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**Report to Council**

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**Date of Meeting: 23rd September 2010**

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**Subject: Proposed New Council Housing at Alva and Tullibody**

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**Report by: Head of Community & Regulatory Services**

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**1.0 Purpose**

- 1.1. The purpose of this document is to provide Council with an indication of the scale cost and scope of the proposed new build and associated works and to seek approval by Council for the project.

**2.0 Recommendations**

- 2.1. It is recommended that Council approves :-
- a) building of new Council housing at the lock up site 80 -98 Newmills, Tullibody;
  - b) construction of new housing at the Dalmore Centre, Alva;
  - c) the refurbishment of property in Tullibody which will be carried out as part of the overall project and the
  - d) transfer of the Dalmore Centre site to the Housing Account at nil cost in part lieu of a commuted sum relating to the requirement for affordable housing on the former Alva school site.

**3.0 Considerations**

- 3.1. On the 11th December 2009 an expert group comprising COSLA, ALACHO, and the Scottish Government, conducted an assessment of applications under the "Incentivising new Council house building" programme. It was then confirmed that Clackmannanshire Council's application fully met their criteria and principles. Clackmannanshire were offered £600,000 to help construct 24 units.
- 3.2. On 11th February 2010 the Special Council meeting approved the HRA Budget 2010 and Capital Programme 2010/15. That report confirmed that delivery of new rented housing is compatible with the Council's requirement to meet the Scottish Housing Quality Standard by 2015. The report set out a 5

year capital programme which includes the intention to support investment in new housing alongside the mainstream programme.

- 3.3. In preparation for this bid and Council budget, members of the Housing Service met with the local Tenants Federation to discuss the proposal. The response to the bid from tenant representatives was that any new build proposal would be broadly positive, but that attaining the Scottish Housing Quality Standard and Local Clackmannanshire Standard remained the leading priority. This in principle approval is similarly delivered by the Council HRA capital and Revenue Report of 11th February 2010. This request has been accommodated within the capital programme.
- 3.4. Improving the supply of affordable housing is a key priority for the Council. It is intended that the restructured Services to Communities will look at the full range of options for Council to consider, aimed at a greater programme which builds on the initial project as outlined in this report for Alva and Tullibody.
- 3.5. Incentivising new Council housing is part of a wider direction of housing policy. The government green paper "Firm Foundations: The Future of Housing in Scotland" set out support for measures which increase the supply of new affordable housing. The commencement of new build will provide an economic stimulus to the construction sector during this time of economic downturn, as well as addressing the significant pressures on local authorities to increase the supply of affordable housing and improve quality of life for its residents.
- 3.6. The project is also consistent with a national momentum which has build up around "Fresh Thinking, New ideas" recently released for discussion by Scottish Government.
- 3.7. The bid centres upon two elements; firstly, continuing the regeneration of the Newmills/Orchard area of Tullibody with the proposed construction of around 16 homes for general needs. Ochil View Housing Association began this redevelopment process with the acquisition and demolition of 53/59 and 103/166 Newmills and the building of 40 new homes named Paterson Place.
- 3.8. The second element, centred upon Alva, is to provide 8 much needed homes for older people. Clackmannanshire has a now well publicised rising demographic for older people far exceeding the national average. Projections show an overall population rise of 24%, the third highest in Scotland and a 113% rise in the 75+ age group, the sixth highest in Scotland.
- 3.9. Projects such as those contained in this report will deliver new and improved housing with the latest in accessibility and fuel efficient standards. These projects will also utilise Council brownfield assets and help contribute to improving Alva town centre and The Orchard area.
- 3.10. Housing investment continues to support the Council's wider commitment to regenerating key communities by enabling new housing for local needs. It is anticipated that these proposals will continue this process. The anticipated benefits include;
  - The transformation of one of the most deprived areas in Clackmannanshire,

- Increase the proportion of adults who rate their neighbourhood as a good place to stay.
- Increase new house completions, to provide greater choice of accommodation for existing and new residents and to help stimulate the private sector by boosting the local economy,
- Increase the number of new affordable homes and reduce the current shortfall in affordable housing accommodation,
- Develop specialist housing for people with particular needs,
- Increase the proposition of new housing on Brownfield Land.
- Cash savings from more efficient service delivery. The procurement strategy will ensure projects are coordinated to reduce costs

3.11. The proposal to submit a bid sits within the wider considerations of the priorities in the HRA Business Plan. The evolution of the bid centred upon financial modelling which looked briefly at the options we have at our disposal, which included borrowing within prudential limits. Ultimately the final proposal is that the new housing sits within the wider capital programme and no additional net borrowing has been requested to facilitate the new build. As part of the initial bid criteria the Scottish Government evaluated the strain upon global HRA debt prior to approving the bid.

3.12. The scope of the project integrates 4 main elements:-

- Demolition and Site Investigation of 19 Lock Ups at 80-98 Newmills,
- Construction of 16 new houses for social rent in Tullibody,
- Comprehensive refurbishment works to 20 occupied flats at 1-19 and 21-39 The Orchard Tullibody,
- Build/ Redeveloping the Dalmore Centre to provide 8 new houses for social rent.

3.13. The bid provisional development costs of around £2,279,300 are supported by a Government Grant of £600,000. The Net cost of £1,679,300 is the Council contribution to the new build. The Council will also refurbish 20 flats at 1 -39 The Orchard at an additional cost of £665,000. It is anticipated that the costs for all 4 contracts will be in financial years 2010 to 2013.

