

**ITEM 15 -
APPENDIX 3**

WEST DUNBARTONSHIRE COUNCIL

HRA CAPITAL PROGRAMME

OVERALL PROGRAMME SUMMARY

MONTH END DATE

31 August 2023

PERIOD

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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	8	26.7%	11,281	69.2%	8	26.7%	11,281	69.2%		
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	22	73.3%	5,027	30.8%	22	73.3%	5,027	30.8%		
	30	100%	16,308	100%	30	100%	16,308	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	Reprofiled £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	252,401	11,281	256,056	3,655	99,783	11,281	38,588	(61,195)	(65,128)	3,933
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	114,328	5,027	110,795	(3,532)	25,063	5,027	22,482	(2,581)	952	(3,532)
TOTAL EXPENDITURE	366,729	16,308	366,851	124	124,846	16,308	61,070	(63,776)	(64,176)	401
TOTAL RESOURCES	366,729	16,308	366,851	(124)	124,846	16,308	61,070	63,776		
NET EXPENDITURE	0	0	0	0	0	0	0	0		

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
5	Heating improvement works						
	Project Life Financials	9,872	518	5%	10,399	527	5%
	Current Year Financials	1,840	518	28%	2,367	527	29%
	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-28		Forecast End Date	31-Mar-28	
	Main Issues / Reason for Variance	Demand has exceeded expectations. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.					
	Mitigating Action	Whilst demand is leading spend, officers will work to minimise any budget overspend.					
	Anticipated Outcome	Full budget spend, likely overspend.					
6	Void house strategy programme						
	Project Life Financials	13,900	1,505	11%	16,691	2,791	20%
	Current Year Financials	3,000	1,505	50%	5,791	2,791	93%
	Project Description	Spend on Void Properties to bring them up to letting standard					
	Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
	Main Issues / Reason for Variance	Void works to continue into 23/24 to bring void properties up to a lettable standard. Based on current projections using updated anticipated numbers it looks likely that the budget will be insufficient , resulting in a projected overspend in 23/24.					
	Mitigating Action	This is a significant priority and we continue to make positive progress against internal plan and targets to reduce the number of void houses. We expect this to continue to reduce.					
	Anticipated Outcome	The cost of bringing void properties up to lettable standard will result in a overspend.					
7	Environmental renewal works, paths/fences/walls/parking area's						
	Project Life Financials	5,454	723	13%	5,454	0	0%
	Current Year Financials	1,017	723	71%	1,295	278	27%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
	Main Issues / Reason for Variance	Work progressing well and ahead of spend targets, at this pace likely to exceed budget to meet tenant demand. Officers currently working to manage workload and prioritise to minimise overspend.					
	Mitigating Action	Officers currently working to manage workload and prioritise to minimise overspend.					
	Anticipated Outcome	Full budget spend, likely to overspend.					

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
8	Affordable Supply Programme						
	Project Life Financials	177,132	6,650	4%	177,209	77	0%
	Current Year Financials	85,209	6,650	8%	22,604	(62,605)	-73%
	Project Description	Affordable Housing Supply Programme					
	Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
	Main Issues / Reason for Variance						
	The £62.605m variance is made up of £0.077m overspend, and reprofiling of £62.682m into 2024/25 onwards . Summary of reprofiled sites together with site specific updates as follows:-						
		Variance to 22/23 Budget	Variance Category				
	Site/ Spend	£000	Overspend	Underspend	Reprofiling		
	Haldane Primary School	77	77				
	Clydebank East	(19,566)			(19,566)		
	Queens Quay Site C	(7,425)			(7,425)		
	Pappert	(10,193)			(10,193)		
	Bank Street	(3,508)			(3,508)		
	Clydebank Health Centre	(3,858)			(3,858)		
	Willox Park Phase1	(5,022)			(5,022)		
	Mount Pleasant	(7,717)			(7,717)		
	Gap sites	(5,393)			(5,393)		
	TOTAL OF ALL PROJECTS	(62,605)	77	0	(62,682)		
Haldane - Site complete, retention paid in 2023/24							
Clydebank East - 88 units to be completed by March 2025. Project delivery reprofiled due to extensive groundworks. Project on site and programme adhering to amended delivery plan.							
Queens Quay Site B - 29 units completed on site in 2022/23. Project completed, retention figure included and associated costs in terms with road construction.							
Queens Quay Site C - 20 units to be completed on site, however no further progress due to land owner issue. At the time it is assumed approximately £2m will be spent on land purchase, with the remaining current year budget to be reprofiled to 2024/25.							
Pappert - 26 units to be completed on site by April 2025. Planning delay negated anticipated spend profile for 2023/24, however Planning approval received 20 September 2023 and site start in early 2024 planned.							
Bank Street - 22 units to be completed on site. Spend reprofiled from 2023/24 to 2024/25 as design team procurement was delayed. Projected spend in 2023/24 will be design and statutory fees.							

