

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
OVERALL PROGRAMME SUMMARY

MONTH END DATE 31 March 2020

PERIOD 12

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	12	48.0%	58,340	78.2%	12	50.0%	40,779	79.7%
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	5	20.0%	5,190	7.0%	5	20.8%	3,395	6.6%
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	8	32.0%	11,040	14.8%	7	29.2%	6,977	13.6%
TOTAL EXPENDITURE	25	100%	74,570	100%	24	100%	51,150	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
Red								
Projects are forecast to be overspent and/or significant delay to completion	167,646	58,340	167,646	(0)	50,547	40,779	40,779	(9,768)
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	10,802	5,190	10,519	(283)	4,046	3,395	3,395	(651)
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	30,331	11,040	29,301	(1,030)	8,123	6,977	6,977	(1,147)
TOTAL EXPENDITURE	208,779	74,570	207,466	(1,313)	62,716	51,150	51,150	(11,566)
TOTAL RESOURCES	208,779	74,570	207,466	1,313	62,716	51,150	51,150	11,566
NET EXPENDITURE	0	0	0	(0)	0	0	0	0

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APPENDIX 7

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

1

Doors/window component renewals

Project Life Financials	9,000	2,063	23%	9,000	0	0%
Current Year Financials	2,148	1,211	56%	1,211	(937)	-44%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
Completions have been affected by windows manufacture and supply which had improved towards the year end, however, despite their best efforts the Building Services install team were unable to catch up with the programme as planned. Instances of no-access have also contributed to the number of completions.						
Mitigating Action						
Officers work to ensure adequate windows supply and access for installs.						
Anticipated Outcome						
Project to complete as planned and on budget over the project life.						

2

Statutory/regulatory compliance works

Project Life Financials	3,931	766	19%	3,931	0	0%
Current Year Financials	1,535	669	44%	669	(866)	-56%
Project Description	This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
The majority of the budget relates to the installation of smoke detectors and carbon monoxide detectors to meet new housing standards. As this involves all housing properties this presented a major demand on in-house labour resources which has impacted overall completions. A solution was agreed to incorporate this into the annual gas maintenance checks and required the necessary time to follow the correct procurement processes. This has now been agreed with installations being carried out at the same time as the annual safety check. It is anticipated that this will meet targets for 2020/21						
Mitigating Action						
Officers will continue to manage this programme.						
Anticipated Outcome						
Project to complete as planned and on budget over the project life.						

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

**3 Heating Improvement Works**

Project Life Financials	3,300	1,645	50%	3,300	0	0%
Current Year Financials	600	1,027	171%	1,027	427	71%

Project Description Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.

Project Lifecycle Planned End Date 31-Mar-24 Forecast End Date 31-Mar-24

**Main Issues / Reason for Variance**

A larger number of boilers are being renewed following referral for renewal after annual maintenance. These referrals have accelerated budget spend ahead of the originally planned phasing for 2019/20, however there will be no overspend on the project life budget.

**Mitigating Action**

Overall, it is anticipated that the project will complete on budget by the end of the project life.

**Anticipated Outcome**

Project to complete on budget as planned.

**4 Projects to deliver housing policies/strategies (Buy Backs)**

Project Life Financials	3,714	1,355	23%	3,714	0	0%
Current Year Financials	2,197	838	0%	838	(1,359)	-62%

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.

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

5	<b>Affordable Housing Supply Programme</b>					
	Project Life Financials	96,924	29,039	30%	96,924	0 0%
	Current Year Financials	33,984	25,241	74%	25,241	(8,743) -26%
	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**

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 :-

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.

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 £2.225m.

Creveul Court, Alexandria Town Centre - Creveul Court 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. Slippage of £1.279m will be required to be carried forward into 20/21.

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

Haldane Development-The project is on site since October 2019. Housing Development have appointed Consultancy Services to undertake the Employers Agent role on this development. Site demolition and subsequent site investigation took longer than expected. It is anticipated that slippage of £4.126m will be required to be carried forward into 20/21.

Clydebank East - Burnfield Demolition started onsite 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 £2.595m is anticipated to be carried forward into 20/21.

Aitkenbar Primary School- The project is now on-site as of 14 October 2019. Housing Development have appointed Consultancy Services to undertake the Employer's Agent role on this development. Delays to getting on site and need for relocation of two community groups using the community hut, will mean that slippage of £5.196m 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 £0.251m 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.

#### 6 Capitalised Minor Works

Project Life Financials	3,000	1,218	41%	3,000	0	0%
Current Year Financials	713	731	103%	731	18	3%

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

Demand has been greater than originally budgeted, resulting in a small overspend (£0.018m).

#### Mitigating Action

Overall, it is anticipated that the project will complete on budget by the end of the project life.