3.14. Project costs are as follows;

	Tullibody	Alva	Total
Construction	£1,359,120	£653,580	£2,012,700
Fees	£174,100	£92,500	£266,600
Total	£1,533,220	£746,080	£2,279,300
Grant	£400,000	£200,000	£600,000

Net new build cost	£1,133,220	£546,080	£1,679,300
Refurbishment	£665,000	£0	£665,000
Total Council cost	£1,798,220	£546,080	£2,344,300

- 3.15. To facilitate the new housing we propose to proceed with demolition of lock ups at 80-89 The Orchard prior to the appointment of a design and build contractor for the new build. Work to demolish the 19 Lock Ups along with new build construction costs and Environmental works will be funded from the Housing Capital Programme.
- 3.16. The Council will seek to procure the remaining work on new build and refurbishment in an integrated manner to a single contractor, which best facilitates the phasing and coordination of the works. By this route we hope to achieve best value through procurement and to minimise disruption for the resident tenants at The Orchard.
- 3.17. The new housing will therefore be part of the regeneration of Newmills. The delivery of new and refurbished housing when complete, further offers the opportunity to look at options for the longer term future removal or refurbishment of the Council's remaining assets in the Newmills/Orchard area. An architect's impression of the new housing and location plan is included as an appendix to this report.
- 3.18. In addition to the above, we would hope to maximise opportunities for training and employment within the area as well as maximising opportunities for delivering economies of scale through procurement and maximising the outputs from public subsidy.
- 3.19. The new amenity housing favours the site at the Dalmore Centre Alva which is a former infant school circa 1886. The potential development of the site is part of Clackmannanshire Council's ongoing commitment to provide modern amenity housing throughout Clackmannanshire by utilising existing Brownfield sites. The site is relatively level and within reach of local amenities and transport routes.
- 3.20. The Dalmore site was recently listed by Historic Scotland and ongoing feasibility work for the site is subject to detailed forthcoming discussions with Historic Scotland. Again an architect's impression and site location plan is included as an appendix to this report.
- 3.21. The project design submitted in the bid seeks to deliver;
- Tullibody:- 16 x 2 bedroom x 3 person flats
  - Alva:- 4 x 1 bedroom x 2 person amenity houses  
4 x 2 bedroom x 3 person amenity houses

This design mix will now be subject to more detailed feasibility work currently underway.

- 3.22. Timescales are illustrative and will be confirmed as the contract progresses however the first completed units should be available in 2012. All costs stated

are provisional at this time subject to detailed feasibility work, cost planning and the tendering process.

#### 4.0 Sustainability Implications

- 4.1. The projects contained herein are consistent with Council policy on maximising development on brownfield sites and will be built to modern home energy conservation standards.

#### 5.0 Resource Implications

##### 5.1. *Financial Details*

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ✓

- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes ✓

##### 5.4. *Staffing*

#### 6.0 Exempt Reports

- 6.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No ✓

#### 7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities 2008 - 2011** (Please double click on the check box )

- |  |                          |
|--|--------------------------|
| The area has a positive image and attracts people and businesses         | ✓                        |
| Our communities are more cohesive and inclusive                          | ✓                        |
| People are better skilled, trained and ready for learning and employment | ✓                        |
| Our communities are safer  | <input type="checkbox"/> |
| Vulnerable people and families are supported                             | <input type="checkbox"/> |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/> |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/> |
| The environment is protected and enhanced for all                        | ✓                        |
| The Council is effective, efficient and recognised for excellence        | <input type="checkbox"/> |

**(2) Council Policies** (Please detail)

**Local Plan Policy Res 5 Affordable and Particular Needs Housing**

**8.0 Equalities Impact**

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes  No

**9.0 Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**10.0 Appendices**

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

1. Site location plan The Orchard Tullibody
2. Artist impression The Orchard Tullibody
3. Site location plan Dalmore Centre Alva
4. Artist impression Dalmore Centre
5. Council HRA Capital and Revenue report 11th February 2010

