision for retentions	0	
7.2 Decoration Allowances	10	0		10	Provision for decoration allowances
7.3 Home Loans	10	0		10	Provision for home loan advances
7.4 Professional Fees	165			165	To meet the cost of professional fees on project research and design, site supervision etc.
Total	1,460	330		1,130	

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Moodiesburn Area)

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
1 Energy Efficiency					
1.1 Heating ad hoc	15	0		15	To finance ad hoc and carbon monoxide detector replacements
1.2 Heating programme	55	5		50	To replace approx 50 heating systems through leasing
1.3 Window / door replacement	65	5		60	To progress upgrading of single to double glazing
2 Major Repairs & Environmentals					
2.1 Major Repairs	20	0		20	To progress upgrading of entrance canopies
2.2 Defective pitched roofs	265	105	To complete 2002/03 programme	160	To progress next phase of programme
3 Home Safety & Security					
3.1 Door entry	110	45	To complete 2002/03 programme	65	To progress upgrading programme
3.2 Rewiring	160	110	To complete 2002/03 programme	50	To progress ongoing programme to rewire and install hard-wired smoke alarms

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Moodiesburn Area) Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
4 Community Care					
4.1 Adaptations	25	0		25	To address priority demand for extensive adaptations
4.2 Special Needs	10	0		10	To progress asthma project and provide furnished accommodation for people with particular needs
5 Housing Management					
5.1 IT Development	10	0		10	To develop housing IT systems
6 Miscellaneous					
6.1 Decoration Allowances	15	0		15	Provision for decoration allowances
6.2 Home Loans	10	0		10	Provision for home loan advances
6.3 Professional Fees	100	0		100	To meet the cost of professional fees on project research & design, site supervision etc.
Total	860	270		590	

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Former CDC Area)

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
1 Estate Regeneration					
1.1 Spruce Road	10	0		10	To progress refurbishment programme
2 Energy Efficiency					
2.1 Heating ad hoc	10	0		10	To finance ad hoc and carbon monoxide detector replacements
2.2 Heating programme	50	0		50	To replace approx 50 heating systems through leasing
2.3 Window/Door replacement	390	25	To complete 2002/03 programme	365	To progress ongoing programme
3 Major Repairs & Environmentals					
3.1 Re-rendering	170	10	To meet retentions	160	To progress ongoing programme
3.2 Major repairs	30	0		30	To progress upgrading of tied houses and installation of drainage to address flooding

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Former CDC Area) Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
4 Home Safety & Security					
4.1 Re-wiring	5	5	To complete rewiring programme	0	
5 Community Care					
5.1 Adaptations	25	0		25	To address priority demand for extensive adaptations
5.2 Special Needs	10	0		10	To progress asthma project and provide furnished accommodation for people with particular needs
6 Housing Management					
6.1 IT development	10	0		10	To develop housing IT systems
7 Miscellaneous					
7.1 Decoration allowances	5	0		5	Provision for decoration allowances
7.2 Home loans	10	0		10	Provision for home loan advances
7.3 Professional fees	95	0		95	To meet the cost of professional fees on project research & design, site supervision etc.
Total	820	40		780	

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Central Area)

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
1 Estate Regeneration					
1.1 Petersburn	425	325	To complete Phases 5 and 6 of programme	100	To progress refurbishment programme
1.2 Rochsoles	220	170	To complete Phase 1 at School Quadrant	50	To progress refurbishment programme
1.3 Clarkston	115	15	To meet retentions	100	To complete refurbishment programme
1.4 Sikeside	180	130	To complete Phase 4	50	To progress Phase 5
1.5 Greenend	60	60	To complete environmental works	0	
1.6 Craigneuk	500	0		500	To progress improvement programme
1.7 Hutchison Place / Dundyvan Road	350	0		350	To commence regeneration programme
1.8 Parnell Street/Imperial Dr/Cairnhope	350	0		350	To commence regeneration programme
1.9 Kennedy / Kippen Street	200	0		200	To progress regeneration programme

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Central Area) Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
1.10 Old Monkland	150	150	To complete environmental improvements	0	
1.11 Dundyvan Road (398-404)	160	150	To complete environmental improvements	10	To address drainage problems
1.12 Westermavisbank	200	0		200	To progress environmental improvements
2 Energy Efficiency					
2.1 Heating ad hoc	150	0		150	To finance ad hoc and carbon monoxide detector replacements
2.2 Heating programme	520	130	To complete 2002/03 programme and meet retentions	390	To replace approx. 400 systems through leasing
3 Major Repairs & Environmentals					
3.1 Lift replacement	450	300	To complete Glen & Millbrae Courts	150	To progress next phase of replacement programme
3.2 Re-rendering	400	400	To complete 2002/03 programme	0	
3.3 Major repairs	390	40	To complete 2002/03 programme	350	To progress ongoing projects and upgrade security at Woodside Street

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Central Area) Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
3.4 Non Trads	360	0		360	To commence Swedish Timber houses at Clarkston
3.5 Defective Pitched Roofs	630	25	To complete 2002/03 programme	605	To progress ongoing programme
3.6 Re-roofing (Flat roofs etc.)	300	30	To complete Chapelside and Calder Street	270	To progress Dundyvan Road
4 Home Safety & Security					
4.1 Door Entry	230	130	To complete Phase 6 and meet retentions	100	To progress next phase of installation/upgrading programme
4.2 CCTV/Concierge	25	0		25	To progress upgrading of concierge stations
4.3 Re-wiring	310	60	To complete 2002/03 programme	250	To progress ongoing programme and commence replacement of communal aerials with digital systems

