

Supplementary Agenda



Housing and Communities Committee

Date: Wednesday, 2 February 2022

Time: 14:00

Format: Video Conference

Contact: Gabriella Gonda, Committee Officer
Email: gabriella.gonda@west-dunbarton.gov.uk

Dear Member

ITEM TO FOLLOW

I refer to the agenda for the above meeting that was issued on 20 January and now enclose a copy of **Item 12 – Housing Revenue Account Budgetary Control to 31 December 2021 (Period 9)** which was not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-

12 HOUSING REVENUE ACCOUNT BUDGETARY CONTROL 169 - 188
REPORT TO 31 DECEMBER 2021 (PERIOD 9)

Submit report by the Chief Officer, Resources providing an update on the financial performance to 31 December 2021 (Period 9) of the HRA revenue and capital budgets for 2021/22.

Distribution:-

Councillor Diane Docherty (Chair)
Councillor Ian Dickson (Vice Chair)
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Jim Finn
Provost William Hendrie
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor John Millar
Councillor John Mooney
Councillor Sally Page

All other Councillors for information

Chief Executive
Chief Officer - Housing & Employability
Chief Officer - Regulation and Regeneration
Chief Officer - Supply, Distribution and Property

Date issued: 27 January 2022

WEST DUNBARTONSHIRE COUNCIL**Report by the Chief Officer - Resources****Housing and Communities Committee: 2 February 2022**

**Subject: Housing Revenue Account Budgetary Control Report
 to 31 December 2021 (Period 9)**

1. Purpose

- 1.1** The purpose of the report is to provide members with an update on the financial performance to 31 December 2021 (Period 9) of the HRA revenue and capital budgets for 2021/22.

2. Recommendations**2.1** Members are asked to:

- i) note the revenue analysis shows a projected annual favourable variance of £0.008m; and
- ii) note the net projected annual position in relation to the capital plan is highlighting an in-year variance of £10.812m which is made up of slippage of £11.076m (22.92%) and overspend of £0.264m (0.55%) as detailed in Appendix 4.

3. BackgroundRevenue

- 3.1** At the meeting of West Dunbartonshire Council on 3 March 2021, Members agreed the revenue estimates for 2021/2022 and a total budget of £46.147m.

Capital

- 3.2** At the meeting of Council on 3 March 2021, Members also agreed the updated Capital Plan for 2021/22 which has been augmented by slippage from 2020/21 to produce a total planned spend for 2021/22 of £48.328m.

4. Main IssuesRevenue

- 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 favourable variance of £0.008m.

Capital

4.2 The HRA capital summary position is shown in Appendix 3. Information on projects that are highlighted as being within the Red category is provided in Appendix 4. Appendix 5 provides information on the project at Amber and Appendix 6 lists all the remaining projects which are categorised as being within the Green category. A summary of anticipated resources is shown in Appendix 6. The analysis shows that there is currently a projected in-year favourable variance of £10.812m which relates to anticipated slippage of £11.076m and overspend £0.264m.

4.3 From the analysis within the appendices it can be seen that there are four projects with forecast material slippage, as listed as follows:

Project Name	Slippage (£m)
Affordable Housing Supply Programme	7.048
Doors/ Window component renewals	1.831
Building external component renewals, roofs/chimneys/flashings/gutters	1.088
Buy backs	0.798

Reasons for slippage are explained in Appendix 4 and Appendix 5

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 Housing management and Legal services have been requested on this report and both have advised there are neither any issues nor concerns with the proposal.

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.

Laurence Slavin
Chief Officer – Resources
Date: 19 January 2022

Person to Contact: Janice Rainey - Business Unit Finance Partner (HEED),
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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)
Appendix 8 - Analysis of Affordable Housing Supply Programme (Capital)

