

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead Housing and Employability

Council : 29 January 2020

**Subject: Housing Revenue Account Budgetary Control Report
 to 31 December 2019 (Period 9)**

1. Purpose

- 1.1** The purpose of the report is to provide members with an update on the financial performance to 31 December 2019 (Period 9) of the HRA revenue and capital budgets for 2019/20.

2. Recommendations

- 2.1** Members are asked to:

- i) note the contents of this report which shows the revenue budget forecast to underspend against budget by £0.039m (0.09%) at the year-end; and
- ii) note the net projected annual position in relation to relevant capital projects which is highlighting a variance of £12.441m (20.0%) due to projected net slippage of £13.394m (21.5%) and an overspend of £0.953m (-1.5%).

3. Background

Revenue

- 3.1** At the meeting of West Dunbartonshire Council on 14 February 2019, Members agreed the revenue estimates for 2018/2019 and a total budget of £43.204m.

Capital

- 3.2** At the meeting of Council on 14 February 2019, Members also agreed the updated Capital Plan for 2019/20 which has been augmented by slippage from 2018/19 to produce a total planned spend for 2019/20 of £62.316m.

4. Main Issues

Revenue

- 4.1** The budgetary position for HRA Revenue is provided in Appendix 1 with information on projected variances valued at more than £0.050m being provided as Appendix 2, and shows a projected underspend of £0.039m.

Capital

- 4.2** The HRA capital summary position is shown in Appendix 3. Information on projects that are highlighted as being within the red and amber categories are provided in Appendices 4 & 5. Appendix 6 provides information on all the remaining projects which are categorised as being within the Green category. A summary of anticipated resources is shown in Appendix 7. The analysis shows that for the in-year planned spend there is currently a projected in-year variance of £12.441m which relates to net anticipated slippage of £13.394m and an overspend of £0.953m. The net slippage comprises £18.394m delayed spend offset by £5.000m accelerated spend.
- 4.3** From the analysis within appendix 4, it can be seen that there are four projects with forecast material slippage, as listed as follows:

Project Name	Slippage (£m)
Doors/Window Component Renewals	0.648
Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)	0.535
Projects to deliver housing policies/strategies (Buy Backs)	1.479
Affordable Housing Supply Programme	10.733

- 4.4** The Strategic Housing Investment Plan (SHIP) 2018-2023, outlining West Dunbartonshire's Affordable Housing Supply Programme (AHSP) through the More Homes West Dunbartonshire approach was approved by the Housing and Communities Committee in November 2018 with an updated budget being approved at Council on 14 February 2019. An update on the programme and progress on each site was provided to the Housing and Communities Committee on the 6 November 2019. At this point costings for the various sites within the AHSP are being finalised as part of the procurement processes for these sites.
- 4.5** Current projections of costs are showing that the St Andrews site is expected to be over budget by around £1.417m, Aitkenbar to be under budget by £0.431m, Creveul Court to be under budget by £0.014m, Haldane to be over budget by £0.447m and Dumbarton Harbour to be over by £0.921m. Officers have been successful in securing additional Scottish Government grant income totalling £0.339m for the Aitkenbar and Haldane sites which partially offsets some of this overspend. Currently the underspends and additional grant income projected don't match the projected overspend. Officers will pursue, where appropriate, additional grant funding for future sites. Once further costings are available and confirmation of final grant allocations are known, it may be necessary to seek Council permission to vire funds between budgets within the AHSP and/or to accelerate funds from planned future years spend within the AHSP.

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 Other than the financial position noted above, there are no financial implications of the budgetary control report. There are no procurement implications arising from this report.

7. Risk Analysis

7.1 The main financial risks to the ongoing financial position relate to unforeseen cost being identified between now and the end of the financial year. This can affect all service areas.

8. Equalities Impact Assessment (EIA)

8.1 The report is for noting and therefore no Equalities Impact Assessment was completed for this report.

9. Consultation

9.1 The views of both Finance and Legal services have been requested on this report and both have advised there are neither any issues nor concerns with the proposal. As the report is for noting no further consultation is envisaged.