**11.0 Background Papers**

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

**Feasibility study Dalmore Centre- Machin Associates**

**New build brief cost plan- Fairbairns Construction Consultants**

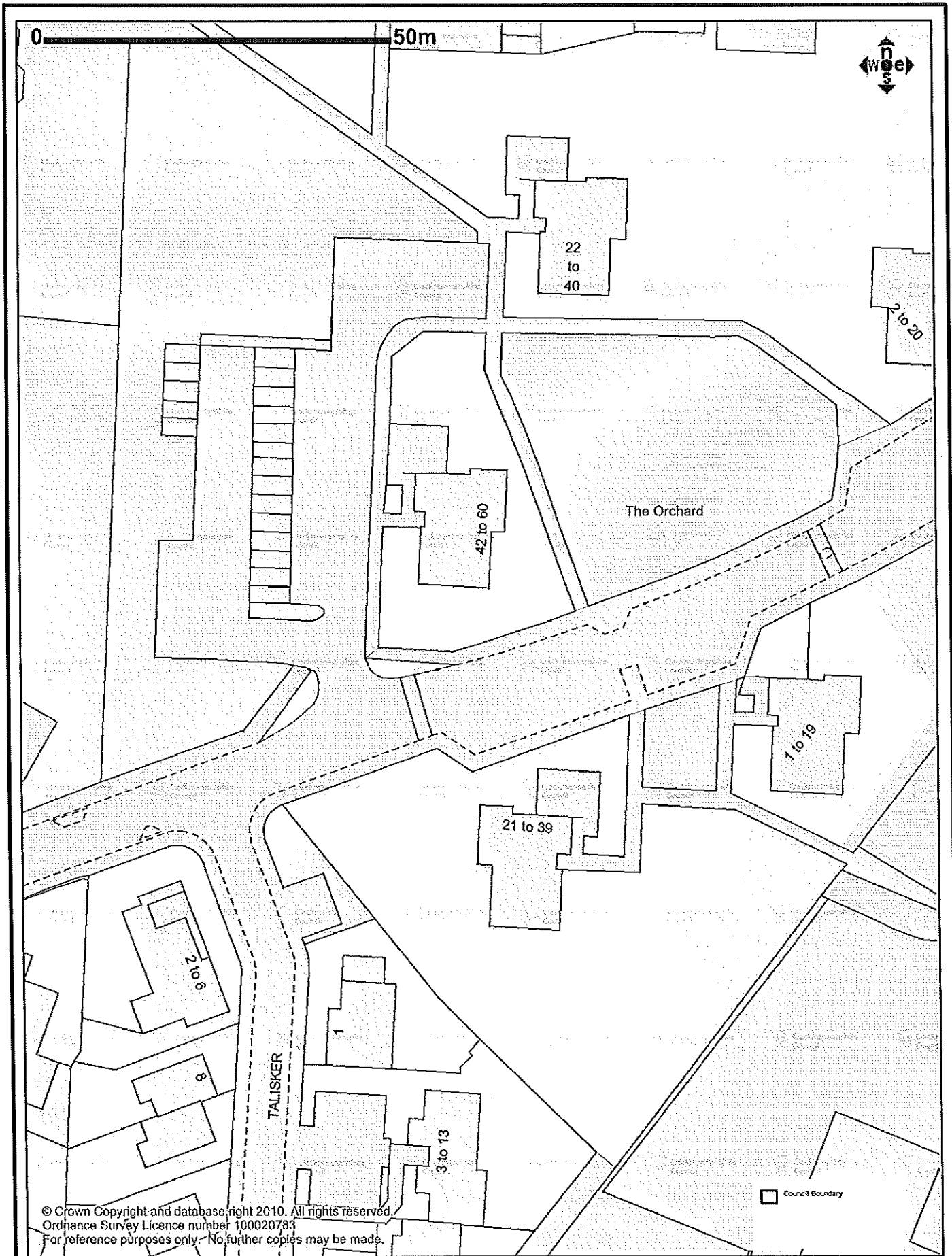
**Architectural feasibility drawings- Clackmannanshire Council Design & Property**

**Author(s)**

<b>NAME</b>	<b>DESIGNATION</b>	<b>TEL NO / EXTENSION</b>
Kenny Hutton	Housing Regeneration Service Manager (Interim)	2472

<b>Approved by NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
John Gillespie	Head of Community & Regulatory Services	
Garry Dallas	Director of Services to Communities	





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**Location Map The Orchard  
 Tullibody**  
 Lock Up New Build Site and 1-19/ 21-39  
 The Orchard

