

PERIOD	6
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30 September 2019

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Doors/window component renewals

Main Issues / Reason for Variance

Mitigating Action

Anticipated Outcome

Tentatively projected to complete as planned and meet spend targets

Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24
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Main Issues / Reason for Variance

Mitigating Action

Anticipated Outcome

Project to complete as planned and meet spend targets

MONTH END DATE

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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	1,135	34%	3,300	0	0%
Current Year Financials	600	517	86%	650	50	8%

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. Monthly numbers are exceeding targets and progressing at a higher demand than anticipated. This is reflected in an in-year overspend, however, it is anticipated that this project will complete on budget by the end of the project life.

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	622	3%	3,714	0	0%
Current Year Financials	2,197	105	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

Officers will work to maximise buy-backs, in an effort to increase spend and minimise slippage and have refreshed procedures to achieve this.

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.

TOTAL RED

Project Life Financials	19,945	3,253	16%	19,945	0	0%
Current Year Financials	6,480	1,170	18%	3,368	(3,112)	-48%

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

APPENDIX 5

MONTH END DATE

30 September 2019

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

1	Affordable Housing Supply Programme				
	Project Life Financials	96,924	7,579	8%	96,924
	Current Year Financials	33,984	3,639	11%	33,984
	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>Costings for the various sites within the West Dunbartonshire's Affordable Housing Supply Programme (AHSP) are being finalised as part of the procurement processes for these sites. Current projections of sites where contract price have 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 £0.573m, Creveul under by £0.191m and Haldane over by £0.190m. Currently the underspends projected don't match the overspend. The Council have met with the Scottish Government and requested additional funding totalling £0.339m in respect of Haldane and Aitkenbar sites which would contribute towards any net overspend. Once funding /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 now on site as of 3rd June 2019 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 are anticipated to be above budget.</p> <p>Dumbarton Harbour- The Housing Development Team are engaged with Turner Townsend and have agreed the design specification for the delivery of the 45 units. An element of enabling works has already commenced and full planning permission is already secured. A recent issue with site levels across this site and neighbouring projects was identified and work is ongoing to resolve this which will benefit the entire harbour area. This has had the effect of delaying the site start which will now be November 2019.</p> <p>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. The development went onsite on 4th November 2019.</p> <p>Haldane Development-The project is now on-site as of 21 October 2019. Progress will be reported to future Housing and Communities Committees.</p>				

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

APPENDIX 5

MONTH END DATE

30 September 2019

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<p>Aitkenbar Primary School- The project is now on-site as of 14 October 2019. The Council has served notice on the existing community groups who are still utilising the Longcraggs facility and are making arrangements for them to move into the agreed alternative accommodation, this process has taken longer than expected and is now impacting on the delivery programme for the new homes. The Contractor has devised a Health and Safety Plan and short term amendment to the programme to work around the facility still being in place. It is critical that the users of the facility are relocated to their new premises by November 14 2019 to avoid work having to stop on-site and delay charges being paid by the HRA.</p> <p>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.</p> <p>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 next meeting of the Housing and Communities Committee.</p> <p>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.</p> <p>Anticipated Outcome The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.</p>						
TOTAL AMBER						
Project Life Financials	96,924	7,579	8%	96,924	0	0%
Current Year Financials	33,984	3,639	11%	33,984	0	0%

APPENDIX 6

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1	Special Needs Adaptations						
	Project Life Financials	2,400	629	26%	2,400	0	0%
	Current Year Financials	400	227	57%	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 Adapataions completed						
2	Capitalised Minor Works						
	Project Life Financials	3,000	679	23%	3,000	0	0%
	Current Year Financials	713	191	27%	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, projected to complete and meet spend target.						
	Mitigating Action						
	None Required						
	Anticipated Outcome						
	Required Works completed						
3	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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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%

4 Targeted SHQS Compliance Works

Project Life Financials	1,200	0	0%	1,100	(100)	-8%
Current Year Financials	300	0	0%	300	0	0%

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-24 Forecast End Date 31-Mar-24

Main Issues / Reason for Variance

This budget anticipates the amount of work required to those properties in abeyance, in order to make them SHQS compliant. The overall project life budget required to meet this need is less than anticipated and therefore the project shows an overall favourable variance of £0.100m.