10. Strategic Assessment

10.1 Proper budgetary control and sound financial practice are cornerstones of good governance and support Council and officers to pursue the five strategic priorities of the Council's Strategic Plan. This report forms part of the financial governance of the Council. This report is for noting and, therefore, does not directly affect any of the strategic priorities.

Peter Barry
Strategic Lead – Housing and Employability
Date: 20 January 2020

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Appendices: Appendix 1 - Budgetary Position (Revenue)
Appendix 2 - Variance analysis (Revenue)
Appendix 3 - Budgetary Position (Capital)

Appendix 4 - Variance analysis Red Projects (Capital)
Appendix 5 - Variance analysis Amber Projects (Capital)
Appendix 6 - Variance analysis Green Projects (Capital)
Appendix 7 - Resources (Capital)

Background Papers: None

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2019/2020

Appendix 1

PERIOD END DATE

31/12/2019

Subjective Summary	Total Budget 2019/20 £000	Spend to Date 2019/20 £000	Forecast Spend £000	Forecast Variance 2019/20 £000 %		Annual RAG Status
Employee Costs	5,232	4,084	5,202	(30)	-1%	↑
Property Costs	1,776	1,330	1,809	33	2%	↓
Transport Costs	83	46	78	(5)	0%	↑
Supplies, Services And Admin	308	164	350	42	14%	↓
Support Services	2,557	1,939	2,585	28	1%	↓
Other Expenditure	404	318	450	46	11%	↓
Repairs & Maintenance	12,088	7,478	12,130	42	0%	↓
Bad Debt Provision	1,060	797	1,060	0	0%	→
Void Loss (Council Tax/Lost Rents)	870	556	715	(155)	-18%	↑
Loan Charges	18,826	14,120	18,826	0	0%	→
Total Expenditure	43,204	30,832	43,205	1	0%	↓

House Rents	41,517	31,141	41,522	(5)	0%	↑
Lockup Rents	231	169	225	6	3%	↓
Factoring/Insurance Charges	1,170	892	1,189	(19)	-2%	↑
Other rents	123	74	114	9	7%	↓
Interest on Revenue Balance	62	69	93	(31)	-50%	↑
Miscellaneous income	101	31	101	0	0%	→
Total Income	43,204	32,376	43,244	(40)	0%	↑

Net Expenditure	0	(1,544)	(39)	(39)
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WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2019/2020
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE

31/12/2019

PERIOD

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Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status
	£000	£000	£000	%

VOID LOSS	870	715	(155)	-18%	↑
Service Description					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
Variance Narrative					
Main Issues	One of the main reasons for this favourable variance relates to an underspend on the cost of void council tax. This budget has been set too high, since it included properties which were previously identified for demolition.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated.				

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

MONTH END DATE 31 December 2019

PERIOD 9

Project Status Analysis	Project Life Status Analysis				Current Year Project Status Analysis					
	Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status	Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status		
Red										
Projects are forecast to be overspent and/or experience material delay to completion	5	20.0%	19,733	38.6%	5	20.8%	13,710	49.6%		
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	2	8.0%	7,214	14.1%	2	8.3%	2,357	8.5%		
Green										
Projects are on target both in relation to overall budget and the forecast stages in the project life cycle and no issues are anticipated at this time	18	72.0%	24,235	47.4%	17	70.8%	11,553	41.8%		
TOTAL EXPENDITURE	25	100%	51,182	100%	24	100%	27,620	100%		
Project Status Analysis	Project Life Financials				Current Year Financials					
	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Re-Phasing £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	116,869	19,733	116,869	0	40,464	13,710	27,663	(12,801)	(13,394)	593
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	12,700	7,214	12,406	(294)	2,800	2,357	3,160	360	0	360
Green										
Projects are on target both in relation to overall budget and the forecast stages in the project life cycle and no issues are anticipated at this time	79,210	24,235	79,204	(6)	19,052	11,553	19,052	0	0	0
TOTAL EXPENDITURE	208,779	51,182	208,479	(300)	62,316	27,620	49,875	(12,441)	(13,394)	953
TOTAL RESOURCES	208,779	51,182	208,479	300	62,316	27,620	49,875	12,441		
NET EXPENDITURE	0	0	0	(0)	(0)	(0)	0	0		

