

## WEST DUNBARTONSHIRE COUNCIL

### Report by the Strategic Lead Housing and Employability

Council : 26 February 2020

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**Subject:     Housing Revenue Account Budgetary Control  
                 Report to 31 January 2020 (Period 10)**

#### **1.     Purpose**

- 1.1**     The purpose of the report is to provide members with an update on the financial performance to 31 January 2020 (Period 10) 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 £0.015m (0.04%) at the year-end; and
- ii)      note the net projected annual position in relation to relevant capital projects which is highlighting an in-year variance of £11.050m (17.7%) due to projected net slippage of £12.498m (20.1%) and an overspend of £1.448m (-2.3%).

#### **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 £0.015m.

### 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 there is currently a projected in-year favourable variance of £11.050m which relates to net anticipated slippage of £12.498m and an overspend of £1.448m. The main reason for the in-year overspend relates to the spend on void properties (£1.049m) and spend on heating improvements (£0.515m) and Housing management advise that these projects will be on target for full project life 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:

<b>Project Name</b>	<b>Slippage (£m)</b>
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	9.836

- 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 5 February 2020. 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: 11 February 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

31/01/2020

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	4,145	5,199	(33)	-1%	↑
Property Costs	1,776	1,442	1,818	42	2%	↓
Transport Costs	83	56	80	(3)	0%	↑
Supplies, Services And Admin	308	177	357	49	16%	↓
Support Services	2,557	2,154	2,585	28	1%	↓
Other Expenditure	404	339	453	49	12%	↓
Repairs & Maintenance	12,088	9,932	12,088	0	0%	→
Bad Debt Provision	1,060	870	1,060	0	0%	→
Void Loss (Council Tax/Lost Rents)	870	664	777	(93)	-11%	↑
Loan Charges	18,826	15,689	18,826	0	0%	→
<b>Total Expenditure</b>	<b>43,204</b>	<b>35,468</b>	<b>43,243</b>	<b>39</b>	<b>0%</b>	<b>↓</b>

House Rents	41,517	34,627	41,553	(36)	0%	↑
Lockup Rents	231	174	208	23	10%	↓
Factoring/Insurance Charges	1,170	991	1,189	(19)	-2%	↑
Other rents	123	76	114	9	7%	↓
Interest on Revenue Balance	62	77	93	(31)	-50%	↑
Miscellaneous income	101	92	101	0	0%	→
<b>Total Income</b>	<b>43,204</b>	<b>36,037</b>	<b>43,258</b>	<b>(54)</b>	<b>0%</b>	<b>↑</b>

<b>Net Expenditure</b>	<b>0</b>	<b>(569)</b>	<b>(15)</b>	<b>(15)</b>
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WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2019/2020  
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE 31/01/2020

PERIOD 10

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

<b>VOID LOSS</b>	870	777	(93)	-11%	↑
<b>Service Description</b>					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
<b>Variance Narrative</b>					
<b>Main Issues</b>	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.				
<b>Mitigating Action</b>	No mitigating action is required.				
<b>Anticipated Outcome</b>	A year end underspend is anticipated.				

PERIOD	10
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31 January 2020

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Budget Details		Project Life Financials				
		Budget	Spend to Date		Forecast Spend	Variance
		£000	£000	%	£000	£000
<b>1 Doors/window component renewals</b>						
Project Life Financials	9,000	2,019	22%	9,000	0	0%
Current Year Financials	2,148	1,167	54%	1,500	(648)	-30%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
<b>Main Issues / Reason for Variance</b>						
Programme behind target. Windows supply is now meeting expectations, fitting team now needs to catch up with programme which had dropped due to materials availability.						
<b>Mitigating Action</b>						
Building Services to focus on labour resources to catch up with programme, % against target is increasing monthly and needs to continue.						
<b>Anticipated Outcome</b>						
Project to complete as planned and on budget over the project life.						
<b>2 Statutory/regulatory compliance works</b>						
Project Life Financials	3,931	122	3%	3,931	0	0%
Current Year Financials	1,535	25	2%	1,000	(535)	-35%
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		
<b>Main Issues / Reason for Variance</b>						
The majority of the budget (£1.4m) relates to the installation of smoke detectors and carbon monoxide detectors. Due to a resourcing issue within Building Services, the work was behind schedule. However, the installations have now been incorporated into the gas maintenance contract, with installations being carried out at the same time as the annual safety check.						
<b>Mitigating Action</b>						
Officers will continue to manage this programme.						
<b>Anticipated Outcome</b>						
Project to complete as planned and on budget over the project life.						



