

PERIOD	3
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[illegible]

30 June 2020

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1	<b>Affordable Housing Supply Programme</b>						
	Project Life Financials	105,348	28,961	27%	105,348	0	0%
	Current Year Financials	33,245	372	1%	26,771	(6,474)	-19%
	Project Description	Affordable Housing Supply Programme					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		

Following updated guidance from the Scottish Government and easing of lockdown restrictions, all contractors are now setting sites up in line with the SG Construction Industry 6 stage Roadmap. Revised programmes and cost profiles are currently being developed for each of the sites. The temporary halt of work due to Covid-19 means the new build programme will be delayed by approximately six months resulting in slippage into 21/22. Once revised 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 to ensure the project comes in on budget over the course of the project life budget. Site updates are as follows:

Creveul Court, Aitkenbar Primary School and Haldane - CCG have moved into phase 2 (Soft Start) of the Construction Industry 6-stage road map. CCG confirmed that the number of operatives returning will be aligned with space on site and that welfare facilities have been amended to comply with CCG's Covid-19 Management Plan. CCG awaits SG approval to progress to Phase 3. On entering this phase, it is hoped that CCG will be in a position to assess programme implications.

Clydebank East - Awaiting demolition resumption which should complete at the beginning of October. Discussion required to be had over housing mix options and SG grant.

Dumbarton Harbour Ph 3 -Cullross, as part of Phase 1 and 2 of the construction sector guidance, have developed their response to returning to site. They have produced a working practice and site procedure document and their HSE document. The 'Soft Start' activities began on the 15th June 2020 and the construction programme is currently being revised by Turner Townsend and costs are also being examined.

Queen Quay (Sites B & C) - Wheatley Group are providing development management service for the Council in terms of the development at Queen Quay Site B and as with the other CCG sites, it has moved onto phase 2 of the construction industry restart plan. Site C -will be developed as part of the 'Building Back Better' approach and the more homes officers will prepare proposals to be brought to a future More Homes Project Board.

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. The temporary halt of work and delays due to Covid-19, will mean that slippage is unavoidable within the current financial year.

The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.

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4	<b>Doors/window component renewals</b>						
	Project Life Financials	11,082	2,063	19%	11,082	0	0%
	Current Year Financials	2,475	6	0%	1,515	(960)	-39%
	Project Description	Doors/Windows Component Renewals					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	<b>Main Issues / Reason for Variance</b>						
	Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
	<b>Mitigating Action</b>						
	Building Services will work to manage resources and restart to maximise output and spend.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 21/22.						

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

APPENDIX 4

MONTH END DATE

30 June 2020

PERIOD

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

5	Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
	Project Life Financials	3,605	766	21%	3,605	0	0%
	Current Year Financials	2,403	448	19%	1,870	(533)	-22%
	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-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance							
Work contributing to this programme has been continuing in connection with gas heating annual servicing. Full extent of output has been impacted by COVID.							
Mitigating Action							
Building Services will work with support contractor to maximise output and spend.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22.							

<b>TOTAL RED</b>						
Project Life Financials	172,116	46,541	27%	171,085	(1,032)	-1%
Current Year Financials	47,077	1,485	3%	37,010	(10,067)	-21%

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

**APPENDIX 5**

**MONTH END DATE**

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**PERIOD**

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

- 1 Special needs adaptations**

Project Life Financials	3,229	800	25%	3,229	0	0%
Current Year Financials	462	1	0%	160	(302)	-65%

Project Description Adaptations to Housing for Special Needs

Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25

**Main Issues / Reason for Variance**

Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.

**Mitigating Action**

None available at this time.

**Anticipated Outcome**

Slippage anticipated and required to be carried forward into 21/22.
- 2 Capitalised minor works**

Project Life Financials	3,560	1,218	34%	3,560	0	0%
Current Year Financials	615	11	2%	308	(307)	-50%

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-25 Forecast End Date 31-Mar-25

**Main Issues / Reason for Variance**

Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.

**Mitigating Action**

None available at this time.

