WEST DUNBARTONSHIRE COUNCIL HRA REVENUE BUDGETARY CONTROL 2021/2022

PERIOD END DATE

31 August 2021

Subjective Summary	Total Budget 2020/21 £000	Spend to Date 2020/21 £000	Forecast Spend £000	Forecast va	riance 2020/21 %	Annual RAG Status
Employee Costs	6,272	2,329	6,230	(42)	-1%	↑
Property Costs	1,917	737	1,837	(80)	-4%	
Transport Costs	110	34	83	(27)	0%	
Supplies, Services And Admin	394	141	389	(5)	-1%	
Support Services	2,677	1,125	2,599	(78)	-3%	
Other Expenditure	498	224	498	0	0%	→
Repairs & Maintenance	12,872	5,567	12,686	(186)	-1%	+
Bad Debt Provision	1,060	395	948	(112)	-11%	
Void Loss (Council Tax/Lost Rents)	648	477	1,079	431	67%	+
Loan Charges	19,699	8,208	19,699	0	0%	→
Total Expenditure	46,147	19,237	46,048	(99)	0%	†
House Rents	44,417	16,060	44,267	150	0%	+
Lockup Rents	210	73	202	8	4%	
Factoring/Insurance Charges	1,235	422	1,266	(31)	-3%	
Other rents	114	39	115	(1)	-1%	
Interest on Revenue Balance	71	24	71	0	0%	+
Miscellaneous income	100	39	131	(31)	-31%	↑
Total Income	46,147	16,657	46,052	95	0%	↑
Net Expenditure	0	2,580	(4)	(4)		

MONTH END DATE 31 August 2021

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Budget Details	Variance Analysis						
Subjective Analysis	Budget Forecast Spend forecast Variance			ariance	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			Varia	nce Analys	is			
Subjective Analysis			Forecast Spend	forecast V	/ariance	RAG Status		
SUPPORT SERVICES		2,677	2,599	(78)	-3%	↑		
Subjective Description								
This budget covers central support re-	charges to the HRA							
Variance Narrative								
Main Issues	The year end recharge for the u last year and lower than budget				oated to be	e similar to		
Mitigating Action	No mitigating action is required.	No mitigating action is required.						
Anticipated Outcome	A year end underspend is antici	pated						

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

REPAIRS & MAINTENANCE		12,872	12,686	(186)	-1%	1		
Service Description			*	•	*			
This budget covers all repair a	d maintenance expenditure to houses and lock	cups						
Variance Narrative								
Main Issues	The projected underspend is at contracts.	The projected underspend is attributable to lower than budgeted costs for maintenance contracts.						
Mitigating Action	No mitigating action is required	No mitigating action is required.						
Anticipated Outcome	A year end underspend is antic	A year end underspend is anticipated.						

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Budget Details			Variance Analysis							
Subjective Analysis			Budget	Forecast Spend	forecast Variance		RAG Status			
			£000	£000	£000	%				
BAD DEBT PROVISION	1,060	948	(112)	-11%	+					
Service Description										
This budget allows for the provis	on for bad a	nd doubtful debts to be maintained	l at an appropi	riate 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 anticip	A year end underspend is anticipated							

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

VOID LOSS	648 1,079 431 67%								
Service Description									
This budget covers the rents lost o	n void houses and lockups and the cost of co	uncil tax on	void properties	S.					
Variance Narrative									
Main Issues	The main reason for this adverse variance relates to the number of void properties be higher than budgeted. Despite restrictions being lifted and best efforts to relet prope 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 related in a higher cost for void rent loss and void council tax against budget.								
Mitigating Action	HMTA and Housing are working t letting	HMTA and Housing are working together to facilitate having void properties ready for re- letting							
Anticipated Outcome	A year end overspend is anticipate	ted.							

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

HOUSE RENTS		44,417	44,267	150	0%	+			
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

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		Project Life S	Status Analysis			Current Year Proj	ect Status Analy	rsis		
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	Spend at RAG		
Red										
Projects are forecast to be overspent and/or experience material delay to completion	4	14.8%	1,113	1.5%	4	14.8%	744	6.2%		
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	1	3.7%	65,677	89.5%	1	3.7%	4,631	38.8%		
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	22	81.5%	6,571	9.0%	22	81.5%	6,571	55.0%		
The in-year adverse variance reflects the 20/21 Scottish Govern	27	100%	73,361	100%	27	100%	11,946	100%		
Project Status Analysis		Project Lif	e Financials		Current Year Financials					
	Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Budget £000	Spend to Date	Forecast Spend £000		Slippage £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	14,843	1,113	15,243	400	5,005	1,113	3,606	(1,399)	(1,799)	400
Amber		<u> </u>								
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	135,876	65,677	136,226	350	20,281	4,631	20,631	350	0	350
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	94,886	6,571	94,886	0	23,042	6,571	23,042	0	0	0
TOTAL EXPENDITURE	245,605	73,361	246,355	750	48,328	12,315	47,279	(1,049)	(1,799)	750
TOTAL RESOURCES	245,605	73,361	246,355	(750)	48,328	12,315	47,279	1,049		
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	%	

