WEST DUNBARTONSHIRE COUNCIL HRA CAPITAL PROGRAMME

MONTHLY BUDGET MONITORING FORM - EXPENDITURE

MONTH END DATE 31 December 2013

PERIOD 9

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			Cur	rent Year				Pro	ject Life			_ife Cycle		Life Cycle			
Budget Head	Budget	PO £000	Spend to Date		Forecast Spend	Forecast Variance £000	Budget	Spend to Date	Forecast Spend	Forecast Variance £000	Development	Construction	Development	Construction	%age of Project Complete	Project Overview	Project Status
Other Capital Expenditure	1	1										I		I			
Communal Digital TV Systems	32	32	13	42%	35	3	32	13	35	3	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	98%	Budget consists of projects for Bellsmyre CCTV which is complete and awaiting invoices expected to be £2k under PO, and Monitoring Station upgrades which is also complete and has realised an overspend of £5k which is awaiting final inspection	→
Minor Capital Works	756	778	669	86%	778	0	778	669	778	0	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	88%	Bulk of this budget is for ad hoc Minor Capital works. Works to 28 Ashton View is also included in this budget head.	†
Special Needs Adaptations	300	300	226	75%	300	0	550	226	550	0	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	38%	Budget is for ongoing Special Needs Adapatations, and is progressing on schedule.	↑
Priority Projects As Advised by Housing Management	139	151	146	97%	151	-	285	146	287	2	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	100%	This budget is in relation to Jean Armour Drive project, which is now complete and awaiting retention.	↑
Community Safety Projects	175	25	13	50%	25	-	125	13	125	-	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	75%	This budget is funding Care & Repair project for ongoing repairs, which is progressing on programme with two quarters paid for, awaiting third quarter. Underspend of £150,000 against budget, due to unidentified project.	†
Projects to Deliver Housing Policies/Strategies	250	125	1	1%	125	-	125	1	125	-	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	30%	Budget is to fund 'Buy Back of Ex Local Authority Homes'. Applications have been received and will be evaluated in January. Likely to be £125 spend in relation to 13/14, remaining budget of £125 still to be confirmed whether this will be slippage or an underspend.	↑
Major Component Replacen	nents											ı		ı			
Housing Stock Condition Survey	1,149	1,070	856	80%	1,070	-	1,070	856	1,070	-	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	90%	Budget is to fund Housing Stock Condition Survey. Initial results have been provided by Savills and it is anticpated that the forecast spend will £1,070m, which would realise an underspend of £79k against initial budget.	†
Targeted SHQS Compliance Works	4,943	2,775	1,726	62%	2,715	- 60	7,388	1,726	7,388	-	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	71%	This budget encompasses numerous projects of which includes Nool Coverings & Flashings, Lighting, Drainage & Rainwater goods, Safe Paths/paved Areas. Projects are generally progressing on schedule, however the full 2013/14 budget has not been allocated to specific projects and at this time it is anticipated that there will be an underspend against budget of £2.03m in the current financial year, with an additional £130k being slipped into 14/15 as a result of delays in relation to neccesary legal agreements with owners prior to commencement of work	→
Statutory /Regulatory /Compliance Works	3,268	3,237	1,327	41%	3,238	1	6,737	1,327	6,738	1	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	65%	The bulk of this budget is for Electrical Upgrade Works, although it also includes other projects such as Fire Door upgrades, Lift Replacements & Renewals, Emergency Lighting and works in relation to Legionella Water Tanks. Most projects are progressing on schedule, however, the full 2013/14 budget has not been allocated to specific projects at this time and it is anticipated that there will be an undespend against budget of £31k in the current financial year.	+
Energy Improvements/Energy Efficiency Works	310	70	67	95%	77	7	270	67	270	-	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	75%	This budget is for Energy Improvement/Efficiency Works and Tank Jacket replacement. Both projects are progressing, although there is currently little spent to date. The overall forecast has been reduced by £240k due to less expenditure than anticipated due to initiatives supplying free works. Another project (£100k project life, £10k in year) has been identified to utilise the underspent budget.	→
Heating Improvement Works	1,000	955	439	46%	955	-	1,955	439	1,955	-	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	92%	This budget is for Heating Imrpovement Works, with most of the budget for Central Heating CMBS. Projects are are progressing although it is likely that there will be an underspend against budget of approx £45k in year.	↑
Modern Facilities and Services	1,262	1,750	1,079	62%	1,750	-	4,550	1,079	4,550	-	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	75%	This budget is for Kitchen & Bathroom upgrades. Installations agreed are progressing on schedule, initially current tenant uptake of programme was very low, however there has been a late surge in uptakes from tenants. 13/14 Forecast for bathroom upgrades has been increased by £150k, and kitchen upgrades by £350k. Awaiting virement.	†
Void Capital				•									•				