31 December 2019

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4

Projects to deliver housing policies/strategies (Buy Backs)						
Project Life Financials	3,714	1,000	13%	3,714	0	0%
Current Year Financials	2,197	483	0%	718	(1,479)	-67%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
Main Issues / Reason for Variance						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. With several key stakeholders involved, this does mean that there is potential for slippage.						
Mitigating Action						
Additional staffing resources are now in place which will allow officers to increase efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage. The policy has been refreshed and expanded to help achieve the key strategic aim.						
Anticipated Outcome						
Budget unlikely to meet full spend. Officers will endeavour to maximise spend and minimise slippage. Remaining balance will be required to be rephased into 2020-21 for planned buy-backs unable to complete within the current financial year.						

5 Affordable Housing Supply Programme						
Project Life Financials	96,924	15,398	16%	96,924	0	0%
Current Year Financials	33,984	11,459	34%	23,330	(10,654)	-31%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date		31-Mar-24 Forecast End Date		31-Mar-24	
Main Issues / Reason for Variance						
<p>The delivery of the Council's Affordable Housing Supply Programme has a number of complexities and interdependent actions including statutory which impact on the delivery programme specifically in advance of the construction site start. In addition, the delivery of all the new homes through each of the specific projects will always straddle two financial years and therefore is not always consistent with the format of annual reporting. Current projections for sites where the contract price has been received, are showing that the St Andrews site is expected to be over budget by around £1.417m, Aitkenbar to be under budget by £0.431m, Creveul under by £0.014m, Haldane over by £0.447m and Dumbarton Harbour to be over by £0.921m. Officers have been successful in securing additional grant income totalling £0.339m for the Aitkenbar and Haldane sites which partially offset some of this overspend. Currently the underspends and additional grant income projected don't match the overspend. Once further costings are known it may be necessary to seek Council permission to vire funds between budgets within the AHSP and/or to accelerate funds from planned future years spend within the AHSP. Site update are as follows:</p> <p>St Andrews School - This development will provide 126 units in total. This site will now fully be developed by the Council and all units used for council housing. This project is on site and is anticipated to complete in March 2021. Due to unforeseen ground conditions and the requirement for a detailed remediation strategy, the costs for this project will be £1.417m above budget. Works are progressing quickly on site so it is likely that payments due prior to 31/3/20 will be £5m higher than anticipated when budget was phased.</p>						

**WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT RED STATUS**

APPENDIX 4

MONTH END DATE

31 December 2019

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

Dumbarton Harbour - The Housing Development Team are engaged with Turner Townsend and have agreed the design specification for the delivery of the 45 units. In meetings with Cullross and Turner Townsend, it emerged that a number of project costs had increased by an additional £0.921m, significantly in relation to the market conditions at present being higher now due to the level of demand on services. Following an options appraisal and discussion at the More Homes West Dunbartonshire Project Board it was considered that it was still viable to proceed as the cost per unit is still lower than the average cost per unit across our other new build projects. This has had the effect of delaying the site start to November 2019 with anticipated slippage into 20/21 of £2.159m.

Creveul Court, Alexandria Town Centre - This development will see a 22 unit development of flats with lifts and bungalows. A key principle for the design is to build on the housing need already satisfied through the adjacent Caledonia/Dunbritton Housing Association's Kippen Dairy development and meet any unmet need particularly in relation to older person's accommodation. Completing demolition and actions to get onsite took longer than anticipated, however the development is now progressing quickly and spend will be incurred within the next 5 months. Slippage of £0.705m will be required to be carried forward into 20/21.