Background Papers: None

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2021/2022

APPENDIX 1

PERIOD END DATE

31 December 2021

Subjective Summary	Total Budget 2021/22 £000	Spend to Date 2021/22 £000	Forecast Spend £000	Forecast Variance 2021/22 £000 %		Annual RAG Status
Employee Costs	6,272	4,187	6,257	(15)	0%	↑
Property Costs	1,917	1,404	1,837	(80)	-4%	↑
Transport Costs	110	78	108	(2)	0%	↑
Supplies, Services And Admin	394	255	378	(16)	-4%	↑
Support Services	2,677	2,025	2,599	(78)	-3%	↑
Other Expenditure	510	439	505	(5)	-1%	↑
Repairs & Maintenance	12,860	9,091	12,257	(603)	-5%	↑
Bad Debt Provision	1,060	688	918	(142)	-13%	↑
Void Loss (Council Tax/Lost Rents)	648	1,100	1,380	732	113%	↓
Loan Charges	19,699	14,774	19,699	0	0%	→
Total Expenditure	46,147	34,041	45,938	(209)	0%	↑
House Rents	44,417	32,345	44,131	286	1%	↓
Lockup Rents	210	148	244	(34)	-16%	↑
Factoring/Insurance Charges	1,235	1,266	1,266	(31)	-3%	↑
Other rents	114	76	115	(1)	-1%	↑
Interest on Revenue Balance	71	19	58	13	18%	↓
Miscellaneous income	100	39	132	(32)	-32%	↑
Total Income	46,147	33,893	45,946	201	0%	↑
Net Expenditure	0	148	(8)	(8)		

MONTH END DATE

31 December 2021

PERIOD

9

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

PROPERTY COSTS	1,917	1,837	(80)	-4%	↑
Subjective Description					
This budget covers electricity, gas, rates, rents, cleaning and insurance costs.					
Variance Narrative					
Main Issues	The main reasons for this underspend relates to the expectation that the year end recharge for the cost of property insurance will be more in line with last year's actual than assumed within budget.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated				

Budget Details	Variance Analysis			
Subjective Analysis	Budget	Forecast Spend	forecast Variance	RAG Status

SUPPORT SERVICES	2,677	2,599	(78)	-3%	↑
Subjective Description					
This budget covers central support recharges to the HRA					
Variance Narrative					
Main Issues	The year end recharge for the use of central support services is anticipated to be similar to last year and lower than budgeted resulting in a favourable variance.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated				

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

REPAIRS & MAINTENANCE	12,860	12,257	(603)	-5%	↑
Service Description					
This budget covers all repair and maintenance expenditure to houses and lockups					
Variance Narrative					
Main Issues	The projected underspend is attributable to lower than budgeted costs for maintenance contracts.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated.				

MONTH END DATE

31 December 2021

PERIOD

9

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

BAD DEBT PROVISION	1,060	918	(142)	-13%	↑
Service Description					
This budget allows for the provision for bad and doubtful debts to be maintained at an appropriate level					
Variance Narrative					
Main Issues	It is anticipated that the Bad Debt Provision will be more in line with last year's actual, as opposed to budget, resulting in a favourable variance.				
Mitigating Action	No mitigating action is required.				
Anticipated Outcome	A year end underspend is anticipated				

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

VOID LOSS	648	1,380	732	113%	↓
Service Description					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
Variance Narrative					
Main Issues	The main reason for this adverse variance relates to the number of void properties being higher than budgeted. Despite restrictions being lifted and best efforts to relet properties towards the end of 20/21, the recovery to normal numbers was not possible. Therefore, void numbers are starting higher in 21/22 than assumed within the budget. This is reflected in a higher cost for void rent loss and void council tax against budget.				
Mitigating Action	HMTA and Housing are working together to facilitate having void properties ready for re-letting				
Anticipated Outcome	A year end overspend is anticipated.				

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

HOUSE RENTS	44,417	44,131	286	1%	↓
Service Description					
Rental income from houses					
Variance Narrative					
Main Issues	This budget is based on the expected numbers of stock available for rent. The 21/22 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, delays to the progress on site due to Covid-19 and adverse weather, will mean that some of these properties will not be ready until later than originally assumed within the budget.				
Mitigating Action	No mitigation possible. Any income shortfall will be contained within the overall HRA Budget.				
Anticipated Outcome	There will be a shortfall in rental income.				