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			C	rent Year				Duo	in at Life			ife Cycle		Life Cycle			
Budget Head	Budget	PO	Spend to Date		Forecast Spend	Forecast Variance	Budget	Spend to Date	Forecast Spend	Forecast Variance	Development	Construction	Development	Construction	%age of Project Complete	Project Overview	Project Status
	£000	£000	£000		£000	£000	£000	£000	£000	£000							
Void Housing Strategy Programme	933	2,100	1,295	62%	2,100	-	3,030	1,295	4,200	1,170	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	75%	Void programme progesses on schedule at a higher demand level than anticipated. Expected overspend against budget is anticipated per historical expenditure trend. Options are being considered to reduce overall spend in void programme.	↑
Demolitions																	
Support Regeneration	251	250	130	52%	250	-	250	130	250	-	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	100%	This budget is mainly to fund 'Buy Back of Surplus Stock' as approved at the Committee meeting of August 2013. In total 4 properties will be purchased and with 3 having recently been purchases. This budget also includes works in relation to Belismyre Play park of which the tender process is now complete, awaiting contract works to commence.	↑
Regeneration/Demolition of Surplus Stock	2,176	2,668	1,772	66%	3,344	676	4,142	1,772	4,934	792	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	83%	The bulk of this budget is to fund 'Demolition of addressess surplus to Council requirements'. Due to the discovery of asbestos the cost of demolition is expected to increase substantially and an overspend of £1.327m against budget is anticipated in both the current financial year and the overall project life.	→
Minor Demolition Projects	128	73	67	92%	73	-	73	67	73	1	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	100%	This budget is mainly for demolition of 143 Braehead (Alexandria), and also includes garage and lock-up demolitions. Projects are progressing on schedule however the full 2013/14 budget has not been allocated to specific projects at this time and it is anticipated that there will be an undespend of £55k against budget in the current financial year.	↑
Contingencies						,											
Contingencies	101	101	-	0%	101	-	158	-	158	-	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	75%	This budget is for contingencies, and can be used for unexpected necessary works.	†
Structural and Environment	al																
Non-Traditional and Traditional Improvement Works	8,796	7,221	3,223	45%	7,240	19	11,813	3,223	11,832	19	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	88%	This budget is mainly for Overcladding, Renders and Structural Repairs and comprised of 2 major projects, one of which is dependent upon owner occupier involvement to realise the successful delivery of the project, which has now been cancelled this financial year, and therefore anticipating that the overall budget will underspend by £1.575m due to overcladding works.	→
Multi-Storey Improvement Works	4,882	5,642	4,695	83%	5,642	-	10,392	4,695	10,392	-	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	63%	This budget is for Mulit-Storey Improvement Works in relation to Dalmuir, Kilbowie Court & North Drumy. All projects are progressing, with an anticipated overspend of £1.5m against budget in relation to Dalmuir due to a delay in the commencement of this project, and with an additional £750k being slipped into 14/15 in relation to Kilbowie Court Upgrade.	†
Environmental Improvements Works	681	709	430	61%	709	-	1,209	430	1,209		01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	55%	Inis budget is mainly to fund General Environmental Improvements Roads / DLO, and also includes Fencing and Haldane Court Environmentals. The full 2013/14 budget has not been allocated to specific projects at this time and it is anticipated that there will be an undespend of £28k in the current financial year in relation to retention nawments being higher than anticipated	↑
Drumry Structural Works	400	172	34	20%	172	-	772	34	772	1	01-Apr-14	31-Mar-15	01-Apr-14	31-Mar-15	60%	This budget is to fund Drumry Structural Works. This budget was reduced by £200,000 this year, and is also forecast to unspend by £228k due to retention being less than anticipated.	↑
Asbestos Management Works	300	318	264	83%	318	-	618	264	618	-	01-Apr-14	31-Mar-15	01-Apr-14	31-Mar-15	67%	This budget is for Asbestos Management works, covering Asbestos Surveys, Central Heating Surveys and Asbestos Works. Itis anticipated that there will be an ovespend of £18k against budget in the current financial year.	†
Support Costs																	
Salaries/Central Support/Office	1,400	1,400	1,057	75%	1,400	-	2,800	1,057	2,800	-	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	75%	This budget is for the reallocation of support costs such as architects and central support.	↑
New Build																	

