

PERIOD 6

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

APPENDIX 4

MONTH END DATE

30 September 2020

PERIOD

6

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

1

Affordable Housing Supply Programme						
Project Life Financials	105,348	38,111	36%	105,348	0	0%
Current Year Financials	33,245	10,844	33%	29,278	(3,967)	-12%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
Site updates are as follows:-						
St Andrews - CCG are following latest SG guidance have proceeded to stage 5 as above of the Construction Industry 6-stage roadmap. Work progressing well and handovers projected to take place between October/November 2020 and July 2021.						
Creveul Court, Aitkenbar Primary School and Haldane - CCG have moved into phase 5 as above of the Construction Industry 6-stage road map. Currently looking like Creveul will complete early 2021, Haldane will compete in March 2021 and Aitkenbar will complete by May 2021.						
Clydebank East - Demolition is now complete. The design of this site is still underway with total numbers to be finalised but as indicated to the previous Housing and Communities Committee there is now sufficient scope to increase the provision of social housing.						
Dumbarton Harbour Ph 3 - Due to delays caused by the liquidation of the original construction company, it was unlikely that this project would have completed fully by March 2021. Cullross Ltd, having taken on the Main Contractor role, managed to resume on site activity following the collapse of the original contractor very quickly, however lockdown occurred immediately after this. The project is at a less advanced stage than the other sites, however, early indications of a revised programme suggest it could be complete by July 2021. However, as a result of the liquidation of the original contractor, followed so soon by the Covid-19 lockdown the project has experienced significant increased costs of £0.980m due to Cullross having to re-visit the market for costs which have increased even more as a result of the pandemic.						
Queen Quay (Sites B) - A joint project with Wheatley Group and Clydebank Housing Association, the Council had 29 out of the 146 properties in total on site just before lockdown. As with the other sites, this site is progressing again and revised programmes are being developed and will be discussed with all 3 developing partners in late October. When a completion date is advised, Committee will be informed.						
Mitigating Action						
Progress on this programme will be closely monitored on a regular basis through the More Homes Project Board and reported to the Housing and Communities Committee on a quarterly basis. The temporary halt of work and delays due to Covid-19, will mean that slippage is unavoidable within the current financial year however this will be minimised wherever possible.						
Anticipated Outcome						
The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.						

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4	Doors/window component renewals					
	Project Life Financials	11,082	2,063	19%	11,082	0 0%
	Current Year Financials	2,475	6	0%	1,515	(960) -39%
	Project Description	Doors/Windows Component Renewals				
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25
	Main Issues / Reason for Variance					
	Performance and output from the window supply contractor is disappointing and not meeting expectations. The Building Services Manager, supported by the Procurement team, is working to resolve and improve this position with the supplier and is also investigating possibilities of shelf ready alternative suppliers from existing frameworks to bolster this need and to help maximise delivery and spend on this programme.					
	Mitigating Action					
	Building Services will work to manage resources and restart to maximise output and spend.					
	Anticipated Outcome					
	Slippage anticipated and required to be carried forward into 21/22.					

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

APPENDIX 4

MONTH END DATE

30 September 2020

PERIOD

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

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Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
Project Life Financials	3,605	766	21%	3,605	0	0%
Current Year Financials	2,403	771	32%	1,870	(533)	-22%
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-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
Work contributing to this programme has been continuing in connection with gas heating annual servicing and continues to gather pace.						
Mitigating Action						
Building Services will work with support contractor to maximise output and spend.						
Anticipated Outcome						
Slippage anticipated and required to be carried forward into 21/22.						

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Buy Backs						
Project Life Financials	5,870	1,355	23%	5,870	0	0%
Current Year Financials	2,114	359	17%	1,334	(780)	-37%
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-25	Forecast End Date	31-Mar-25		
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						
The policy has recently been refreshed and expanded to help achieve the key strategic aim. Officers will increase efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage.						
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 2021-22.						