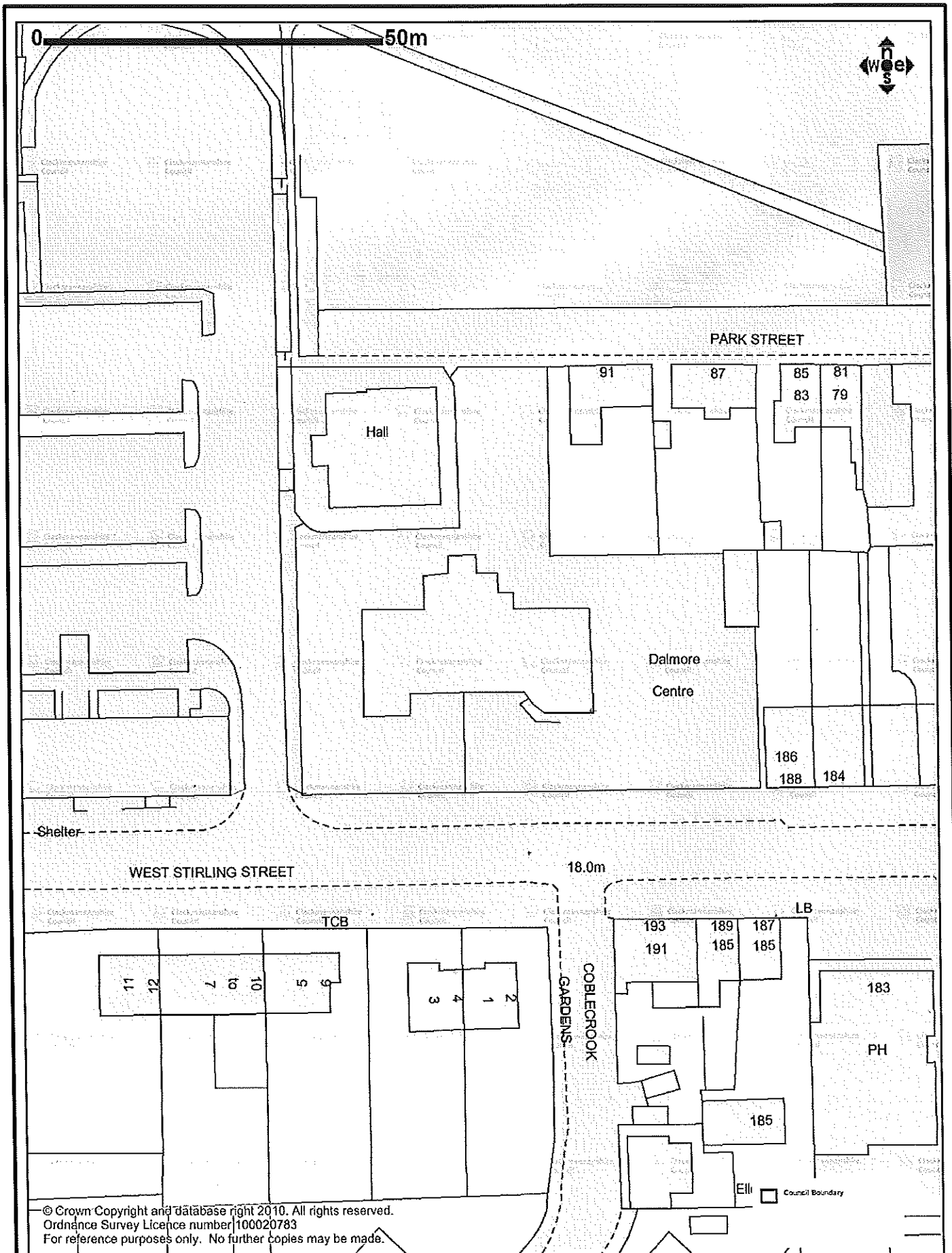


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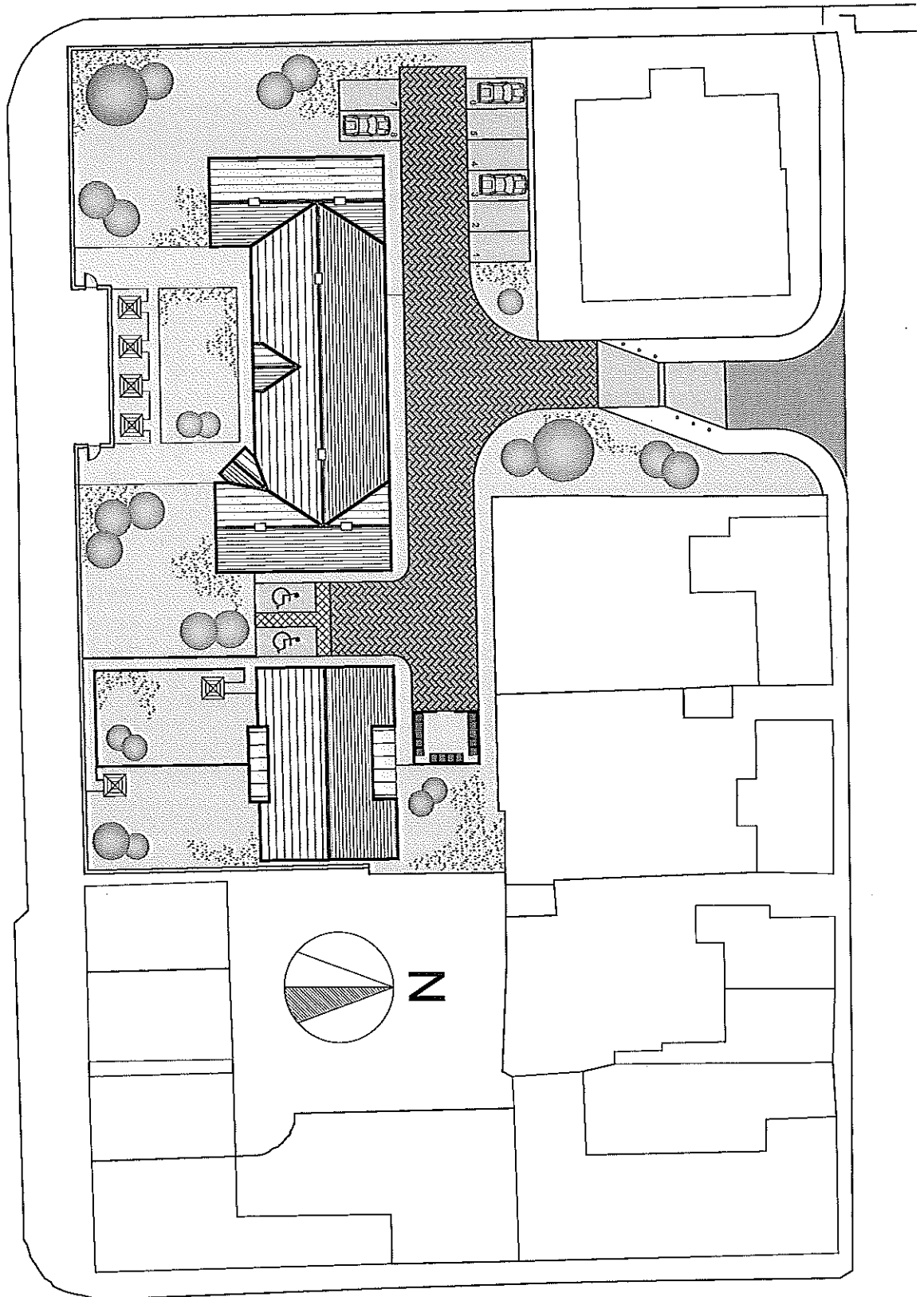
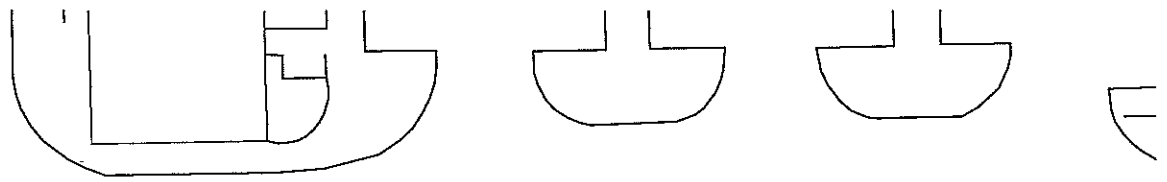