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

MONTH END DATE 31 December 2021

PERIOD 9

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	29.6%	71,371	86.5%	8	29.6%	1,145	8.9%		
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	3	11.1%	1,391	1.7%	3	11.1%	1,391	10.8%		
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	16	59.3%	9,705	11.8%	16	59.3%	10,364	80.3%		
The in-year adverse variance reflects the 20/21 Scottish Govern	27	100%	82,467	100%	27	100%	12,900	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	Slippage £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	177,008	71,371	177,318	310	31,962	10,326	21,186	(10,776)	(11,026)	250
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	2,266	1,391	2,480	214	1,461	1,391	1,525	64	(50)	114
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	60,622	9,705	60,622	0	14,905	10,364	14,805	(100)	0	(100)
TOTAL EXPENDITURE	239,896	82,467	240,420	524	48,328	22,081	37,516	(10,812)	(11,076)	264
TOTAL RESOURCES	239,896	82,467	240,420	(524)	48,328	22,081	37,516	10,812		
NET EXPENDITURE	0	0	0	0	0	0	0	0		

MONTH END DATE

31 December 2021

PERIOD

9

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

1

Affordable Housing Supply Programme						
Project Life Financials	135,876	66,844	49%	136,186	310	0%
Current Year Financials	20,281	5,799	29%	13,543	(6,738)	-33%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
The current year variance of £6.738m is made up of £7.048 slippage on Clydebank East and on overspend of 0.310m on Dumbarton Harbour Ph3 . Site updates are as follows :-						
St Andrews - Project is complete with all properties being handed over.						
Haldane - Project is complete with all properties being handed over.						
Aitkenbar Primary School - Project is complete with all properties being handed over.						
Clydebank East - A decision over the materials being used has now been made, the Planning Application has been continued until later in the year. It is now anticipated that a construction site start for the Clydebank East development will not now be achieved until June 2022, however there are some groundworks which could commence earlier depending on the outcome of the Planning committee and these will commit spend this financial year.						
Creveul Court - Project is complete with all properties being handed over.						
Dumbarton Harbour Ph 3 - The shortage in labour and materials being experienced throughout the country has pushed prices up on the final work required on this site . This represents a 21/22 overspend of £0.450m and a project life overspend of 0.310m. It is expected that around £0.155m of this £0.310m overspend will be met by additional Scottish Government funding although this has still to be agreed.						
Queens Quay Site B - There was a delay in ordering the granite to complete the Titan Boulevard and handovers of the properties are now running 16 weeks behind and on track for revised completion in August 2022.						
Future Sites - Sites have been identified and are at various different stages, with some having their designs and feasibilities progressing. An exercise will be carried out to determine viability of a number of gap sites for future housing development within the ownership of HRA.						
Mitigating Action						
Officers are currently seeking additional funding of £0.155m to compensate for the anticipated overspend of £0.310m at Dumbarton Harbour site.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						

2

Doors/window component renewals						
Project Life Financials	10,539	959	9%	10,539	0	0%
Current Year Financials	3,831	959	25%	2,000	(1,831)	-48%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Installs are behind original planned targets, however the combined internal and external contractor resources are showing an upturn in completions and an overall improving position. Officers will continue to monitor and support this position to maintain improvements, however it is expected that a full catch up to budget will not be possible.						
Mitigating Action						
Progress on this will continue to be monitored closely with a view to completeing as much as possible before the year end.						
Anticipated Outcome						
Slippage anticipated and required to be carried forward into 22/23.						

MONTH END DATE

31 December 2021

PERIOD

9

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

3	Defective structures/component renewals						
	Project Life Financials	3,429	185	5%	3,429	0	0%
	Current Year Financials	746	185	25%	470	(276)	-37%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	Main Issues / Reason for Variance						
	Programme continues albeit there are challenges with vacating tenants in next block to commence, impacted by COVID and suitable decant locations. Housing officers working to resolve this. Overall programme behind where we wanted to be at this stage. Anticipated to underspend, balance to move to 22/23 to complete works.						
Mitigating Action							
Officers will work to maximise on opportunities to catch up on programme.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 22/23.							