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			Cur	rent Year				Pro	oject Life		Project	Life Cycle	Project	Life Cycle			
Budget Head	Budget £000	PO £000	Spend to Date	% Spend to Date	Forecast Spend	Forecast Variance	Budget £000	Spend to Date	Forecast Spend	Forecast Variance	Development	Construction	Development	Construction	%age of Project Complete	Project Overview	Project Status
New Build Housing	5,651	3,793	2,744	72%	3,793	-	10,854	2,744	11,218	364	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	63%	Granville Street Phase 1, Granville Street Phase 2 and Miller Road projects are now complete, overall cost showing overspend approx £125k against budget. Central Bellismyre Project delay to progress on site resulting in balance to slip to 14/15. Hill Street are now included in the capital plan with initial payments made for consultant's fee's and project to progress into 14/15. The overspend against budget in the current financial year of £0.237m is in relation to Granville Street Phase 182 while the slippage of £2.095m relates to the delay in the progress of Central Bellsmyre. Over the project life it is anticipated the New House Building project will ovespend by £0.601m against budget mainly due to Central Bellsmyre, however this overspend is slightly mitigated by the increased grant funding in relation to Granville Street Phase 2 (additional £0.144m) and the additional prudential borrowing of £0.423m that was approved by Members of the HEED Committee on 8th May 2013.	↑
TOTAL EXPENDITURE	39.283	35.715	22.273	57%	36.361	646	69.976	22.273	72.327	2.351							

Project Status	
Project is forecast to be overspent and/or experience material delay to completion	+
Project is at risk of being overspent and/or experiencing delay in completion, however this is unquantifiable at present	→
Project is on target both in relation to overall budget and the forecast stages in the project life cycle	↑

WEST DUNBARTONSHIRE COUNCIL HRA CAPITAL PROGRAMME MONTHLY BUDGET MONITORING FORM - RESOURCES

MONTH END DATE

31 December 2013

PERIOD

											Plar	nned	Antic	ipated		
			Curre	nt Year				Projec	ct Life		Project L	ife Cycle	Project I	ife Cycle		
Budget Head	Budget	PO	Spend to Date	% Spend to Date	Forecast Spend	Forecast Variance	Budget	Spend to Date	Forecast Spend	Forecast Variance	Development	Construction	Development	Construction	Project Overview	Project Status
Resources Carried Forward -	£000	£000	£000		£000	£000	£000	£000	£000	£000						
Non Cash	270	270	0	0%	270	0	270	0	270	0	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-14	Resources in the balance sheet and will be applied at year end.	→
New Build Grant	1,509	1,653	743	275%	1,653	0	3,553	743	3,553	0	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-15	New Build Grant Funding in relation to Miller Road, Granville Street Phase 1 & 2, Central Bellsmyre and new funding re Hill Street. Favourable variance is due to the grant for Granville Street Phase 2 being higher than forecast by £16k per unit.	+
Other Contributions	1,572	2,250	2,235	4231%	2,250	0	2,300	2,235	2,300	0	01-Apr-13	31-Mar-14	01-Apr-13	31-Mar-15	Additional CESP funding received due to completion of insulated cladding measures on the 5th block of flats. Original budget based on measures being completed on up to 4 blocks. This additional income can be used to either increase the capital programme or reduce prudential borrowing.	+
Capital Receipts	1,130	987	910	98%	987	0	1,437	910	1,437	0	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	The most recent information received from Estates indicates that non RTB sales are likely to be lower in the current financial year than anticipated, however overall are likely to exceed budget in the overall project life. RTB sales are currently in excess of that which would be anticipated at this time in the current financial year and may exceed the overall value anticipated, however this cannot be quantified at this time.	→
Prudential Borrowing	30,943	26,985	16,775	63%	29,170	-2,185	58,557	16,775	60,768	-2,211	01-Apr-13	31-Mar-15	01-Apr-13	31-Mar-15	Overall prudential borrowing is anticipated to be £4m greater than was included in the approved budget due to anticipated overspends in relation to the core housing stock (£1.371m), the additional prudential borrowing agreed by the HEED Committee on 8th May 2013 (£0.423m) and the new build properties at Hill Street (£2.280m)	+
CFCR	3,859	3,570	1,611	43%	2,031	1,539	3,859	1,611	3,999	-140	01-Apr-14	31-Mar-15	01-Apr-13	31-Mar-14	CFCR is a year end adjustment, the value of which will be determined by the level of spend on the projects to be funded by this method, however total CFCR will not exceed earmarked amounts	†
TOTAL EXPENDITURE	39,283	35,715	22,273	57%	36,361	(646)	69,976	22,273	72,327	(2,351)		•	•	•		•

Project Status	
Project is forecast to be overspent and/or experience material delay to completion	+
Project is at risk of being overspent and/or experiencing delay in completion, however this is unquantifiable at present	+
Project is on target both in relation to overall budget and the forecast stages in the project life cycle	↑