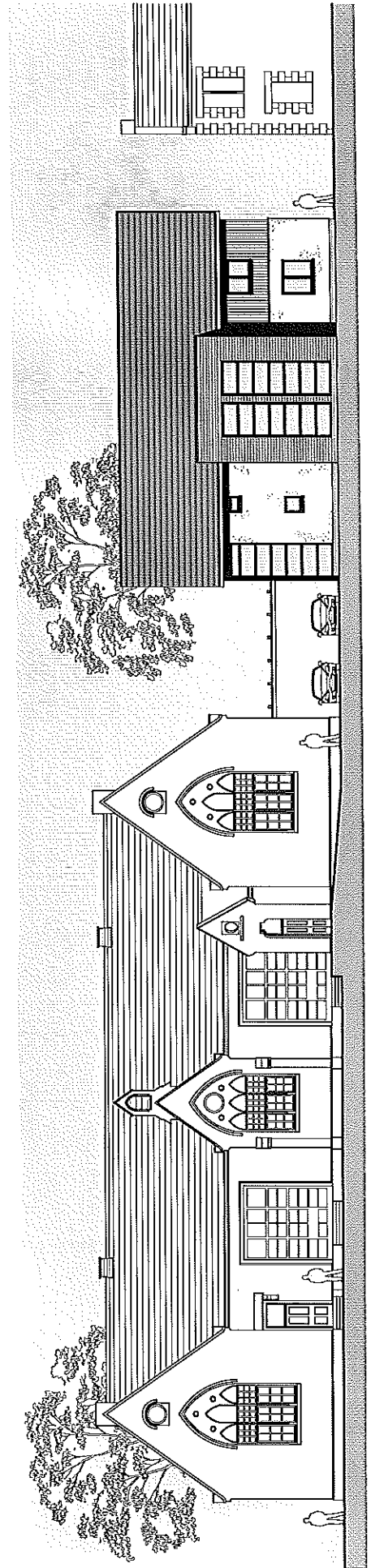
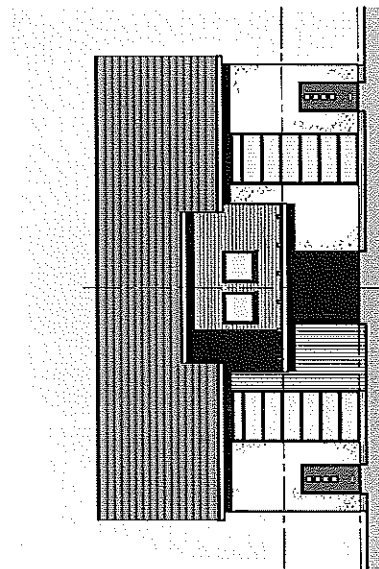
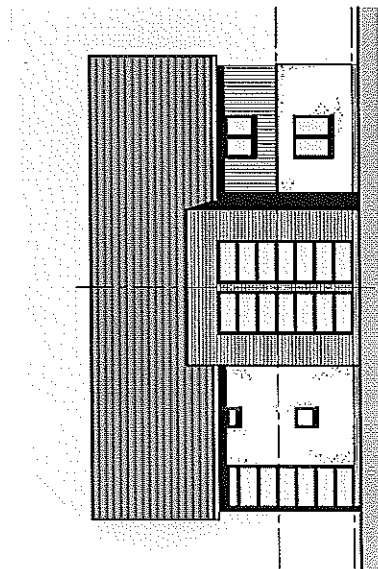
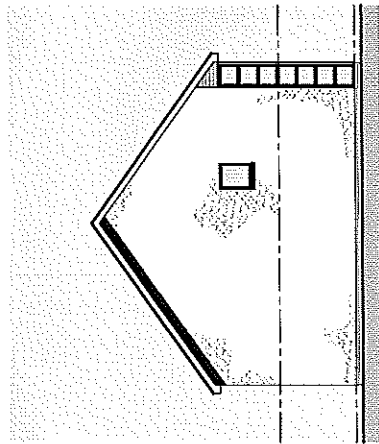
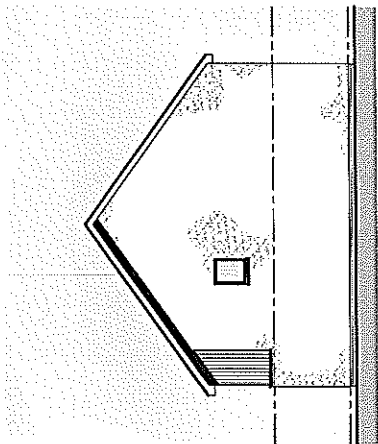
### Location Map

Dalmore Centre - Alva









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**Report to Special Council of 11th February 2010**

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**Subject: Housing Revenue Budget 2010/11 and Capital Programme  
2010/16**

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**Prepared by: Head of Housing and Senior Manager Finance**

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**1.0 PURPOSE**

- 1.1 This report presents the budget of income and expenditure for the Housing Revenue Account in the forthcoming financial year 2010/11. It highlights the key factors influencing the budget and outlines the main income and expenditure assumptions of the budget setting.
- 1.2 Recommended rent levels and other charges are set out in Section 3. Detailed information on the budget income and expenditure is shown in Appendix 1.
- 1.3 The report also considers the main issues that shape the 2010/11 to 2015/16 Housing Capital Programme, and presents in outline the proposed annual capital programme for the coming year, 2010/11, together with draft programmes for the next four years. The programme is outlined in Appendix 2.