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
<p>Clydebank Health Centre - Demolitions planned for 2023/24, Design and Build development and contractors will be procured also this year, however physical site start will not be achieved until 2024/25.</p> <p>Willow Park Phase1 - 17 units to be completed on site. Spend reprofiled from 2023/24 to 2024/25 as design team procurement was delayed. Projected spend in 2023/24 will be design and statutory fees.</p> <p>Mount Pleasant -19 units to be completed on site by March 2025. Demolition now complete and contractor award appointment made in September. £1m estimated to be spent this financial year with remaining current year budget to be reprofiled to 2024/25 for site start in March 2024.</p> <p>Bonhill Gap Site - Spend reprofiled from 2023/24 to 2024/25 as design team procurement was delayed. Projected spend in 2023/24 will be design and statutory fees.</p> <p>Mitigating Action Staff will work closely with all stakeholders to try and ensure timely resolutions of issues as they arise.</p> <p>Anticipated Outcome Project will still complete and will meet revised spend profiles .</p>						

TOTAL OF RED PROJECTS						
Project Life Financials	252,401	11,281	4%	256,056	3,655	1%
Current Year Financials	99,783	11,281	11%	38,588	(61,195)	-61%

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Budget Details	Project Life Financials						
	Budget	Spend to Date		Forecast Spend	Variance		
	£000	£000	%	£000	£000	%	
5	Gypsy Travellers Site						
	Project Life Financials	209	0	0%	209	0	0%
	Current Year Financials	71	0	0%	71	0	0%
	Project Description	Gypsy/ Traveller Site improvements					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	No Issues, programme being progressed and anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
6	Community Safety Projects						
	Project Life Financials	17	0	0%	17	0	0%
	Current Year Financials	17	0	0%	17	0	0%
	Project Description	Community Safety Projects					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
7	Redployable CCTV Cameras						
	Project Life Financials	36	36	99%	36	(1)	-1%
	Current Year Financials	36	36	99%	36	(1)	-1%
	Project Description	Purchase of 5 redeployable CCTV cameras for Housing use					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	Works for this project complete in April 23/24.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
8	Airport Noise						
	Project Life Financials	96	0	0%	96	0	0%
	Current Year Financials	96	0	0%	96	0	0%
	Project Description	Noise Insulation Project					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	West Dunbartonshire Council are no longer eligible for match funding from Glasgow Airport Association, following assessment of properties within West Dunbartonshire. West Dunbartonshire is not deemed to have any commercial or residential properties that fall within the scope of the scheme to be eligible for match funding, and budget therefore has been reduced from £0.192m to £0.096m. The remaining budget will be used to develop a programme of works following engagement with an aircraft noise consultant, who will work with Officers to make adaptations to previously identified properties. Budget spend anticipated in 23/24.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
9	Roof Coverings						
	Project Life Financials	19,286	287	1%	16,310	(2,976)	-15%
	Current Year Financials	5,679	287	5%	2,703	(2,976)	-52%
	Project Description	Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	Works expected to meet revised timescales which will be less than current year budget and therefore project will report an in year underspend.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Scheduled works to complete under current year budget.						
10	Doors/window component renewals						
	Project Life Financials	17,937	1,307	7%	17,937	0	0%
	Current Year Financials	4,547	1,307	29%	4,965	418	9%
	Project Description	Doors/Windows Component Renewals					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	Project is progressing well in 23/24 and as a result may incur an overspend in the current year, with budget brought forward from future years to offset.						
	Mitigating Action						
	None required at this time						
	Anticipated Outcome						
	Full budget spend						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
11	District Heating						
	Project Life Financials	6,400	0	0%	6,400	0	0%
	Current Year Financials	0	0	#DIV/0!	0	0	#DIV/0!
	Project Description	District Heating Connection to the Dalmuir and Littleholm multi storey flats					
	Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
	Main Issues / Reason for Variance						
	Works expected to commence next financial year, therefore no Issues to report at this time. Project anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
12	External stores/garages/bin stores/drainage component renewals						
	Project Life Financials	242	61	25%	242	0	0%
	Current Year Financials	45	61	135%	42	(3)	-7%
	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-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets, with possible underspend to be carried forward to future years.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
13	Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
	Project Life Financials	606	2	0%	606	0	0%
	Current Year Financials	113	2	2%	105	(8)	-7%
	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-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets, with possible underspend to be carried forward to future years.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
14	Energy improvements/energy efficiency works						
	Project Life Financials	303	0	0%	303	0	0%
	Current Year Financials	57	0	0%	57	0	0%
	Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

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	Budget Details	Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
15	Modern facilities and services						
	Project Life Financials	17,775	1,124	6%	17,775	0	0%
	Current Year Financials	3,235	1,124	35%	3,780	545	17%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	Pace of installations are ahead of targets as increased budget was anticipated. Officers will work to manage outturn to revised budget and targets with likelihood of exceeding budget as demand and cost is higher than projected.						
	Mitigating Action						
	Officers will work to minimise any overspend whilst being mindful of tenant demand						
	Anticipated Outcome						
	Full budget spend, possibility of overspend.						
16	Improvement works (Risk St)						
	Project Life Financials	103	0	0%	103	0	0%
	Current Year Financials	103	0	0%	103	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
17	Contingencies						
	Project Life Financials	500	0	0%	500	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-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	Contingent budget held for unplanned spend.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Spend as required						
18	Defective structures/component renewals						
	Project Life Financials	3,835	724	19%	3,279	(556)	-15%
	Current Year Financials	877	724	83%	321	(556)	-63%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	Works expected to meet revised timescales which will be less than current year budget and therefore project will report an in year underspend.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Scheduled works to complete under current year budget.						