4

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-22	Forecast End Date	31-Mar-23		
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. With the challenges facing the Airport as a result of the pandemic, this programme has been paused at the request of Glasgow Airport.						
Mitigating Action						
There is regular dialogue between the Council and Glasgow Airport, and there is the basis of an agreed delivery plan which was ready to be implemented prior to the pausing of the project. This can be re-established immediately by both parties, however it has to be recognised the nature of works and there is a strong likelihood that this project will not complete until 2022/23, however both parties still remain committed to its delivery.						
Anticipated Outcome						
Full delivery and spend is unlikely to be achieved in 2021/22, however the phasing for future years is yet to be confirmed.						

5	Heating improvement works						
	Project Life Financials	4,972	1,061	21%	4,972	0	0%
	Current Year Financials	948	1,061	112%	1,198	250	26%
	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-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance							
This project is now reporting an expected overspend in the current year due to a high demand on necessary essential works. There has been a larger number of renewals and referrals in 21/22 than anticipated at time of budget setting, resulting in a revised probable outturn for 21/22 of £1.198m, a £0.250m overspend on the current year budget.							
Mitigating Action							
This budget is for essential work and is demand led so difficult to mitigate .							
Anticipated Outcome							
Overspend in 21/22.							

MONTH END DATE

31 December 2021

PERIOD

9

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

6

Improvement works (Risk St)

Project Life Financials	170	67	39%	170	0	0%
Current Year Financials	170	67	39%	67	(103)	-61%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
Main Issues / Reason for Variance						
Budget is for end of contract retention payment, any remaining budget at year end to be slipped into 22/23 to meet any residual costs. In-year final retention payment is less than anticipated, remaining balance to be slipped into 22/23 for budget to meet costs to resolve a legacy roofing issue.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Underspend to be slipped into 22/23 to fund a legacy roofing issue.						

7

Buy Backs

Project Life Financials	5,400	864	16%	5,400	0	0%
Current Year Financials	1,706	864	51%	908	(798)	-47%
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-26	Forecast End Date	31-Mar-26		
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 continue 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 2022/23.						

8

Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp

Project Life Financials	16,430	1,391	8%	16,430	0	0%
Current Year Financials	4,088	1,391	34%	3,000	(1,088)	-27%
Project Description	Building external component renewals					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Roof renewal programme continues into 21/22 . Monthly tracking slightly behind however additional installs by support contractor is underway and this should help with completions. Recent completions incorporating those by support contractor are showing an improving position however it is expected that a full catch up to budget will not be possible						
Mitigating Action						
Progress on this will continue to be monitored closely with a view to completeing as much as possible before the year end						
Anticipated Outcome						
Budget will be underspent and slipped into 22/23						

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

APPENDIX 4

MONTH END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
TOTAL RED						
Project Life Financials	177,008	71,371	40%	177,318	310	0%
Current Year Financials	31,962	10,326	32%	21,186	(10,776)	-34%

MONTH END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
Project Life Financials	1,583	1,299	82%	1,797	214	14%
Current Year Financials	1,136	1,299	114%	1,350	214	19%
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-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
The works in relation to the smoke detector installation programme has been continuing in connection with gas heating annual servicing. An issue regarding the level of budget available has been identified in that installation costs have been higher than anticipated at time of budget setting. In response to this budget issue, a virement was carried out to increase the budget of the statutory/ regulatory compliance works project by £0.900m, which reduces the estimated overspend to £0.214m.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Project to complete as planned, however with an expected overspend.						
External stores/garages/bin stores/drainage component renewals						
Project Life Financials	304	43	14%	304	0	0%
Current Year Financials	125	43	34%	75	(50)	-40%
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-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Spending will be later than planned due to resources being utilised elsewhere and owner involvement slowing down authorisation of work						
Mitigating Action						
On going dialogue with owners will continue in order to get this work approved						
Anticipated Outcome						
Underspend to be slipped into 22/23						
Secure entry component renewals						
Project Life Financials	379	49	13%	379	0	0%
Current Year Financials	200	49	25%	100	(100)	-50%
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-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
Budget underspent due to owner involvement slowing down authorisation of work. Ongoing challenges with owner agreements has impacted the ability to progress installations.						
Mitigating Action						
On going dialogue with owners will continue in attempts to reach agreements to progress more installations.						
Anticipated Outcome						
Underspend in 21/22						
TOTAL AMBER						
Project Life Financials	2,266	1,391	61%	2,480	214	9%
Current Year Financials	1,461	1,391	95%	1,525	64	4%