* Subject to adjustment depending on final outturn on 2002/03 programme

North Division (Central Area) Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
5 Community Care					
5.1 Adaptations	45	0		45	To address priority demand for extensive adaptations
5.2 Special Needs	80	0		80	To upgrade existing sheltered housing, progress asthma project and provide furnished accommodation for people with particular needs
6 Homelessness	50	50	To complete CCTV upgrade at Old School Court	0	
7 Housing Management					
7.1 IT Development	85	0		85	To develop housing IT systems
8 Miscellaneous					
8.1 Retention payments	70	70	Provision for retentions	0	
8.2 Decoration/Homeloss	80	0		80	Provision for decoration allowances and home loss payments
8.3 Home loans	30	0		30	Provision for home loan advances
8.4 Professional fees	925	0		925	To meet the cost of professional fees on project research & design, site supervision etc.
Total	8,040	2,235		5,805	

* Subject to adjustment depending on final outturn on 2002/03 programme

South Division

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
1 Estate Regeneration					
1.1 Muirhouse	75	75	To complete environmental improvements	0	
1.2 Forgewood	20	20	To complete follow-up environmental works at homesteading site	0	
1.3 West Crindledyke	285	35	To complete 2002/03 programme	250	To complete programme
1.4 Coltness	270	20	To complete 2002/03 programme	250	To progress regeneration programme
1.5 Holm Gardens/Burnside Avenue	350	0		350	To progress upgrading works
1.6 Spruce Way	410	410	To progress regeneration programme	0	
1.7 Watling Street	80	80	To complete environmental work and lock up demolition	0	
1.8 Merry Street	100	0		100	To progress follow up environmental works
1.9 Eastfield	950	330	To complete Phase 1 of regeneration programme	620	To progress next phase

* Subject to adjustment depending on final outturn on 2002/03 programme

South Division Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
2 Energy Efficiency					
2.1 Heating ad hoc	100	0		100	To finance ad hoc and carbon monoxide detector replacements
2.2 Heating programme	1185	195	To complete 2002/03 programme	990	To replace approx. 1000 systems through leasing
2.3 Tower Block Refurbishment	690	290	To complete Phase 1 of leasing programme and meet retentions	400	To commence Phase 2 of leasing programme
2.4 Window/Door Replacement	600	60	To complete 2002/03 programme	540	To commence replacement of single with double glazing
3 Major Repairs & Environmentals					
3.1 Lift replacement	300	40	To complete refurbishment programme	260	To progress upgrading of lifts etc. replaced in early part of programme
3.2 Re-rendering	1,755	55	To complete 2002/03 programme	1,700	To progress ongoing programme
3.3 Major Repairs	800	160	To complete Ministry houses and asbestos encapsulation in towers; to meet retentions	640	To progress porch roofs and water pumping in towers; carry out major repair work to six blocks in West Crindledyke, Newmains; demolish flats at Springhill, Shotts; demolish 464-468 Bellshill Road; address subsidence at Jubilee Court and structural problems at Jerviston; carry out structural repairs at Watt Street, Bellshill

* Subject to adjustment depending on final outturn on 2002/03 programme

South Division Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
3.4 Non Trads	500	35	To complete Stuart houses	465	To commence Blackburn houses
3.5 Defective Pitched Roofs	1,645	490	To complete 2002/03 programme and meet retentions	1,155	To progress ongoing programme
3.6 Re-roofing (flats roofs etc.)	180	150	To complete 2002/03 programme and meet retentions	30	To commence next phase at Airbles Road
4 Home Safety & Security					
4.1 Door Entry	300	255	To complete 2002/03 programme	45	To progress ongoing programme
4.2 CCTV	90	0		90	Contribution towards North Motherwell project; to upgrade systems at the Jewel Scheme and Tannochside
4.3 Re-wiring	800	210	To complete 2002/03 programme	590	To progress ongoing programme and establish a programme to replace communal aerials with digital systems
4.4 Laundries	25	0		25	To commence a programme to replace laundry equipment
4.5 Lighting	10	0		10	To commence a programme to improve internal close lighting at Gowkthrapple
5 Community Care					
5.1 Adaptations	100	0		100	To address priority demand for extensive adaptations

* Subject to adjustment depending on final outturn on 2002/03 programme

South Division Continued

Project	Total Allocation £000	C/F Commitment *		Balance of Programme	
		£000	Description	£000	Description
5.2 Special Needs	100	0		100	To upgrade existing sheltered housing, progress asthma project and provide furnished accommodation for people with particular needs
6 Homelessness	200	0		200	To complete upgrading works at Airth Court
7 Housing Management					
7.1 IT Development	140	0		140	To develop housing IT systems
7.2 Decentralisation	50	0		50	To upgrade First Stop Shops at Wishaw and Motherwell
7.3 Disabled Access	50	0		50	Provision for Wishaw, Bellshill and Viewpark
8 Miscellaneous					
8.1 Retention Payments	120	120	Provisions for retentions	0	
8.2 Decoration/home loss	200	0		200	Provision for decoration allowances and home loss payments
8.3 Home Loans	100	0		100	Provision for home loan advances
8.4 Professional Fees	1,640	0		1,640	To meet the cost of professional fees on project research & design, site supervision etc.
Total	14,220	3,030		11,190	

* Subject to adjustment depending on final outturn on 2002/03 programme