TOTAL RED						
Project Life Financials	177,986	57,046	32%	176,954	(1,032)	-1%
Current Year Financials	49,191	12,470	25%	40,851	(8,340)	-17%

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
1 Special needs adaptations						
Project Life Financials	3,229	800	25%	3,229	0	0%
Current Year Financials	462	55	12%	160	(302)	-65%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
This workstream is still in a gradual return to normal activity, as this work mainly involves those citizens in the most vulnerable groups who are reticent to permit operatives and works access to their homes.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Slippage anticipated and required to be carried forward into 21/22.						
2 Capitalised minor works						
Project Life Financials	3,560	1,218	34%	3,560	0	0%
Current Year Financials	615	25	4%	308	(307)	-50%
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-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
As workstreams gather progress, it is anticipated that there will increased spend in the coming periods.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Slippage anticipated and required to be carried forward into 21/22.						
3 Better Homes Priority Budget						
Project Life Financials	1,144	99	9%	1,144	0	0%
Current Year Financials	245	0	0%	123	(122)	-50%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Slippage anticipated and required to be carried forward into 21/22.						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
Targeted SHQS compliance works							
Project Life Financials		400	17	4%	117	(283)	-71%
Current Year Financials		100	0	0%	50	(50)	-50%
Project Description	This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock.						
Project Lifecycle	Planned End Date	31-Mar-21		Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance							
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.							
Mitigating Action							
None available at this time.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22. Project to completed under project life budget due to underspends achieved in previous financial years.							
External stores/garages/bin stores/drainage component renewals							
Project Life Financials		430	125	29%	430	0	0%
Current Year Financials		131	0	0%	72	(59)	-45%
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-25		Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance							
This programme of works, having previously been paused due to COVID, has restarted in conjunction with the environmental programme.							
Mitigating Action							
Building Services will work to manage resources and restart to maximise output and spend.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22.							
Secure entry component renewals							
Project Life Financials		446	90	20%	446	0	0%
Current Year Financials		181	0	0%	72	(109)	-60%
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-25		Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance							
Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.							
Mitigating Action							
None available at this time.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22.							

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9	Defective structures/component renewals							
	Project Life Financials		4,295	1,202	28%	4,295	0	0%
	Current Year Financials		615	34	6%	462	(153)	-25%
	Project Description		Defective structures					
	Project Lifecycle		Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
Main Issues / Reason for Variance								
Work has now resumed on two blocks, albeit with reduced working numbers to meet COVID management procedures. There will be a lag in spend until valuations catch up.								
Mitigating Action								
Building Services will work to manage resources and restart to maximise output and spend.								
Anticipated Outcome								
Slippage anticipated and required to be carried forward into 21/22.								

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
10	Environmental renewal works, paths/fences/walls/parking area's						
	Project Life Financials	7,634	2,704	35%	7,634	0	0%
	Current Year Financials	1,004	329	33%	745	(259)	-26%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date		31-Mar-25	Forecast End Date		31-Mar-25
	Main Issues / Reason for Variance						
	Work has now resumed on this programme whilst maintaining COVID management procedures. There will be a lag in spend as charging process catches up.						
	Mitigating Action						
	Building Services will work to manage resources and restart to maximise output and spend.						
	Anticipated Outcome						
	Slippage anticipated and required to be carried forward into 21/22.						
11	Asbestos management works						
	Project Life Financials	1,478	550	37%	1,478	0	0%
	Current Year Financials	205	108	53%	85	(120)	-59%
	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-25	Forecast End Date		31-Mar-25
	Main Issues / Reason for Variance						
	Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
	Mitigating Action						
	None available at this time.						
	Anticipated Outcome						
	Slippage anticipated and required to be carried forward into 21/22.						
12	Airport Noise Insulation Scheme						
	Project Life Financials	192	0	0%	192	0	0%
	Current Year Financials	192	0	0%	0	(192)	-100%
	Project Description	Noise Insulation Project					
	Project Lifecycle	Planned End Date		31-Mar-21	Forecast End Date		TBC
	Main Issues / Reason for Variance						
	Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. The current situation with Covid-19, means that this project has now been postponed.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project faces delay, with slippage anticipated to be carried forward into 21/22.						