Doors/window component renewals

Project Life Financials 10,539 625 6% 10,539 0 0% **Current Year Financials** 3,831 625 2,500 -35% 16% (1,331)

Doors/Windows Component Renewals Project Description

Planned End Date Project Lifecycle 31-Mar-26 Forecast End Date 31-Mar-26

Main Issues / Reason for Variance

Projected to be underspent at this stage due to internal staffing resources being redeployed to other work areas whilst the window programme was affected by COVID. Resources now returned and mobilising. Additional sub-contractor support also mobilising for installs.

Mitigating Action

No mitigation available at this time.

Anticipated Outcome

Slippage anticipated and required to be carried forward into 22/23.

Statutory/regulatory compliance works (lifts/electrical/legionnella/fire etc)

Project Life Financials 400 59% 683 369 1,083 Current Year Financials 236 369 156% 400 169% 636 Project Description This budget will be used to upgrade / replace components / installations in order to comply 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 and continues to gather pace. However 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, resulting in an estimated overspend of £0.400m at this time.

Mitigating Action

No mitigation available at this time.

Anticipated Outcome

Project to complete as planned however now with expected overspend.

Defective structures/component renewals

Project Life Financials 3,429 119 3% 3 429 n 0% **Current Year Financials** 746 119 16% (276)-37% 470 Project Description Defective structures

Project Lifecycle Planned End Date 31-Mar-26 Forecast End Date 31-Mar-26

Main Issues / Reason for Variance

Projected to be underspent at this stage due to internal staffing resources being redeployed to other work areas whilst the structural programme was affected by COVID, due to the restrictions placed on the numbers of workers in close proximity. However, the restrictions have changed and staffing levels are able to return to normal levels. The programme was also affected by having the next available block cleared and ready to move onto with COVID having impacted on decants and tenant relocations.

Mitigating Action

No mitigation available at this time.

Anticipated Outcome

Slippage anticipated and required to be carried forward into 22/23.

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

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 with the indication that it will not commence until Q3 2021/22 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 will not be fully known until the beginning of August.

TOTAL RED						
Project Life Financials	14,843	1,113	7%	15,243	400	3%
Current Year Financials	5,005	1,113	22%	3,606	(1,399)	-28%

31-Mar-26

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

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_	
Project Life Financials	
FIUICULIE FINANCIAIS	

Budget Details						
Budget Details	Budget	Budget Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
Affordable Housing Suppl	v Programme					

1

Project Life Financials 135,876 65,677 48% 350 136,226 0% Current Year Financials 20,281 4.631 23% 20 631 350 2% Project Description Affordable Housing Supply Programme Planned End Date Project Lifecycle 31-Mar-26 Forecast End Date

Main Issues / Reason for Variance

Updated revised cashflow positions are currently being sought for each site. However, as it currently stands, it is anticipated that this programme will complete on project life budget. Further details are provided within appendix 8. Site updates are as

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 made and will be heard at the next available Planning Committee.

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. It is expected that around £0.155m of this £0.350m overspend will be met by additional Scottish Executive funding although this has still to be agreed.

Queens Quay Site B - Project is moving on and timber kit is progressing. The project is on track for completion in March 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

None required at this time.

Anticipated Outcome

TOTAL AMBER						
Project Life Financials	135,876	65,677	48%	136,226	350	0%
Current Year Financials	20,281	4,631	23%	20,631	350	2%

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

Special needs adaptations

Project Life Financials 0 2.540 144 6% 2.540 0% Current Year Financials 144 25% 575 n 575 0%

Project Description Adaptations to Housing for Special Needs

Planned End Date 31-Mar-26 Project Lifecycle Forecast End Date 31-Mar-26

Main Issues / Reason for Variance

No Issues to report at this time. Due to impacts of COVID last year unspent budget was carried forward. This will place additional challenges on achieving full spend, however project officers and delivery team will endeavour to catch up with installs. Additional resources back-up contractor in-place and early numbers of installations/completions are positive in terms of assisting to meet spend targets. Performance on an increasing trend.

Mitigating Action

None required at this time.

Anticipated Outcome

Project to complete as planned and meet spend targets.