MONTH END DATE

31 January 2020

PERIOD

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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	1,323	40%	3,300	0	0%
Current Year Financials	600	705	118%	1,115	515	86%

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	1,173	18%	3,714	0	0%
Current Year Financials	2,197	656	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.

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MONTH END DATE

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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 however the development is now progressing well. It is anticipated that slippage of £3.313m 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 £2.451m 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. 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 £5.235m 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 £0.881m 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.

<b>TOTAL RED</b>						
Project Life Financials	116,869	22,176	19%	116,869	0	0%
Current Year Financials	40,464	16,153	40%	28,559	(11,905)	-29%

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

APPENDIX 5

MONTH END DATE

31 January 2020

PERIOD

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

1

<b>Void Capital</b>						
Project Life Financials	11,500	7,119	62%	11,500	0	0%
Current Year Financials	2,500	2,262	90%	3,549	1,049	42%
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 £1.049m. 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.						

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 properties in abeyance in an effort to maximise spend.							
Anticipated Outcome							
Project to complete under budget.							

<b>TOTAL AMBER</b>						
	Project Life Financials	12,700	7,125	56%	12,406	(294) -2%
	Current Year Financials	2,800	2,268	81%	3,655	855 31%

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

APPENDIX 6

MONTH END DATE

31 January 2020

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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	2,400	771	32%	2,400	0	0%
Current Year Financials	400	369	92%	400	0	0%

Project Description Adaptations to Housing for Special Needs

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**

No issues

**Anticipated Outcome**

Required Adaptations completed

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

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31 January 2020

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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	8,568	33%	25,750	0	0%
Current Year Financials	7,330	5,598	76%	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	99	26%	374	0	0%
Current Year Financials	90	5	6%	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. Pilot address successful, additional six locations have been agreed and

**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	%

**5 Integrated Housing Management System**

Project Life Financials	460	439	95%	460	0	0%
Current Year Financials	110	89	81%	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	5,527	31%	17,654	0	0%
Current Year Financials	3,280	2,672	81%	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	123	37%	329	0	0%
Current Year Financials	81	74	91%	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.

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

APPENDIX 6

MONTH END DATE

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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	77	20%	390	0	0%
Current Year Financials	134	12	9%	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	1,056	30%	3,560	0	0%
Current Year Financials	690	506	73%	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.



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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	1,094	36%	3,063	0	0%
Current Year Financials	500	438	88%	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	2,469	39%	6,385	0	0%
Current Year Financials	1,641	1,325	81%	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	479	40%	1,200	0	0%
Current Year Financials	200	194	97%	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

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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	2,130	87%	2,452	0	0%
Current Year Financials	1,881	1,639	87%	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. All blocks nearly complete. Contract has progressed very 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	3,490	32%	10,800	0	0%
Current Year Financials	1,800	1,500	83%	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.						

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

APPENDIX 6

MONTH END DATE

31 January 2020

PERIOD

10

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

16	<b>Contingencies</b>					
	Project Life Financials	600	193	32%	600	0 0%
	Current Year Financials	100	38	38%	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
	<b>Main Issues / Reason for Variance</b>					
	No Issues					
	<b>Mitigating Action</b>					
	None required					
	<b>Anticipated Outcome</b>					
	Project to complete as planned and within overall project life budget.					

17	<b>Capitalised Minor Works</b>					
	Project Life Financials	3,000	1,165	39%	3,000	0 0%
	Current Year Financials	713	678	95%	713	0 0%
	Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand				
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date		31-Mar-24
	<b>Main Issues / Reason for Variance</b>					
	No issues.					
	<b>Mitigating Action</b>					
	None Required					
	<b>Anticipated Outcome</b>					
	Required Works completed					

<b>TOTAL GREEN</b>						
	Project Life Financials	79,209	27,860	35%	79,209	0 0%
	Current Year Financials	19,052	15,178	80%	19,052	0 0%

MONTH END DATE

31 January 2020

PERIOD

10

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)	(12,743)	36%	(35,735)	(112)	0%
Current Year Financials	(20,175)	(8,919)	44%	(13,163)	7,012	-35%
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>						
<p>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. 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.</p>						
<b>Mitigating Action</b>						
<p>Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.</p>						
<b>Anticipated Outcome</b>						
<p>Further Scottish Government Grant drawdowns will be made in 20/21 to match expenditure. The project life overall variance will be a small over recovery of £0.112m.</p>						

<b>TOTAL RESOURCES</b>						
Project Life Financials	(208,779)	(57,161)	27%	(208,485)	294	0%
Current Year Financials	(62,316)	(33,599)	54%	(51,266)	(11,050)	18%