**Anticipated Outcome**

Slippage anticipated and required to be carried forward into 21/22.
- 3 Better Homes Priority Budget**

Project Life Financials	1,144	99	9%	1,144	0	0%
Current Year Financials	245	0	0%	123	(122)	-50%

Project Description Priority projects as prioritised by the Better Homes Group

Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25

**Main Issues / Reason for Variance**

Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.

**Mitigating Action**

None available at this time.

**Anticipated Outcome**

Slippage anticipated and required to be carried forward into 21/22.

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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	400	17	4%	117	(283)	-71%
Current Year Financials	100	0	0%	50	(50)	-50%

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-21 Forecast End Date 31-Mar-22

**Main Issues / Reason for Variance**

Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.

**Mitigating Action**

None available at this time.

**Anticipated Outcome**

Slippage anticipated and required to be carried forward into 21/22. Project to completed under project life budget due to underspends achieved in previous financial years.

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

Project Life Financials	430	125	29%	430	0	0%
Current Year Financials	131	0	0%	72	(59)	-45%

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-25 Forecast End Date 31-Mar-25

**Main Issues / Reason for Variance**

Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.

**Mitigating Action**

Building Services will work to manage resources and restart to maximise output and spend.

**Anticipated Outcome**

Slippage anticipated and required to be carried forward into 21/22.

6 Secure entry component renewals

Project Life Financials	446	90	20%	446	0	0%
Current Year Financials	181	1	1%	72	(109)	-60%

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-25 Forecast End Date 31-Mar-25

**Main Issues / Reason for Variance**

Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.

**Mitigating Action**

None available at this time.

**Anticipated Outcome**

Slippage anticipated and required to be carried forward into 21/22.

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

APPENDIX 5

MONTH END DATE

30 June 2020

PERIOD

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

- 7 Heating improvement works:**
- |                         |       |       |     |       |       |      |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 6,049 | 1,645 | 27% | 6,049 | 0     | 0%   |
| Current Year Financials | 923   | 216   | 23% | 608   | (315) | -34% |
- 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-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.
- Mitigating Action**
- None available at this time.
- Anticipated Outcome**
- Slippage anticipated and required to be carried forward into 21/22.
- 8 Modern facilities and services**
- |                         |       |       |     |       |       |      |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 4,795 | 1,721 | 36% | 4,795 | 0     | 0%   |
| Current Year Financials | 707   | 49    | 7%  | 307   | (400) | -57% |
- Project Description New Kitchens, Bathrooms and Showers
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.
- Mitigating Action**
- None available at this time.
- Anticipated Outcome**
- Slippage anticipated and required to be carried forward into 21/22.
- 9 Defective structures/component renewals**
- |                         |       |       |     |       |       |      |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 4,295 | 1,202 | 28% | 4,295 | 0     | 0%   |
| Current Year Financials | 615   | 0     | 0%  | 462   | (153) | -25% |
- Project Description Defective structures
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.
- Mitigating Action**
- Building Services will work to manage resources and restart to maximise output and spend.
- Anticipated Outcome**
- Slippage anticipated and required to be carried forward into 21/22.

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Budget Details		Project Life Financials					
		Budget	Spend to Date	Forecast Spend	Variance		
		£000	£000	%	£000	£000	%
10	<b>Environmental renewal works, paths/fences/walls/parking area's</b>						
	Project Life Financials	7,634	2,704	35%	7,634	0	0%
	Current Year Financials	1,004	36	4%	745	(259)	-26%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	<b>Main Issues / Reason for Variance</b>						
	Works, having previously been paused due to COVID, are now being planned/progressed, subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
	<b>Mitigating Action</b>						
	Building Services will work to manage resources and restart to maximise output and spend.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 21/22.						
11	<b>Asbestos management works</b>						
	Project Life Financials	1,478	550	37%	1,478	0	0%
	Current Year Financials	205	89	43%	85	(120)	-59%
	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-25	Forecast End Date	31-Mar-25		
	<b>Main Issues / Reason for Variance</b>						
	Works, having previously been paused due to COVID, are now being planned/progressed to resume in line with Phase 3 of the Scottish Government Routemap. Subject to Risk Assessments and COVID management processes to ensure operative and tenant safety.						
	<b>Mitigating Action</b>						
	None available at this time.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 21/22.						
12	<b>Airport Noise Insulation Scheme</b>						
	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-21	Forecast End Date	TBC		
	<b>Main Issues / Reason for Variance</b>						
	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. The current situation with Covid-19, means that this project has now been postponed.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project faces delay, with slippage anticipated to be carried forward into 21/22.						