Capitalised minor works

Project Life Financials 0 2,480 173 7% 2,480 0% 173 Current Year Financials 691 25% n 0% 691

This is a budget to undertake specific minor ad hoc capital projects that arise on demand Project Description

throughout the financial year.

Planned End Date 31-Mar-26 Forecast End Date Project Lifecycle 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 0% 0 0% 1,319 4 1,319 **Current Year Financials** 0 446 1% 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

No mitigation required at this time.

Anticipated Outcome

It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions.

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Project Life Financials

Budget Details							
Budget Details	Budget	Budget Spend to Date		Forecast Spend	Variance		
	0003	£000	%	£000	£000	%	
QL Development							
Project Life Financials	26	10	38%	26	0	0%	
Current Year Financials	26	10	38%	26	0	0%	
Project Description	This budget relates to Management System		iated w	ith the development of the	ne Integrated Hou	sing	
Project Lifecycle	Planned End Date	31-M	lar-22	Forecast End Date	31-N	/lar-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 is progressing to estimated costs for consideration at Better Homes Group.

Mitigating Action

No mitigation required at this time.

Anticipated Outcome

Project to complete as planned and meet spend targets.

6 Community Safety Project	s					
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	3	1-Mar-22 Foreca	st End Date	31	-Mar-22
Main Issues / Reason for \	/ariance					
No Issues.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as plant	ned and meet spend targets					

7	Targeted SHQS complianc	e works					
	Project Life Financials	100	0	0%	100	0	0%
	Current Year Financials	100	0	0%	100	0	0%
	Project Description	This budget is to focus o stock.	n work requi	red to maintain t	he SHQS complian	ce with WDC I	nousing
	Project Lifecycle	Planned End Date	31-	Mar-22 Foreca	st End Date	31-	Mar-22

Main Issues / Reason for Variance

No Issues. Mitigating Action

None required at this time.

Anticipated Outcome

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

8 Targeted EESSH compliance works

 Project Life Financials
 20,504
 1,988
 10%
 20,504
 0
 0%

 Current Year Financials
 5,076
 1,988
 39%
 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.

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

 Project Life Financials
 16,430
 1,263
 8%
 16,430
 0
 0%

 Current Year Financials
 4,088
 1,263
 31%
 4,088
 0
 0%

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

No Issues currently. Roof renewal 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 tracking slightly behind however additional installs by support contractor is underway and this should help with completions to target.

Mitigating Action

None required at this time.

Anticipated Outcome

Project to complete as planned and meet spend targets.

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

 Project Life Financials
 304
 35
 12%
 304
 0
 0%

 Current Year Financials
 125
 35
 28%
 125
 0
 0%

Project Description This budget is to focus on external stores/garages/bin stores etc. component renewals as
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

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Project Life Financials

Budget Details	Budget	Spend to Da	ate	Forecast Spend	Variance	
	0003	£000	%	0003	£000	9/
Secure entry component re	newals					
Project Life Financials	379	90	24%	379	0	0%
Current Year Financials	200	90	45%	200	0	0%
Project Description	•			component renewals as id on survey and appropriat		
Project Lifecycle	Planned End Date	31	-Mar-26	Forecast End Date	31-	Mar-26
Main Issues / Reason for Va	ariance					
No Issues.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planne	ed and meet spend targ	ets.				

12 Heating improvement works:

Project Life Financials 4,972 377 8% 4,972 0 0% Current Year Financials 948 377 40% 948 0 0%

Carry out works to renew inefficient boilers/full systems as identified from the stock condition Project Description

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

No Issues. Install programme tracking ahead of targets.

Mitigating Action

None required at this time. **Anticipated Outcome**

Project to complete as planned and meet spend targets.

13	Energy improvements/energy efficiency works

Project Life Financials 331 27 8% 331 0 0% Current Year Financials 0% 108 27 25% 108

Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught Project Description

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.

14 Improvement works (Risk St)

Project Life Financials 170 0 0% 170 0 0% Current Year Financials 0 0 0% 170 0% 170