**2.0 RECOMMENDATIONS**

- 2.1 It is recommended that Council:
- 2.2 Approve the budget on income and expenditure as set out in the report and Appendix 1.
- 2.3 Approve an increased level for Council house rents of 5.0% for financial year 2010/11.
- 2.4 Approve the same level of increase to be applied to charges for lock-ups, garage sites and the Travelling Persons' site.
- 2.5 Approve the proposed Housing (HRA) Capital Programme for 2010/11 as set out in Appendix 2.

**3.0 CONSIDERATIONS**

- 3.1 Scottish Housing Quality Standard (SHQS) Clackmannanshire Standard
  - 3.1.2 The Clackmannanshire delivery plan approved by Communities Scotland has been progressing well and the Council is on target for delivery of this stock

investment and Business Plan, which will ensure that all Council properties meet the SHQS by 2015 and sustain the standard to 2035.

3.1.3 The delivery of this plan will support the Council decision taken in December 2005, to retain the housing stock.

### 3.2 Clackmannanshire Standard

3.2.1 During the consultation on the SHQS delivery plan tenants concluded that their investment priorities exceeded the SHQS standard; with specific recommendations for full external door, kitchen and bathroom replacement programmes.

3.2.3 These recommendations have been central to the discussions with tenants on the Business Plan for the Council's housing management function. This sets out capital and revenue priorities over a 5 year period alongside long-term commitments on rent levels. The Business Plan was agreed by Council on 29th January 2009.

3.2.4 These tenant priority improvements will continue to roll forward into 2010/16 the projected 5-year Capital Programme directed at the SHQS and Clackmannanshire Standard.

3.2.5 The 2009/10 Capital Programme has seen substantial inroads being made into the delivery of the Clackmannanshire Standard. It is expected that by the end of the next financial year the kitchen programme will have been completed. This means that two of the major commitments to tenants, the door programme and the kitchen programme, will have been delivered.

3.2.6 Last year the Government invited bids from Councils for Government subsidy to build Council housing and to demonstrate that a new build programme would not conflict with the requirement for the SHQS to be achieved by 2015. Clackmannanshire Council were successful in securing £600K. A report on this project will be presented to Council in early course.

### 3.3 Capital Investment Fund and Prudential Borrowing

3.3.1 The viability and affordability of the capital account will continue to be based on receipts from house sales, borrowing, rent increases and use of balances.

3.3.2 The Council in its treasury management function will review annually the best mix of prudential borrowing and cash basis for investment in the housing stock.

3.3.3 Capital financing costs and interest on revenue balances are shifting all the time with changes in forecasts of reserves, borrowing and interest rates, therefore the budget for these may need to be need revised after the year-end. The Business Plan is being reviewed in the first half of the calendar year to review key assumptions and in the light of updated information from the house condition survey to be completed by June 2010. The plan also aims at delivering efficiencies within the Capital Programme itself.

### 3.4 Right to Buy Sales

3.4.1 The slump in the housing market as part of the wider economic crisis has seen the house sales rate during 2009/10 reduced by over 60%, with the shortfall made up principally from balances. It is envisaged that there will be no change in this downward trend during 2010/11.

3.4.2 The estimated drop in income of approximately £3.0 Million due to reduced house sales for this year and next represents a major challenge in the financial projections. This will require us to review our borrowing assumptions and reserves position on an ongoing basis.

### 3.5 Repairs and Maintenance

3.5.1 The Best Value Review of Repairs was agreed by Council in December 2008.

3.5.2 The related action plan aims to achieve efficiencies over the medium term to support the stock retention strategy and Business Plan.

3.5.3 For next year though the budget estimates reflect increasing expenditure due to higher tenant expectations, higher expenditure as a consequence of less demolitions being carried out and the current year budget projecting an overspend.

### 3.6 Supervision and Management

3.6.1 To support the Business Plan, phased reductions in this budget are necessary. Reductions are planned on an annual rolling scale of £20,000 minimum per year. Due to reduction in employee costs and central support costs this budget is reduced by £42K for next year.

### 3.7 Other Expenses

3.7.1 Under this heading there is a reduction in proposed expenditure of £41K.

### 3.8 HRA Revenue Income 2010/11

3.8.1 To support the stock retention strategy, work towards attainment of the SHQS, the Clackmannanshire Standard as well as delivering service priorities, business plan projections recommend rent levels set at 2% over the rate of inflation. This is supported by the Working Group of Tenant Representatives, the Tenants Federation and the Independent Tenant Advisor, and was the basis of extensive wider consultation with tenants during last year.

3.8.2 The rate of inflation this year has been rising since September to 2.9% in December. The proposed rent increase therefore is 5%.

