

**AGENDA ITEM No. 3(a)**

NORTH LANARKSHIRE COUNCIL REPORT

To: <b>POLICY &amp; RESOURCES (PROPERTY) SUB-COMMITTEE</b>		<b>SUBJECT : COMPOSITE CAPITAL PROGRAMME 2001/2002</b>  <b>MONITORING REPORT</b> <b>1<sup>ST</sup> APRIL 2001 TO 20<sup>TH</sup> JULY 2001</b>  <b>PROPERTY</b>
From: <b>DIRECTOR OF HOUSING &amp; PROPERTY SERVICES</b>		
Date : 8 AUGUST 2001	Ref : BMW\CF	

**1. INTRODUCTION**

1.1 The purpose of this report is to provide a summary of the financial performance of the Property Unit capital programme for 2001/2002. The report includes information on current expenditure up to and including 20 July 2001 and provides a projected final expenditure position at the year-end. Supporting explanations are given for significant movements.

**2. SUMMARY OF FINANCIAL POSITION**

2.1 The current capital expenditure position for the Property Unit can be summarised as follows: -

Table 1. (£)

<u>Capital Schemes</u>	<u>Approved Programme 2001-02</u>	<u>Current Expenditure to 20-07-2001</u>	<u>Committed Expenditure to 20-07-2001</u>	<u>Projected Expenditure to 31-3-2002</u>
Property	2,517,000	233,000	2,026,000	2,529,000
Corporate	1,616,000	50,000	926,000	1,604,000
Programme Total	4,133,000	283,000	2,952,000	4,133,000

A comprehensive analysis containing information on individual projects by corporate theme is contained on Appendix 1.

**3. ANNUAL APPROVED PROGRAMME 2001-02**

3.1 The Composite Capital Programme 2001/2002 to 2003/2004 Report approved by the Policy and Resources Committee on 20 February 2001 presented an outline three year programme based on an estimated level of resources. In respect of the current year the approved resources allocated to this Division total £4,133,000.

3.2 This allocation is made up of two main programmes: - Departmental and Corporate, the Departmental allocation being £2,517,000 and the Corporate £1,616,000. The corporate programme assigned to this Department reflects corporate priorities and provides additional resources to assist in the effective management and maintenance of the Council's property assets.

**4. CURRENT EXPENDITURE TO 20-7-2001**

4.1 A total of £283,000 in expenditure payments was incurred up to 20<sup>th</sup> July 2001. This represents 7% of the total annual budget both departmental and corporate. The rate of actual expenditure spend is expected to accelerate sharply in coming months as committed works and projects are completed and charged.

**5. COMMITTED EXPENDITURE TO 20-7-2001**

- 5.1 A total of £2,952,000 of expenditure has been committed to date. This represents 71% of the annual budget.
- 5.2 The bulk of the commitment to date relates to maintenance and construction related projects reflecting strategic priorities for investment especially: - Upgrading and Improving Council Facilities  
Business and the Economy

**6. SPENDING PROPOSALS (FOR INFORMATION)**

- 6.1 Attached for further information purposes, are Appendices 2a – 2c, which reflect planned spending proposals to date in respect the aforementioned strategic investment priorities.

Appendix 2 (a): - proposals for Capitalisation of Central Repairs.  
(b): - proposals for the Commercial Property Programme  
(c): - proposals for the Retail Property Investment Programme.

The foregoing appendices detail proposals at this time and are indicative rather than exhaustive. Many of the programmes are in many ways reactive and accordingly these spending proposals may change in the course of the year in reaction to prevailing circumstances. Accordingly, the attached appendices are supplied for information purposes only and should not be taken as a commitment by the Department at this time.