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

APPENDIX 5

MONTH END DATE

30 September 2020

PERIOD

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

13	MSF Fire Risk Assessment Works						
	Project Life Financials	500	0	0%	500	0	0%
	Current Year Financials	500	0	0%	333	(167)	-33%
	Project Description	High Rise Fire Safety Measures					
	Project Lifecycle	Planned End Date		31-Mar-21	Forecast End Date		31-Mar-22
	Main Issues / Reason for Variance						
	Slippage has occurred within the action plan, however, it is anticipated to resume this work in the weeks ahead and to prepare a report for committee in November with progress.						
Mitigating Action							
None required at this time.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22.							

TOTAL AMBER						
	Project Life Financials	34,152	10,171	30%	33,869	(283) -1%
	Current Year Financials	5,880	1,022	17%	3,525	(2,355) -40%

APPENDIX 6

30 September 2020

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
1	QL Development Project Life Financials7500%7500% Current Year Financials251352%2500% Project DescriptionThis budget relates to the costs associated with the development of the Integrated Housing Management System Project LifecyclePlanned End Date31-Mar-23Forecast End Date31-Mar-23 Main Issues / Reason for Variance No Issues. Mitigating Action None required at this time. Anticipated Outcome Project to complete as planned and meet spend targets.						
2	Community safety projects Project Life Financials988183%9800% Current Year Financials1700%1700% Project DescriptionCommunity Safety Projects Project LifecyclePlanned End Date31-Mar-21Forecast End Date31-Mar-21 Main Issues / Reason for Variance No Issues. Mitigating Action None required at this time. Anticipated Outcome Project to complete as planned by year end and meet spend targets.						
3	Gypsy Travellers Site Project Life Financials9100%9100% Current Year Financials9100%9100% Project DescriptionGypsy/ Traveller Site improvements Project LifecyclePlanned End Date31-Mar-21Forecast End Date31-Mar-21 Main Issues / Reason for Variance No Issues. Mitigating Action None required at this time. Anticipated Outcome Project to complete as planned by year end and meet spend targets.						
4	Energy improvements/energy efficiency works Project Life Financials39912531%39900% Current Year Financials5500%5500% Project DescriptionEnergy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion) Project LifecyclePlanned End Date31-Mar-25Forecast End Date31-Mar-25 Main Issues / Reason for Variance No Issues. Mitigating Action None required at this time. Anticipated Outcome Project to complete as planned and meet spend targets.						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
5	Improvement works (Risk St)						
	Project Life Financials	2,452	2,255	92%	2,452	0	0%
	Current Year Financials	197	12	6%	197	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						
6	Void house strategy programme						
	Project Life Financials	13,594	8,913	66%	13,594	0	0%
	Current Year Financials	2,050	1,377	67%	2,050	0	0%
	Project Description	Spend on Void Properties to bring them up to letting standard					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						
7	Contingencies						
	Project Life Financials	700	206	29%	700	0	0%
	Current Year Financials	100	0	0%	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-25	Forecast End Date		31-Mar-25	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						
8	Salaries/central support/offices						
	Project Life Financials	15,822	4,384	28%	15,822	0	0%
	Current Year Financials	2,302	1,176	51%	2,302	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						

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

APPENDIX 6

MONTH END DATE

30 September 2020

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
TOTAL GREEN						
Project Life Financials	33,231	15,964	48%	33,231	0	0%
Current Year Financials	4,837	2,578	53%	4,837	0	0%

MONTH END DATE	30 September 2020
PERIOD	6

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

1	NEW BUILD GRANT						
	Project Life Financials	(38,942)	(19,268)	49%	(38,581)	361	-1%
	Current Year Financials	(3,995)	(1,475)	37%	(3,145)	850	-21%
	Project Description	Grant to facilitate the building of new build housing					
	Project Lifecycle	Planned End Date		Forecast End Date			
	Main Issues / Reason for Variance						
	The in year adverse variance reflects the SG grant in relation to future developments which cannot be drawdown prior to spend.						
	The overall project life adverse variance is reflective of a higher number of units being budgeted against actual.						
	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						
	The project life overall variance will be an under recovery of £0.361m.						

TOTAL RESOURCES						
	Project Life Financials	245,368	83,181	34%	244,053	1,315 1%
	Current Year Financials	59,908	16,070	27%	49,213	10,695 18%