3.8.3 The same increase is also proposed for Travelling Peoples Site, lock-ups and garage sites.

3.8.4 The projected base rental charges and other income are estimated at £14,026,916.

- 3.8.5 This means a projected balance of £734,415 is budgeted for and will transfer to the Capital Investment Fund for tenant priorities. Appendix 3 shows the HRA Accumulated Account.
- 3.8.6 In 2009/10 the average rent in Clackmannanshire is £53.86 per week as detailed in Appendix 4. Next year (2010/11) it will rise by £2.69 to £56.55. Considering the average in Scotland was already £57.06 in the last reporting year of 2009/10 and rises have occurred since, the new rent will remain below the new Scottish average.
- 3.9 Capital Programme Proposals 2010/16
- 3.9.1 Appendix 2 gives details of programme expenditure proposals. These are shown in the format directed by the SHQS and the Government's reporting requirements.
- 3.9.2 The 5-year capital programme proposals continue the Council's progress towards meeting the SHQS as detailed in the Standard Delivery Plan as well as the enhanced Clackmannanshire Standard. It is expected that by the end of 2010/11 the kitchen programme will be completed.
- 3.9.3 Disabled adaptations and conversions, though not part of the SHQS, represent key priorities in enabling people with particular needs to remain in their homes. This expenditure area is constantly reviewed to ensure peoples' needs are met. Telecare which is anticipated to be the subject soon of a report to Council is also contained within the budget.
- 3.9.4 As mentioned in paragraph 3.2.6 the programme also includes the Council's expenditure on the proposed new build of 24 units.
- 3.9.5 Provision is also being made in 2011/12 and 2012/13 for a new Housing Business Management System as the current suppliers, because of their business restructuring, have given notice of withdrawal of support for the Anite system. This tender is subject to European tendering rules.
- 3.10 Consultation
- 3.10.1 The statutory rights of tenants to consultation on rent setting are contained in the Housing (Scotland) Act 2001.
- 3.10.2 The commitment to comprehensive tenant consultation was a feature of the work of the Stock Options Appraisal and Standard Delivery Plan.
- 3.10.3 Tenant participation supported by an Independent Tenant Advisor has continued into the business planning discussions including a Tenants Working Group, this group will be meeting with Housing and Finance Services staff to participate in the review of the Business Plan.
- 3.10.4 The proposed rent increase for 2010/11 comes out of the wide tenant consultation.
- 3.10.5 The Tenants' Annual conference is scheduled for Summer 2010 at which tenants will reflect on progress of the SHQS and Clackmannanshire Standard.

**4.0 SUSTAINABILITY IMPLICATIONS**

4.1 The sustainability implications of this report are comprehensively positive in terms of community participation, the local economy, energy efficiency, the environment, asset management and human resources.

**5.0 RESOURCE IMPLICATIONS**

5.1 Financial

5.1.1 As set out in the report.

5.2 Staffing

5.2.1 As set out in the report.

**6.0 DECLARATIONS**

6.1 The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities 2009 - 2011** (Please tick )

- The area has a positive image and attracts people and businesses
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

(2) **Council Policies** (Please detail)

Housing Stock Retention Policy 2006

**7.0 EQUALITIES IMPACT**

7.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes  No

**8.0 LEGALITY**

8.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers Yes

**Approved by**

<b>NAME</b>	<b>DESIGNATION</b>	<b>SIGNATURE</b>
John Gillespie	Head of Housing	(Signed: J Gillespie)
Susan MacKay	Finance Manager	(Signed: S MacKay)
Angela Leitch	Chief Executive	(Signed: A Leitch)

	Proposed Budget 2009/10 £	Revised Budget 2009/10 £	Proposed Budget 2010/11 £
<b>Repairs &amp; Maintenance</b>			
Private Contractors	250,000	250,000	392,041
Void Houses	985,000	985,000	999,775
General Maintenance	1,950,747	1,950,747	1,980,008
Cyclical Maintenance	746,877	746,877	758,080
Pathways	50,000	50,000	0
Gas Contract	340,000	340,000	345,100
Solid Fuel Contract	4,300	4,300	0
<b>Total</b>	<b>4,326,924</b>	<b>4,326,924</b>	<b>4,475,004</b>
<b>Supervision &amp; Management</b>	<b>4,413,122</b>	<b>4,341,921</b>	<b>4,371,240</b>
<b>Capital Financing Costs</b>			
Principal Repayments	1,525,713	1,527,164	1,505,410
Interest Payments	2,053,137	1,723,409	1,860,993
Loans Fund Expenses	24,149	29,282	21,845
	<b>3,602,999</b>	<b>3,279,855</b>	<b>3,388,248</b>
<b>Other Expenses</b>			
Insurance	256,846	256,846	250,000
Stair Lighting	15,000	15,000	10,000
Void Rent Loss	220,000	220,000	262,500
Grounds Maintenance	61,106	61,106	62,023
Garden Aid Scheme	100,508	100,508	102,016
Special Uplifts	125,701	125,701	127,587
Pest Control	12,500	12,500	12,688
Contribution to Bad Debts	300,000	300,000	225,000
Miscellaneous Expenses	3,000	3,000	3,045
Council Tax Empty Properties	5,000	5,000	3,150
	<b>1,099,661</b>	<b>1,099,661</b>	<b>1,058,009</b>
<b>Total Expenditure</b>	<b>13,442,706</b>	<b>13,048,361</b>	<b>13,292,501</b>
<b>Income</b>			
Rents	(13,228,100)	(13,228,100)	(13,912,899)
Other Income	(43,625)	(43,625)	(44,279)
Interest on Revenue Balances	(355,201)	(36,443)	(69,738)
	<b>(13,626,926)</b>	<b>(13,308,168)</b>	<b>(14,026,916)</b>
<b>Net Expenditure</b>	<b>(184,220)</b>	<b>(259,807)</b>	<b>(734,415)</b>

SUMMARYEXPENDITURE

	Proposed Budget 2009/10 £	Revised Budget 2009/10 £	Proposed Budget 2010/11 £
EMPLOYEE COSTS	2,744,292	2,744,292	2,718,113
PREMISES RELATED EXPENDITURE	23,699	23,699	22,886
TRANSPORT RELATED EXPENDITURE	62,869	62,869	62,290
SUPPLIES & SERVICES	12,467	12,467	11,117
ADMINISTRATION	165,352	165,352	211,086
COMPUTER CHARGES	138,582	138,582	138,582
THIRD PARTY PAYMENTS	216,098	216,098	219,947
TRANSFER PAYMENTS	0	0	0
SUPPORT SERVICES	1,233,158	1,161,957	1,173,577
TOTAL EXPENDITURE	4,596,517	4,525,316	4,557,598
<u>INCOME</u>	(183,395)	(183,395)	(186,358)
NET EXPENDITURE	4,413,122	4,341,921	4,371,240
	4,371,240		