WEST DUNBARTONSHIRE COUNCIL  
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ANALYSIS OF PROJECTS AT AMBER STATUS

APPENDIX 5

MONTH END DATE

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

13	MSF Fire Risk Assessment Works						
	Project Life Financials	500	0	0%	500	0	0%
	Current Year Financials	500	0	0%	333	(167)	-33%
	Project Description	High Rise Fire Safety Measures					
	Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date	31-Mar-22		
	Main Issues / Reason for Variance						
	Slippage has occurred within the action plan, however, it is anticipated to resume this work in the weeks ahead and to prepare a report for committee in November with progress.						
Mitigating Action							
None required at this time.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22.							

<b>TOTAL AMBER</b>						
	Project Life Financials	34,152	10,171	30%	33,869	(283) -1%
	Current Year Financials	5,880	403	7%	3,325	(2,555) -43%

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Budget Details		Project Life Financials					
		Budget	Spend to Date	Forecast Spend	Variance		
		£000	£000	%	£000	£000	%
1	<b>QL Development</b>						
	Project Life Financials	75	0	0%	75	0	0%
	Current Year Financials	25	3	12%	25	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-23	Forecast End Date	31-Mar-23		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
2	<b>Community safety projects</b>						
	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-21	Forecast End Date	31-Mar-21		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned by year end and meet spend targets.						
3	<b>Gypsy Travellers Site</b>						
	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-21	Forecast End Date	31-Mar-21		
	<b>Main Issues / Reason for Variance</b>						
	No Issues						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned by year end and meet spend targets.						
4	<b>Energy improvements/energy efficiency works</b>						
	Project Life Financials	399	125	31%	399	0	0%
	Current Year Financials	55	0	0%	55	0	0%
	Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						

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5	<b>Improvement works (Risk St)</b>						
	Project Life Financials	2,452	2,255	92%	2,452	0	0%
	Current Year Financials	197	0	0%	197	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
6	<b>Void house strategy programme</b>						
	Project Life Financials	13,594	8,913	66%	13,594	0	0%
	Current Year Financials	2,050	380	19%	2,050	0	0%
	Project Description	Spend on Void Properties to bring them up to letting standard					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
7	<b>Contingencies</b>						
	Project Life Financials	700	206	29%	700	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-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
8	<b>Salaries/central support/offices</b>						
	Project Life Financials	15,822	4,384	28%	15,822	0	0%
	Current Year Financials	2,302	0	0%	2,302	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						

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

APPENDIX 6

MONTH END DATE

30 June 2020

PERIOD

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

9	Buy Backs						
	Project Life Financials	5,870	1,355	23%	5,870	0	0%
	Current Year Financials	2,114	144	7%	2,114	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-25	Forecast End Date	31-Mar-25		
	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.							

<b>TOTAL GREEN</b>						
Project Life Financials	39,099	17,320	44%	39,101	0	0%
Current Year Financials	6,951	527	8%	6,951	0	0%

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF RESOURCES

APPENDIX 7

MONTH END DATE

30 June 2020

PERIOD

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

1	NEW BUILD GRANT						
	Project Life Financials	(38,942)	(19,268)	49%	(38,581)	361	-1%
	Current Year Financials	(3,995)	0	0%	(3,145)	850	-21%
	Project Description	Grant to facilitate the building of new build housing					
	Project Lifecycle	Planned End Date			Forecast End Date		
Main Issues / Reason for Variance							
The in year adverse variance reflects the SG grant in relation to future developments which cannot be drawdown prior to spend.							
The overall project life adverse variance is reflective of a higher number of units being budgeted against actual.							
Mitigating Action							
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							
The project life overall variance will be an under recovery of £0.361m.							

<b>TOTAL RESOURCES</b>						
Project Life Financials	245,367	74,032	30%	244,052	1,315	1%
Current Year Financials	59,908	2,415	4%	47,286	12,622	21%