**7. PROJECTED EXPENDITURE TO 31-03-2002 AND VARIANCE EXPLANATIONS**

- 7.1 Current projections indicate that the programmed resources available in 2001/02 will be fully utilised with anticipated outturn expenditure at 31<sup>st</sup> March 2002 as budget. Some significant project variances are projected however and are detailed below:-

➤	Lady Ann Training Centre	(16,000) Underspend	Project now complete with no further expenditure anticipated.
➤	Property & Land Disposal Programme	36,000 Overspend	Projected overspend due to higher than anticipated costs in respect of site servicing of housing plots at Dullator in Cumbernauld. The sale of these plots through a phased release is expected to generate a substantial capital receipts over the next two years.
	<u>Total</u>	<u>£20,000 Overspend</u>	

- 7.2 The estimated costs of current and planned commitments are regularly reviewed and as the year progresses and further information becomes available, it is considered likely this overspend will be offset by equivalent reductions identified elsewhere within the programme bringing expenditure back inline with resources.

**8. DETAILED CONSIDERATIONS**

- 8.1 As outlined in 7.1 above, the project known, as Lady Anne Training Centre is now complete with no further charges anticipated. It is accordingly proposed therefore that the £16,000 allocated to this project in the current year be re-allocated to the "Property & Land Disposal Programme" to assist in reducing the anticipated overspend on this project.

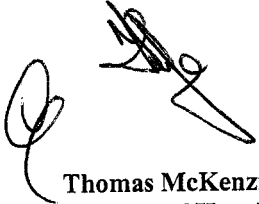
**9. FINANCIAL CONCURRENCE**

- 9.1 The Director of Finance concurs with the financial information contained in this report and has been fully involved in its preparation.

**10. RECOMMENDATION**

10.1 The Committee is asked to :-

1. note the financial position of the capital programme as at 20<sup>th</sup> July 2001,
2. approve the virement of funds, as specified in 8.1 above, and
3. refer the report to the Policy and Resources (Finance) Committee in respect of virement approval.



**Thomas McKenzie**  
**Director of Housing & Property Services.**

**HOUSING & PROPERTY SERVICES - PROPERTY UNIT**

	Revised Approved Programme	Current Expenditure To 20/7/2001	Committed Expenditure To 20/7/2001	Projected Expenditure To 31/3/2002	Projected Year-end Variance
	£'000	£'000	£'000	£'000	£'000
<b>Capital Schemes</b>					
Upgrading Office Accommodation - Corporate	200	-	145	200	-
Property Condition Surveys	75	-	-	75	-
Capitalisation of Central Repairs	1,308	181	1,293	1,300	8
Lady Anne Training Centre	16	-	-	-	16
<b>IMPROVEMENT REPAIR - ASBESTOS\ENERGY ETC. - Corporate</b>					
Energy Management	44	-	15	44	-
Water Quality	100	-	72	100	-
Demolition Fund	334	18	194	322	12
Asbestos Removal	100	-	100	100	-
<b>PROGRESS STRUCTURAL &amp; ASTHETIC - Corporate</b>					
Decoration Fund	250	-	175	250	-
Planned Maintenance (Condition Surveys)	75	-	-	75	-
CRA ; Health & Safety	258	29	186	258	-
<b>SubTotal Upgrading &amp; Improving Facilities</b>	<b>2,760</b>	<b>228</b>	<b>2,180</b>	<b>2,724</b>	<b>36</b>
Small Communities Property Initiatives	476	1	313	476	-
Development Initiatives Programme	83	-	40	83	-
Commercial Property Programme	158	7	126	158	-
Retail Property Investment Programme	88	10	86	88	-
Cumbernauld Business Centre Contribution	83	-	-	83	-
<b>Sub Total Business In The Economy</b>	<b>888</b>	<b>18</b>	<b>564</b>	<b>888</b>	<b>-</b>
Programme for Disabled Access - Corporate	200	-	16	200	-
<b>Sub Total Social Inclusion</b>	<b>200</b>	<b>-</b>	<b>16</b>	<b>200</b>	<b>-</b>
Energy Conservation (Energy Unit)	15	-	-	15	-
<b>Sub total Housing &amp; Environment</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>-</b>
IT Systems Development	52	22	26	52	-
IT Replacement Programme	25	-	1	25	-
Property & Land Disposal Programme	68	1	104	104	(36)
Site Acquisition Programme	70	12	39	70	-
Capital Receipts Initiatives - Corporate	55	3	22	55	-
<b>Sub Total Organisational &amp; Service Dev</b>	<b>270</b>	<b>37</b>	<b>191</b>	<b>306</b>	<b>(36)</b>
<b>TOTAL PROPERTY (DEPT &amp; CORPORATE)</b>	<b>4,133</b>	<b>283</b>	<b>2,951</b>	<b>4,133</b>	<b>-</b>
		7%	71%	100%	-