#### Anticipated Outcome

Project to complete as planned and on budget over the project life.

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

7	<b>Building external component renewals</b>					
	Project Life Financials	17,654	5,483	31%	17,654	0 0%
	Current Year Financials	3,280	2,629	80%	2,629	(651) -20%
	Project Description	Building external component renewals				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24
	<b>Main Issues / Reason for Variance</b>					
	A combination of overall performance on roofing progress and protracted negotiations with owners has impacted on full completion of programme to meet planned targets. Processes are in place to engage with owners in advance to reduce delays.					
	<b>Mitigating Action</b>					
	Building services are working to improve performance on meeting targets.					
	<b>Anticipated Outcome</b>					
	Project to complete as planned and on budget over the project life.					
8	<b>Modern Facilities and Services</b>					
	Project Life Financials	3,560	1,721	48%	3,560	0 0%
	Current Year Financials	1,090	1,171	107%	1,171	81 7%
	Project Description	New Kitchens, Bathrooms and Showers				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24
	<b>Main Issues / Reason for Variance</b>					
	Increased efforts resulted in higher completions ahead of the originally planned phasing for 2019/20, however there will be no overspend on the project life budget.					
	<b>Mitigating Action</b>					
	Overall, it is anticipated that the project will complete on budget by the end of the project life.					
	<b>Anticipated Outcome</b>					
	Project to complete on budget as planned.					
9	<b>Void Capital</b>					
	Project Life Financials	11,500	8,913	78%	11,500	(0) 0%
	Current Year Financials	2,500	4,056	162%	4,056	1,556 62%
	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
	<b>Main Issues / Reason for Variance</b>					
	Demand has been greater than originally budgeted, resulting in an overspend of £1.556m. 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.					
	<b>Mitigating Action</b>					
	Officers will continue to manage this programme.					
	<b>Anticipated Outcome</b>					
	Project to complete on budget as planned.					
10	<b>Defective Structures/Component renewals</b>					
	Project Life Financials	3,063	1,202	39%	3,063	0 0%
	Current Year Financials	500	546	109%	546	46 9%
	Project Description	Defective structures				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24
	<b>Main Issues / Reason for Variance</b>					
	Project to complete over budget in the current year. Cost per block has increased over time due to annual cost increases. Overall project life budget to be increased to meet current rate.					
	<b>Mitigating Action</b>					
	None available at this time					
	<b>Anticipated Outcome</b>					
	Project to complete as planned.					

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

11	<b>Asbestos Management works</b>					
	Project Life Financials	1,200	550	46%	1,200	0 0%
	Current Year Financials	200	266	133%	266	66 33%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24	
	<b>Main Issues / Reason for Variance</b>					
	Project to complete over budget due to increased demand, however, there will be no overspend on the project life budget.					
	<b>Mitigating Action</b>					
	None available at this time					
	<b>Anticipated Outcome</b>					
	Project to complete as planned.					

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

12	Support Services Costs						
	Project Life Financials	10,800	4,384	41%	10,800	0	0%
	Current Year Financials	1,800	2,394	133%	2,394	594	33%
	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							
A year end overspend has occurred due to an increased charge via the central support allocation (£0.116m). An increased recharge of employee costs from HRA revenue (£0.201m), HMTA (£0.085m), Consultancy Services (£0.163m) and Housing Asset Investment Team (£0.026m) which is the result of the annual review by the service, identifying a higher percentage of staff time spent on HRA capital activities, it also includes the 19/20 pay award.							
Mitigating Action							
None available at this time							
Anticipated Outcome							
Project to complete as planned and on budget over the project life.							

<b>TOTAL RED</b>							
	Project Life Financials	167,646	58,340	35%	167,646	(0)	0%
	Current Year Financials	50,547	40,779	81%	40,779	(9,768)	-19%



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

1 Targeted SHQS Compliance Works

Project Life Financials	1,200	17	1%	917	(283)	-24%
Current Year Financials	300	17	6%	17	(283)	-94%

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, £0.100m will be rephased into 20/21, with £0.183m being treated as in-year underspend. This is in addition to the £0.100m underspend identified in 2018/19, giving an overall underspend of £0.283m across the project life.

**Mitigating Action**

Officers will continue to pursue those properties in abeyance in an effort to maximise future spend.

**Anticipated Outcome**

Project to complete under budget.

2 Secure Entry Component Renewals

Project Life Financials	390	90	23%	390	0	0%
Current Year Financials	134	25	19%	25	(109)	-81%

Project Description This budget is to focus on secure door entry component renewals as identified and  
Project Lifecycle Planned End Date 31-Mar-24 Forecast End Date 31-Mar-24

**Main Issues / Reason for Variance**

Behind programme and did not meet spend target. Protracted liaison with owners is affecting the remaining addresses. Officers are continuing to engage to provide support to help encourage owners uptake. Project to carry forward into 2020/21 to complete.