Proposed Housing Capital Programme 2009/15					APPENDIX 2		
	2010/11	2011/12	2012/13	2013/14	2014/15		
SHQS Elements							
Tackling Serious Deterior							
Primary Building Elements							
Structural Works	£ 150,000.00	£ 150,000.00	£ 150,000.00	£ 85,000.00	£ 85,000.00		
Secondary Building Elements							
DPC & Rot Works	£ 25,000.00	£ 25,000.00	£ 25,000.00	£ 21,000.00	£ 21,000.00		
Roofs/Rainwater/External Walls	£ 525,000.00	£ 325,000.00	£ 175,000.00	£ 175,000.00	£ 505,000.00		
External Doors etc	£ -	£ -	£ -	£ -	£ -		
Windows	£ -	£ -	£ -	£ 71,000.00	£ 180,000.00		
Energy Efficiency							
Full Efficient Central Heating	£ 555,000.00	£ 573,300.00	£ 573,300.00	£ 845,000.00	£ 827,000.00		
Modern Facilities & Services							
Kitchen Renovation	£ 232,000.00	£ 289,000.00	£ 289,000.00	£ 269,000.00	£ 269,000.00		
Bathroom Renovation	£ 2,249,600.00	£ 3,021,850.00	£ 1,198,732.00	£ 1,457,585.00	£ 144,288.00		
Related Capital Enhancements	£ -	£ -	£ -	£ -	£ -		
Healthy Safe & Secure							
Safe Electrical Systems	£ 446,000.00	£ 474,000.00	£ 376,000.00	£ 376,000.00	£ 376,000.00		
Communal Areas (Environmental)	£ 150,000.00	£ 100,000.00	£ 50,000.00	£ 100,000.00	£ 100,000.00		
<b>Total SHQS Expenditure</b>	<b>£ 4,332,600.00</b>	<b>£ 4,938,150.00</b>	<b>£ 2,817,032.00</b>	<b>£ 3,399,585.00</b>	<b>£ 2,507,288.00</b>		
NON SHQS ELEMENTS							
Particular Needs Housing (PTC)							
Conversions & Upgrades	£ 50,000.00	£ 50,000.00	£ 50,000.00	£ 50,000.00	£ 50,000.00		
Disabled Adaptations - Including Telecare	£ 200,000.00	£ 200,000.00	£ 200,000.00	£ 200,000.00	£ 200,000.00		
Area Improvements - New Build Environmental	£ 100,000.00	£ 150,000.00	£ -	£ -	£ -		
External Lead Pipe Replacements	£ 50,000.00	£ 50,000.00	£ 50,000.00	£ -	£ -		
Demolition - Including New Build Land Assembly	£ 150,000.00	£ 150,000.00	£ -	£ -	£ -		
Feasibility Work	£ 30,000.00	£ 20,000.00	£ 20,000.00	£ 20,000.00	£ 20,000.00		
Council New Build Housing (Transforming Communities)	£ 260,000.00	£ 1,221,000.00	£ 50,000.00	£ -	£ -		
Housing Business Management System	£ 265,000.00	£ 265,000.00	£ -	£ -	£ -		
Other Costs	£ -	£ -	£ -	£ -	£ -		
<b>Total Non SHQS Expenditure</b>	<b>£ 1,105,000.00</b>	<b>£ 2,106,000.00</b>	<b>£ 370,000.00</b>	<b>£ 270,000.00</b>	<b>£ 270,000.00</b>		
<b>Total Projected Programme Expenditure (excluding Carryover)</b>	<b>£ 5,437,600.00</b>	<b>£ 7,044,150.00</b>	<b>£ 3,187,032.00</b>	<b>£ 3,669,585.00</b>	<b>£ 2,777,288.00</b>		
<b>Total Projected 2009/10 Carryover</b>	<b>£ 2,322,000.00</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>		
<b>Total Gross Expenditure</b>	<b>£ 7,759,600.00</b>	<b>£ 7,044,150.00</b>	<b>£ 3,187,032.00</b>	<b>£ 3,669,585.00</b>	<b>£ 2,777,288.00</b>		

Appendix 3

HRA accumulated account

		<b>£000</b>
<b>Actual accumulated balance</b>	<b>31/3/09</b>	<b><u>£6,051</u></b>
Projected surplus (Nov 2009)	2009/10	£65
Projected CFCR (Nov 2009)	2009/10	(£2,560)
<b>Projected accumulated balance</b>	<b>31/3/10</b>	<b><u>£3,556</u></b>
Draft Budget	2010/11	£734
Projected CFCR	2010/11	(£2,440)
<b>Projected accumulated balance</b>	<b>31/3/11</b>	<b><u>£1,850</u></b>

**Proposed Average Rent Charges  
2010/11**

**APPENDIX 4**

<b>House &amp; Flats</b>	<b>Increase for 2010/11 5.00%</b>	<b>Revised Charge 2010/11</b>	<b>2009/10</b>
1 Apartment	£2.57	£53.90	£51.33
2 Apartment	£2.63	£55.20	£52.57
3 Apartment	£2.69	£56.54	£53.85
4 Apartment	£2.75	£57.73	£54.98
5 Apartment	£2.82	£59.17	£56.36
6 Apartment	£2.91	£61.12	£58.21

Average weekly rent 2010/11 (48 weeks)	£56.55
Average weekly rent 2009/10 (48 weeks)	£53.86
<b>Increase</b>	<b>£2.69</b>