Haldane Development - The project is on-site since October 2019. Site demolition and subsequent site investigation took longer than expected however the development is now progressing well. It is anticipated that slippage of £4.374m will be required to be carried forward into 20/21.

Clydebank East - Burnfield Demolition started on-site in June 2019 and work is progressing well. The demolition is programmed to take until June 2020. This is a difficult site with a substation relocation and complex underground connections running through it. It is also in close proximity to the new Yoker-Renfrew bridge and to ensure it is complimentary to this, the design stage for new build housing is still ongoing. For this reason, slippage of £2.451m is anticipated to be carried forward into 20/21.

Aitkenbar Primary School - The project is now on-site as of 14 October 2019. Project is now progressing well, however delays to getting on site and need for relocation of two community groups using the community hut, will mean that slippage of £6.041m will be required to be carried forward into 20/21.

Queens Quay, Site B, Clydebank - A Planning Application for Site A and B comprising of a total of 146 flatted units (29 WDC units included within this) was made in December 2018 and planning approval was received from the March 2019 Planning Committee. Council, at the 26 June 2019 meeting, approved the use of the Council's General Services Capital Regeneration Fund to fund the construction of the four commercial units within the affordable housing development to assist with the delivery of this project. This is a complex project involving a range of stakeholders including WDC, CRL, CCG, Wheatley Group, Cube Housing Association, Clydebank Housing Association and Scottish Government. It is anticipated that slippage of £0.786m will be required to be carried forward into 20/21.

Queens Quay, Site C, Clydebank - The Council is currently developing a design to deliver a projected 31 family type homes on this site to complement the housing mix within sites A and B. It is anticipated more detail will be available for the May meeting of the Housing and Communities Committee.

Mitigating Action

The process of getting on-site with a new build project is highly complex and reliant on a number of interdependent actions, therefore it has not been possible to mitigate this slippage. Progress of projects are regularly reported to the More Homes Project Board and discussed in detail with the aim to achieve best outcome achievable while mindful of the importance of delivering projects timeously. The majority of the budget is spent once projects are onsite so spend should now start to pick up significantly but slippage will be unavoidable.

Anticipated Outcome

The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.

TOTAL RED						
Project Life Financials	116,869	19,733	17%	116,869	0	0%
Current Year Financials	40,464	13,710	34%	27,663	(12,801)	-32%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT AMBER STATUS

APPENDIX 5

MONTH END DATE

31 December 2019

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

1

Void Capital						
Project Life Financials	11,500	7,208	63%	11,500	0	0%
Current Year Financials	2,500	2,351	94%	3,054	554	22%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
Demand has been greater than originally budgeted, resulting in an overspend of £0.554m. However, the spend this year is significantly less than last year and it is anticipated that this pattern will continue into future years, with a reduction in spend.						
Mitigating Action						
Officers will continue to manage this programme.						
Anticipated Outcome						
Project to complete on budget as planned.						

2

Targeted SHQS Compliance Works						
Project Life Financials	1,200	6	1%	906	(294)	-25%
Current Year Financials	300	6	2%	106	(194)	-65%
Project Description	This budget is to focus on work required to maintain the SHQS compliance with WDC housing					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
This budget is to address work required for those properties in SHQS abeyance. Despite efforts to engage, owner refusals are impacting on progress and tenant response/accessibility is an issue also. For this reason, it is likely that an in-year underspend of £0.194m will occur. This is in addition to the £0.100m underspend identified in 2018/19 which totals £0.294m of an overall underspend across the project life.						
Mitigating Action						
Officers will continue to pursue those propoerties in abeyance in an effort to maximise spend.						
Anticipated Outcome						
Project to complete under budget.						