**Mitigating Action**

Officers are working to encourage owners uptake/agreement to maximise progress and budget spend.

**Anticipated Outcome**

Project to complete as planned.

3 External stores/garages/bin stores/drainage component renewals

Project Life Financials	374	125	33%	374	0	0%
Current Year Financials	90	31	34%	31	(59)	-66%

Project Description This budget is to focus on external stores/garages/bin stores etc. component renewals as  
Project Lifecycle Planned End Date 31-Mar-24 Forecast End Date 31-Mar-24

**Main Issues / Reason for Variance**

Project did not meet spend target in 19/20. Pilot address was successful and additional six locations have been agreed and will be fully complete in 20/21.

**Mitigating Action**

None required at this time.

**Anticipated Outcome**

Project to complete as planned.

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
4	<b>Environmental renewal works, paths/fences/walls/parking areas</b>						
	Project Life Financials	6,385	2,704	42%	6,385	0	0%
	Current Year Financials	1,641	1,559	95%	1,559	(82)	-5%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	<b>Main Issues / Reason for Variance</b>						
	Project did not meet spend target for 19/20. However, project to complete and meet spend targets across project life. Monthly numbers are tracking targets and progressing satisfactorily.						
	<b>Mitigating Action</b>						
	None available at this time						
	<b>Anticipated Outcome</b>						
	Project to complete as planned.						
5	<b>Risk Street</b>						
	Project Life Financials	2,452	2,255	92%	2,452	0	0%
	Current Year Financials	1,881	1,764	94%	1,764	(117)	-6%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-21		
	<b>Main Issues / Reason for Variance</b>						
	No issues, project practically complete, some minor work remains to complete due to COVID shut down. Work and budget to carry over into 20/21 to complete and settle retention.						
	<b>Mitigating Action</b>						
	None required.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned.						
<b>TOTAL AMBER</b>							
	Project Life Financials	10,802	5,190	48%	10,518	(283)	-3%
	Current Year Financials	4,046	3,395	84%	3,395	(650)	-16%



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3	Targeted EESSH compliance works						
	Project Life Financials	25,750	9,268	36%	24,718	(1,032)	-4%
	Current Year Financials	7,330	6,298	86%	6,298	(1,032)	-14%
	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						
	Procurement savings allowed the 2019/20 EWI programme to be successfully delivered at less than budgeted cost.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete under budget.						

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

4	Integrated Housing Management System						
	Project Life Financials	460	462	100%	462	2	0%
	Current Year Financials	110	112	102%	112	2	2%
	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						
	The system went live on 6th November 2019.						
Mitigating Action							
None required at this time.							
Anticipated Outcome							
Project to complete as planned.							

5	Energy Improvements						
	Project Life Financials	329	125	38%	329	0	0%
	Current Year Financials	81	77	95%	77	(4)	-5%
	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.						
	Mitigating Action						
	None required.						
Anticipated Outcome							
Project to complete as planned.							

6	Community Safety Projects						
	Project Life Financials	98	81	83%	98	0	0%
	Current Year Financials	17	0	0%	0	(17)	-100%
	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.							

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

7	Contingencies						
	Project Life Financials	600	206	34%	600	0	0%
	Current Year Financials	100	51	51%	51	(49)	-49%
	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.							

<b>TOTAL GREEN</b>						
Project Life Financials	30,331	11,041	36%	29,301	(1,030)	-3%
Current Year Financials	8,123	6,977	86%	6,977	(1,147)	-14%

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF RESOURCES

APPENDIX 7

MONTH END DATE

31 March 2020

PERIOD

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

1	<b>New Build Grant</b>						
	Project Life Financials	(35,623)	(19,268)	54%	(36,125)	(502)	1%
	Current Year Financials	(20,565)	(15,294)	74%	(15,294)	5,271	-26%
	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		
<b>Main Issues / Reason for Variance</b>							
The reprofiling of the spend into 20/21 due to the reasons as identified in appendix 4, will result in changes to the timing of Scottish Government Grant drawdown, explaining the in-year adverse variance. Despite additional grant per unit being agreed for the Haldane and Aitkenbar sites and anticipated across several of the other sites, it is likely that an overall under recovery in income will result, due to a higher number of units being budgeted against actual.							
<b>Mitigating Action</b>							
Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.							
<b>Anticipated Outcome</b>							
Further Scottish Government Grant drawdowns will be made in 20/21 to match expenditure. The project life overall variance will be an under recovery of £0.502m.							

<b>TOTAL RESOURCES</b>						
Project Life Financials	(208,779)	(74,570)	36%	(207,466)	1,313	-1%
Current Year Financials	(62,716)	0	0%	(51,150)	(11,566)	18%