Project Description Risk Street Over clad

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

Variance

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

MONTH END DATE 31 August 2021

Budget

PERIOD

Budget Details

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Forecast Spend

Project Life Financials

£000	£000	%	£000	£000	%
amme					
8,645	525	6%	8,645	0	0%
2,101	525	25%	2,101	0	0%
Spend on Void Proper	ties to bring th	em up to letting	standard		
Planned End Date	31	-Mar-26 Forec	ast End Date	31	-Mar-26
/ariance					
	amme 8,645 2,101 Spend on Void Proper Planned End Date	amme 8,645 2,101 525 Spend on Void Properties to bring th Planned End Date 31	amme 8,645 525 6% 2,101 525 25% Spend on Void Properties to bring them up to letting Planned End Date 31-Mar-26 Force	8,645 525 6% 8,645 2,101 525 25% 2,101 Spend on Void Properties to bring them up to letting standard Planned End Date 31-Mar-26 Forecast End Date	8,645 525 6% 8,645 0 2,101 525 25% 2,101 0 Spend on Void Properties to bring them up to letting standard Planned End Date 31-Mar-26 Forecast End Date 31

Spend to Date

Project to complete as planned and meet spend targets. 16 Contingencies Project Life Financials 500 0 0% 0 500 0% Current Year Financials 100 0 0% 100 n 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 6% 5,089 0 0% 322 Current Year Financials 1,289 322 25% 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.

18 Asbestos management works Project Life Financials 1,104 133 12% 1,104 0 0% Current Year Financials 133 63% 0% 210 210 This budget is to fund work associated with the management of current asbestos legislation Project Description and the Council's asbestos policy within housing stock. 31-Mar-26 Forecast End Date Planned End Date Project Lifecycle 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.

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Budget Details

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Project Life Financials

_	Budget Spend to Date		te	Forecast Spend	variance	
	£000	£000	%	£000	£000	%
Buy Backs						
•						
Project Life Financials	7,106	332	5%	7,106	0	0%
Current Year Financials	1,706	332	19%	1,706	0	0%
Project Description	•	•		that will deliver housing ent buy-back scheme	policies/strateg	ies,
Project Lifecycle	Planned End Date	31	-Mar-26	Forecast End Date	31-	-Mar-26
Main Issues / Reason for Va	ariance					
No Issues.						
Mitigating Action						
None required at this time.						

20 Salaries/central support/offices

Anticipated Outcome

 Project Life Financials
 12,776
 818
 6%
 12,776
 0
 0%

 Current Year Financials
 2,455
 818
 33%
 2,455
 0
 0%

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

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.

Project to complete as planned and meet spend targets.

21 Modern facilities and services

 Project Life Financials
 4,003
 330
 8%
 4,003
 0
 0%

 Current Year Financials
 1,320
 330
 25%
 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. Additional resources back-up contractor in-place and early numbers of installations/completions are positive in terms of spend targets. Performance is not caught up to cumulative year target position, however output of back-up contractor combined with in-house team is improving the output overall. Ledger spend is lagging behind completions, officer working on clearing work in progress(WIP) values to level this up.

Mitigating Action

Additional back-up contracts in place to assist in delivery.

Anticipated Outcome

MONTH END DATE 31 August 2021

PERIOD 5

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

22 MSF Fire Risk Assessment Works

Project Life Financials 6,000 0 0% 6,000 0 0% 0 Current Year Financials 1,200 0 0% 1,200 0% High Rise Fire Safety Measures Project Description

Planned End Date Project Lifecycle 31-Mar-26 Forecast End Date

31-Mar-26 Main Issues / Reason for Variance

A recent meeting held between Officers and the Scottish Government proved positive with the council's suggestions being well received. However, awaiting final report from the the Scottish Government and expecting further guidance on buildings above 11m which may also extend to buildings above 18m.

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.

TOTAL GREEN						
Project Life Financials	94,886	6,571	7%	94,886	0	0%
Current Year Financials	23,042	6,571	29%	23,042	0	0%

APPENDIX 7

MONTH END DATE

31 August 2021

PERIOD

5

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 Executive 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	245,604	73,335	30%	246,354	(750)	0%
Current Year Financials	48,327	12,289	25%	47,278	1,049	2%

APPENDIX 8

MONTH END DATE	31 August 2021

PERIOD 5

		Project Life Financials						
Site	Budget	Spend to Date	Forecast Spend	Varia	nce			
	£000£	9003	£000£	£000	%	RAG Status		
St Andrews	22,647	21,699	22,647	-	0%	+		
Haldane PS	11,572	11,342	11,572	-	0%	→		
Aitkenbar PS	10,669	9,686	10,669	-	0%	→		
Clydebank East	21,645	3,576	21,645	-	0%	→		
Creveul Court	3,811	3,751	3,811	-	0%	→		
Dumbarton Harbour	8,124	8,086	8,474	350	4%	+		
Queens Quay (site B)	6,925	5,089	6,925	-	0%	→		
Future Developments	46,132	1,216	46,132	-	0%	→		
Fees and Staffing Costs	4,351	1,231	4,351	-	0%	→		
Total Expenditure	135,876	65,676	136,226	350		+		