TOTAL AMBER						
	Project Life Financials	12,700	7,214	57%	12,406	(294) -2%
	Current Year Financials	2,800	2,357	84%	3,160	360 13%

APPENDIX 6

31 December 2019

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2	Housing Asset Management						
	Project Life Financials	694	99	14%	694	0	0%
	Current Year Financials	86	40	47%	86	0	0%
	Project Description	Priority projects as advised by Housing Management					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Overall, it is anticipated that the project will complete on budget by the end of the project life.						
	Mitigating Action						
	None Required						
	Anticipated Outcome						
	Required Works completed						

MONTH END DATE

31 December 2019

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

3

Targeted EESSH compliance works						
Project Life Financials	25,750	7,153	28%	25,750	0	0%
Current Year Financials	7,330	4,183	57%	7,330	0	0%
Project Description	This budget enables the council's continued commitment to achieving the Government's standards in relation to energy efficiency.					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
No issues, projected to complete and meet spend target. Monthly numbers are tracking targets and progressing satisfactorily.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned.						

4

External stores/garages/bin stores/drainage component renewals						
Project Life Financials	374	107	29%	374	0	0%
Current Year Financials	90	14	16%	90	0	0%
Project Description	This budget is to focus on external stores/garages/bin stores etc component renewals as identified and recommended from the housing stock condition survey.					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
No issues, projected to complete and meet spend target.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned.						

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT GREEN STATUS

APPENDIX 6

MONTH END DATE

31 December 2019

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

5	Integrated Housing Management System					
	Project Life Financials	460	436	95%	460	0 0%
	Current Year Financials	110	87	79%	110	0 0%
	Project Description	Integrated Housing Management System				
	Project Lifecycle	Planned End Date	31-Mar-20	Forecast End Date		31-Mar-20
	Main Issues / Reason for Variance					
	No issues, the system went live on 6th November 2019					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	Project to complete as planned.					
6	Building external component renewals					
	Project Life Financials	17,654	4,197	24%	17,654	0 0%
	Current Year Financials	3,280	1,342	41%	3,280	0 0%
	Project Description	Building external component renewals				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24
	Main Issues / Reason for Variance					
	No issues, projected to complete and meet spend target.					
	Mitigating Action					
	None required at this time.					
	Anticipated Outcome					
	Project to complete as planned.					
7	Energy Improvements					
	Project Life Financials	329	122	37%	329	0 0%
	Current Year Financials	81	73	90%	81	0 0%
	Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24
	Main Issues / Reason for Variance					
	No Issues, projected to complete and meet overall spend target.					
	Mitigating Action					
	None required.					
	Anticipated Outcome					
	Project to complete as planned.					

MONTH END DATE

31 December 2019

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

8	Secure Entry Component Renewals						
	Project Life Financials	390	82	21%	390	0	0%
	Current Year Financials	134	16	12%	134	0	0%
	Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	No Issues, projected to complete and meet overall spend target.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
Project to complete as planned.							

9	Modern Facilities and Services						
	Project Life Financials	3,560	877	25%	3,560	0	0%
	Current Year Financials	690	328	47%	690	0	0%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	No Issues, projected to complete and meet overall spend target.						
Mitigating Action							
None required.							
Anticipated Outcome							
Project to complete as planned.							

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT GREEN STATUS

APPENDIX 6

MONTH END DATE

31 December 2019

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

10	Defective Structures/Component renewals						
	Project Life Financials	3,063	1,018	33%	3,063	0	0%
	Current Year Financials	500	363	73%	500	0	0%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24	
	Main Issues / Reason for Variance						
	No Issues, projected to complete and meet overall spend target.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
	Project to complete as planned.						

11	Environmental renewal works, paths/fences/walls/parking areas						
	Project Life Financials	6,385	2,145	34%	6,385	0	0%
	Current Year Financials	1,641	1,000	61%	1,641	0	0%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24	
	Main Issues / Reason for Variance						
	No Issues, projected to complete and meet overall spend target.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
	Project to complete as planned.						

12	Asbestos Management works						
	Project Life Financials	1,200	451	38%	1,200	0	0%
	Current Year Financials	200	166	83%	200	0	0%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and the Council's asbestos policy within housing stock.					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24	
	Main Issues / Reason for Variance						
	No Issues, projected to complete and meet overall spend target.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
	Project to complete as planned.						