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
19	Asbestos management works						
	Project Life Financials	1,212	38	3%	1,212	0	0%
	Current Year Financials	226	38	17%	226	0	0%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
20	Multi Story Flats (including Fire Risk Assessment Works)						
	Project Life Financials	5,050	0	0%	5,050	0	0%
	Current Year Financials	1,300	0	0%	1,300	0	0%
	Project Description	High Rise Fire Safety Measures					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet spend and revised targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
21	Buy Backs						
	Project Life Financials	21,073	1,225	6%	21,073	0	0%
	Current Year Financials	4,435	1,225	28%	4,435	0	0%
	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-28	Forecast End Date	31-Mar-28		
	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. From 23/24, over 5 years, the buy back back scheme is benefiting from an additional £2m investment each year, included in this revised budget, totaling £10m over 5 years, to futher reduce the waiting list. The progress will be monitored and reported as the financial year progresses.						
	Mitigating Action						
	None required.						
	Anticipated Outcome						
	Budget spend anticipated, should criteria be met.						
22	Salaries/central support/offices						
	Project Life Financials	13,984	0	0%	13,984	0	0%
	Current Year Financials	2,629	0	0%	2,629	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, budget for salaries and support						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
TOTAL OF RED PROJECTS							
	Project Life Financials	114,328	5,027	4%	110,795	(3,533)	-3%
	Current Year Financials	25,063	5,027	20%	22,482	(2,581)	-10%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

MONTH END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
New Build Grant						
Project Life Financials	(46,875)	(585)	1%	(46,875)	0	0%
Current Year Financials	(28,055)	(585)	2%	(7,442)	20,613	-73%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Income due to be received in line with spend incurred.						
Mitigating Action						
None required						
Anticipated Outcome						
Income due to be received						
CFCR						
Project Life Financials	(8,646)	(432)	5%	(6,917)	1,729	-20%
Current Year Financials	(1,729)	(432)	25%	0	1,729	-100%
Project Description	This is capital spend which is funded by revenue budgets					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Contribution to Capital from Revenue in 23/24						
Mitigating Action						
None required						
Anticipated Outcome						
Income to Capital						
Prudential Borrowing						
Project Life Financials	(311,208)	(10,567)	3%	(269,773)	41,435	-13%
Current Year Financials	(94,267)	(10,567)	11%	(53,627)	40,640	-43%
Project Description	Prudential borrowing is long term borrowing from financial institutions that has been approved for the purposes of funding capital expenditure					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Prudential borrowing is impacted by programme delivery.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Prudential borrowing incurred as required						
TOTAL RESOURCES						
Project Life Financials	(366,729)	(11,584)	3%	(323,565)	43,163	-12%
Current Year Financials	(124,051)	(11,584)	9%	(61,070)	62,981	-51%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF AFFORDABLE HOUSING SUPPLY PROGRAMME

MONTH END DATE

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Site	Project Life Financials						RAG Status
	Budget	Spend to Date	Forecast Spend	Variance			
	£000	£000	£000	£000	%		
Haldane Primary School	-	77	77	77	#DIV/0!	↓	
Clydebank East	37,992	5,903	37,992	-	0%	→	
Queens Quay Site B	660	0	660	-	0%	→	
Queens Quay Site C	25,175	-	25,175	-	0%	→	
Pappert	13,276	14	13,276	-	0%	→	
Bank Street	5,751	-	5,751	-	0%	→	
Clydebank Health Centre	11,016	591	11,016	-	0%	→	
Willox Park Phase1	6,185	37	6,185	-	0%	→	
Willox Park Phase2	7,500	-	7,500	-	0%	→	
Mount Pleasant	8,717	5	8,717	-	0%	→	
Silverton	2,590	4	2,590	-	0%	→	
Gap sites							
Gap sites budget remaining	9,182	-	9,182	-	0%	→	
Bonhill Gap Site - all Bonhill Sites	245	0	245	-	0%	→	
Clydebank Gap Sites (prev Lilac Avenue) - unallocated	13,622	-	13,622	-	0%	→	
Clydebank Gap Sites (prev Lilac Avenue) - 7-9 Gilmour Avenue	50	11	50	-	0%	→	
Clydebank Gap Sites (prev Lilac Avenue) - Queen Mary Avenue	50	7	50	-	0%	→	
Future New build sites	27,000	-	27,000	-	0%	→	
28 Bridge Street Alexandria	23	-	23	-	0%	→	
Fees, Staffing Costs, contingency	8,097	-	8,097	-	0%	→	
Total Expenditure	177,132	6,650	177,209	77		→	