## PROGRAMME

Budget  
£000's

## CAPITALISATION OF CENTRAL REPAIRS

Our Lady's High, Cumbernauld (Phase 1)	Roofing
St Ambrose High School	Roofing
Glengowan Primary	Rewire
Tannochside Primary	Rewire
Clyde Valley H.S.	Replacement of Stenni Panelling
St Mary's Primary (Caldercruix)	Boiler Replacement
Pather Comm Centre	Reroof
Shotts Comm Centre	Replace Boiler etc
Summerlee	Roof Repairs Main Entrance
Pivot Comm Ed Centre	Floor Coverings
	Floor Coverings
Plains Welfare Centre	Windows
Kilsyth Library	Replace Windows and Fascia Boards
Garrell Vale Community Education Centre	Windows
Cleansing – Auchinlea Landfill Site	Office/Amenity Block, various areas showing evidence of woodworm, fungal decay and dampness
Ochilview House	Upgrade Fire Alarm/Emergency lighting
Monkland House	Upgrade Fire Alarm/Emergency lighting
Lochview House	Upgrade Fire Alarm/Emergency lighting
Chilterns Home	Upgrade Fire Alarm/Emergency lighting
Muirpark Home	Upgrade Fire Alarm/Emergency lighting
Burngreen Lodge	Upgrade Fire Alarm/Emergency lighting
Belhaven House	Upgrade Fire Alarm/Emergency lighting
Herbison House	Upgrade Fire Alarm/Emergency lighting

**APPENDIX 2(a) (Cont'd)**

**Budget**

**£000's**

Orbiston Adult Training Centre

Renew Heating Main Partial

Meadowside House

Remedial Works to lift

Edward Lawson Centre

Doors

IT Maintenance Integration

**1,000**

## PROGRAMME

Budget  
£000's

## COMMERCIAL PROPERTY PROGRAMME

171 Main Street, Bellshill	Roof Repairs
Coronation Road Industrial Estate, New Stevenston	Security Measures
Coatbank Street, Coatbridge	Additional palisade fencing to secure estate against pedestrian
8 Upper Mill Street, Airdrie	Replace Roof
9/11 Upper Mill Street, Airdrie	Replace Roof
12 Upper Mill Street, Airdrie	Replace Roof
16 Upper Mill Street, Airdrie	Replace Asbestos Roof
Coronation Road Industrial Estate, New Stevenston	Install Chimney Cowls - Anti Vandalism Measures
Dalziel Workspace & Training Centre	Staged replacement/remedial works Window Programme
9/13 Netherdale Road	Erection of fencing
7 Earn Avenue, Bellshill	Dilapidations
Fyne Avenue, Bellshill	Access Road Alterations
Laverock Road	
13 Earn Avenue	Dilapidation Work
Johnstone Street, Bellshill	Security lights
Chryston Business Centre	Security Entry System
Town Hall Business Centre	Decoration/Carpeting

**PROGRAMME****Budget****£000's****RETAIL PROPERTY INVESTMENT PROGRAMME**

Mincher Crescent, Motherwell (15)	Shop front
Deedes Street, Airdrie (78-80)	Roller shutters front & rear and refurb externally
Renfrew Street, Coatbridge (7, 11, 13)	Dilapidation Work
10 Manse Street, Coatbridge	Dilapidations
Northburn Avenue, Airdrie	Shop fronts & roller shutters
Manse Road, Motherwell (32)	Shop front
Main Street, Coatbridge (185 – 195)	Refurb Externally
Blairgrove Shopping Centre, 142 Coatbank Street	Roof Repairs