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT GREEN STATUS

APPENDIX 6

MONTH END DATE

31 December 2019

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%

13	Risk Street						
	Project Life Financials	2,452	2,215	90%	2,452	0	0%
	Current Year Financials	1,881	1,724	92%	1,881	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date		31-Mar-21	Forecast End Date		31-Mar-21
	Main Issues / Reason for Variance						
	No issues, projected to complete and meet spend target. First two blocks complete. Works progressing well on remaining blocks, Contractor is progressing well and quality of work is good. Positive feedback from all involved and residents.						
Mitigating Action							
None required.							
Anticipated Outcome							
Project to complete as planned.							

14	Community Safety Projects							
	Project Life Financials		98	81	83%	98	0	0%
	Current Year Financials		17	0	0%	17	0	0%
	Project Description		Community Safety Projects					
	Project Lifecycle		Planned End Date		31-Mar-20	Forecast End Date		31-Mar-20
	Main Issues / Reason for Variance							
	No Issues, projected to complete and meet overall spend target.							
Mitigating Action								
None required.								
Anticipated Outcome								
Project to complete as planned.								

15	Support Services Costs						
	Project Life Financials	10,800	3,340	31%	10,800	0	0%
	Current Year Financials	1,800	1,350	75%	1,800	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date		31-Mar-24	Forecast End Date		31-Mar-24
	Main Issues / Reason for Variance						
	No Issues, projected to complete and meet overall spend target.						
Mitigating Action							
None required.							
Anticipated Outcome							
Project to complete as planned.							

MONTH END DATE

31 December 2019

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
16 Contingencies						
Project Life Financials	600	187	31%	600	0	0%
Current Year Financials	100	32	32%	100	0	0%
Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24	
Main Issues / Reason for Variance						
No Issues						
Mitigating Action						
None required						
Anticipated Outcome						
Project to complete as planned and within overall project life budget.						
17 Capitalised Minor Works						
Project Life Financials	3,000	932	31%	3,000	0	0%
Current Year Financials	713	445	62%	713	0	0%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24	
Main Issues / Reason for Variance						
No issues.						
Mitigating Action						
None Required						
Anticipated Outcome						
Required Works completed						
TOTAL GREEN						
Project Life Financials	79,210	24,235	31%	79,209	0	0%
Current Year Financials	19,052	11,553	61%	19,052	0	0%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

APPENDIX 7

MONTH END DATE

31 December 2019

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Income to Date		Forecast Income	Forecast Variance	
	£000	£000	%	£000	£000	%

1	New Build Grant						
	Project Life Financials	(35,623)	(10,203)	29%	(35,735)	(112)	0%
	Current Year Financials	(20,175)	(6,429,019)	31866%	(22,363)	(2,188)	11%
	Project Description	Grant to facilitate the building of new build housing					
	Project Lifecycle	Planned End Date		31-Mar-24	Forecast End Date		31-Mar-24
	Main Issues / Reason for Variance						
	The Scottish Government grant funding is awarded based upon the cost of providing the properties required by those most in housing need. In general, as a Local Authority we are providing properties that directly deal with housing need and there are approximately 4,000 applicants currently on the housing list. There is an under supply of larger family accommodation, however most of the projects will increase the number of 3, 4 and 5 bedroom properties. These properties cost more to develop and take up a greater proportion of each site thus reducing the number of units on each site and therefore the grant income. The effect of this has been more than offset however by higher grant level achieved for Aitkenbar and Haldane sites .						
	Mitigating Action						
	Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.						
	Anticipated Outcome						
	Grant income expected to be available earlier than anticipated so more will be received in 19/20 offset by less in 20/21. The project life overall variance will be a small over recovery of £0.112m.						

TOTAL RESOURCES						
Project Life Financials	(208,779)	(51,182)	25%	(208,479)	300	0%
Current Year Financials	(62,316)	(27,620)	44%	(49,874)	(12,442)	20%