MONTH END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
Special needs adaptations						
Project Life Financials	2,540	431	17%	2,540	0	0%
Current Year Financials	575	431	75%	575	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
No Issues, Installation progress has improved overall and numbers are tracking close to expectations.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
Capitalised minor works						
Project Life Financials	2,480	163	7%	2,480	0	0%
Current Year Financials	691	163	24%	691	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-26	Forecast End Date	31-Mar-26		
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.						
Better Homes Priority Budget						
Project Life Financials	1,319	6	0%	1,319	0	0%
Current Year Financials	446	6	1%	446	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
While pandemic restrictions stalled some proposed initiatives throughout 2020/21, it is anticipated that this will not be a concern throughout 2021/22. A number of priority initiatives, supported by the Better Homes Project Board, are already being investigated and are envisaged to have a positive impact on the current council housing stock, however these will still be subject to ongoing volatility with supply chains and labour markets that could impact on delivery. These include an Internet of Things pilot Project with AICO for Housing First properties, that will provide sensors to properties to measure temperature, humidity and air quality with training to be arranged; a pilot project to improve the efficiency of the electric storage heating systems in our multi-storey flats, initially starting with one block with the potential rollout to further blocks; and merging 2 flats into one property for a large family that cannot be accommodated elsewhere within the housing stock. The board are also investigating a number of energy efficiency and zero emission pilots to help us identify best practice for improvements across the wider stock for example under floor insulation.						
Mitigating Action						
Officers are actively looking to reprofile works based on priority assessment within the wider Housing Asset Management Strategy, this will accelerate some works to minimise or eradicate any slippage caused by market conditions.						
Anticipated Outcome						
It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions.						

MONTH END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
QL Development						
Project Life Financials	26	15	58%	26	0	0%
Current Year Financials	26	15	58%	26	0	0%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
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.						
Gypsy Travellers Site						
Project Life Financials	91	0	0%	91	0	0%
Current Year Financials	91	0	0%	91	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
This budget is made up of Scottish Government grant which requires to be legally committed to improvement works on existing Gypsy Travellers sites by the end of March 2022. Initially the funding should have been committed a year earlier but as a result of the pandemic the timeline has been extended across Scotland. A condition of the grant requires that spend mirrors tenant priorities, and as such we have had a number of consultative engagements with the existing community to assess priorities. A project has been identified and work is now complete, final costs and processing of payment is in progress.						
Mitigating Action						
No mitigation required at this time.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
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-22	Forecast End Date	31-Mar-22		
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.						
Targeted SHQS compliance works						
Project Life Financials	100	0	0%	100	0	0%
Current Year Financials	100	0	0%	0	(100)	-100%
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-22	Forecast End Date	31-Mar-22		
Main Issues / Reason for Variance						
All spend in this area this year will be heating so will be met from heating improvement budget						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Underspend which will partially offset overspend in heating improvement budget						

MONTH END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
Targeted EESSH compliance works						
Project Life Financials	20,504	4,701	23%	20,504	0	0%
Current Year Financials	5,076	4,701	93%	5,076	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-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
No Issues currently. EWI programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned. Monthly numbers tracking and work continues positively, although caution should remain with regards to emerging COVID increases and the effect that may have on labour and materials supply chain.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
Modern facilities and services						
Project Life Financials	4,003	659	16%	4,003	0	0%
Current Year Financials	1,320	659	50%	1,320	0	0%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
No Issues, performance is tracking more closely to expected position at this time. Officers continue to monitor output and performance						
Mitigating Action						
Additional back-up contracts in place to assist in delivery.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
Energy improvements/energy efficiency works						
Project Life Financials	331	0	0%	331	0	0%
Current Year Financials	108	0	0%	108	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
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.						
Void house strategy programme						
Project Life Financials	8,645	1,576	18%	8,645	0	0%
Current Year Financials	2,101	1,576	75%	2,101	0	0%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
Main Issues / Reason for Variance						
No Issues.						
Mitigating Action						
None available at this time as this is a demand led programme.						
Anticipated Outcome						
Project to complete as planned and potential to overspend budget due to higher demand.						