Mitigating Action

None required at this time.

Anticipated Outcome

Project to complete as planned and under budget.

5 Targeted EESSH compliance works

Project Life Financials	25,750	6,141	24%	25,750	0	0%
Current Year Financials	7,330	3,171	43%	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.

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

Project Life Financials	374	98	26%	374	0	0%
Current Year Financials	90	4	5%	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.

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

7

Integrated Housing Management System

Project Life Financials	460	428	93%	460	0	0%
Current Year Financials	110	78	71%	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

User Acceptance testing was carried out thoroughly across all service areas and all issues identified have been attributed with a RAG rating for Impact and Probability. Based on the status, issues deemed critical will receive the final required changes to ensure go-live readiness. All remaining non-critical issues will be managed as per an updated project plan throughout the go-live stage. A full project review will be completed upon conclusion of the project and presented to Change Board and Committee.

Mitigating Action

None required at this time.

Anticipated Outcome

Project to complete as planned.

8

Building external component renewals

Project Life Financials	17,654	4,432	25%	17,654	0	0%
Current Year Financials	3,280	1,578	48%	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.

9

Energy Improvements

Project Life Financials	329	49	15%	329	0	0%
Current Year Financials	81	-	0%	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.

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

10 **Secure Entry Component Renewals**

Project Life Financials	390	77	20%	390	0	0%
Current Year Financials	134	11	8%	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.

11 **Modern Facilities and Services**

Project Life Financials	3,560	741	21%	3,560	0	0%
Current Year Financials	690	192	28%	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.

12 **Void Capital**

Project Life Financials	11,500	6,495	56%	11,500	0	0%
Current Year Financials	2,500	1,637	65%	2,500	0	0%

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

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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13	Defective Structures/Component renewals						
	Project Life Financials	3,063	999	33%	3,063	0	0%
	Current Year Financials	500	343	69%	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.						
14	Environmental renewal works, paths/fences/walls/parking areas						
	Project Life Financials	6,385	1,823	29%	6,385	0	0%
	Current Year Financials	1,641	678	41%	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.						
15	Asbestos Management works						
	Project Life Financials	1,200	372	31%	1,200	0	0%
	Current Year Financials	200	87	44%	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	%

16	Risk Street						
	Project Life Financials	2,452	491	20%	2,452	0	0%
	Current Year Financials	1,881	0	0%	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.							
17	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.							
18	Support Services Costs						
	Project Life Financials	10,800	2,890	27%	10,800	0	0%
	Current Year Financials	1,800	900	50%	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
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APPENDIX 6

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

19	Contingencies					
	Project Life Financials	600	155	26%	600	0 0%
	Current Year Financials	100	-	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-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.					

TOTAL GREEN						
Project Life Financials	91,910	26,677	29%	91,810	(100)	0%
Current Year Financials	21,852	9,138	42%	21,852	0	0%

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

1

New Build Grant						
Project Life Financials	(35,623)	(3,774)	11%	(35,508)	115	0%
Current Year Financials	(20,175)	0	0%	(20,175)	0	0%
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. It is anticipated that there will be a small under recovery of funding of £0.115m (0.03%).						
Mitigating Action						
It is the intention to have discussions with the Scottish Government to secure additional Affordable Housing Supply Programme funding. 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						
It may be possible to bring the resource budget back in line, should additional funding become available.						

TOTAL RESOURCES						
Project Life Financials	(208,779)	(37,509)	18%	(208,679)	100	0%
Current Year Financials	(62,316)	(13,947)	22%	(59,204)	(3,112)	5%