MONTH END DATE

31 December 2021

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
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-26	Forecast End Date	31-Mar-26		
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.						
Environmental renewal works, paths/fences/walls/parking area's						
Project Life Financials	5,089	999	20%	5,089	0	0%
Current Year Financials	1,289	999	78%	1,289	0	0%
Project Description	Environmental renewal works, paths/fences/walls/parking areas					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
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.						
Asbestos management works						
Project Life Financials	1,104	177	16%	1,104	0	0%
Current Year Financials	210	177	84%	210	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-26	Forecast End Date	31-Mar-26		
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.						

MONTH END DATE

31 December 2021

PERIOD

9

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

15

MSF Fire Risk Assessment Works

Project Life Financials5,10000%5,10000%

Current Year Financials30000%30000%

Project DescriptionHigh Rise Fire Safety Measures

Project LifecyclePlanned End Date31-Mar-26Forecast End Date31-Mar-26

Main Issues / Reason for Variance

An update report on this project was on the agenda for 27th October 2021 Council. This advised that the expected spend on replacing Spandrel panels will no longer be required but instead a variety of issues affecting Multi Stories will be reviewed and incorporated into the 2022 High Rise strategy. This resulted in approval to vire the underspend of £0.900m to the statutory/ regulatory compliance works project to offset the overspend related to the smoke detector installation programme. This results in a revised current year budget of £0.300m for MSF Fire Risk Assessment Works.

Mitigating Action

None required at this time.

Anticipated Outcome

Progress on this programme will be closely monitored on a regular basis through the Better Homes Project Board.

16

Salaries/central support/offices

Project Life Financials12,7761,63713%12,77600%

Current Year Financials2,4551,63767%2,45500%

Project DescriptionAllocation of costs from other WDC services who support the HRA capital programme

Project LifecyclePlanned End Date31-Mar-26Forecast End Date31-Mar-26

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.

TOTAL GREEN

Project Life Financials60,6229,70516%60,62200%

Current Year Financials14,90510,36470%14,805(100)-1%

MONTH END DATE

31 December 2021

PERIOD

9

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

1

NEW BUILD GRANT						
Project Life Financials	(39,600)	(23,814)	60%	(40,623)	(1,023)	3%
Current Year Financials	(5,000)	0	0%	(5,155)	(155)	3%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date		Forecast End Date			
Main Issues / Reason for Variance						
Overall, there is a favourable project life variance of £1.023m which relates to additional grant income successfully negotiated by Officers in relation to the increased grant per unit at Aitkenbar, Haldane and Dumbarton Harbour and the additional grant generated from the buyback scheme. Current year favourable variance of £0.155m relates to additional income anticipated to be received from Scottish Government in relation to increase of costs at Dumbarton Harbour.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
The project life overall variance will be favourable by £1.023m due to additional Scottish Government Grant Income.						
TOTAL RESOURCES						
Project Life Financials	243,899	83,124	34%	244,423	(524)	0%
Current Year Financials	48,327	22,078	46%	37,515	10,812	22%

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

APPENDIX 8

MONTH END DATE

31 December 2021

PERIOD

9

Site	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		RAG Status
	£000	£000	£000	£000	%	
St Andrews	22,647	21,881	22,647	-	0%	→
Haldane PS	11,572	11,425	11,572	-	0%	→
Aitkenbar PS	10,669	9,941	10,669	-	0%	→
Clydebank East	21,645	3,666	21,645	-	0%	→
Creveul Court	3,811	3,751	3,811	-	0%	→
Dumbarton Harbour	8,124	8,454	8,434	310	4%	↓
Queens Quay (site B)	6,925	5,270	6,925	-	0%	→
Future Developments	46,132	1,221	46,132	-	0%	→
Fees and Staffing Costs	4,351	1,232	4,351	-	0%	→
Total Expenditure	135,876	66,841	136,186	310		↓