

Supplementary Agenda



Meeting of West Dunbartonshire Council

Date: Wednesday, 28 March 2018

Time: 14:00

Venue: Council Chamber,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Christine McCaffary
Tel: 01389 737186—christine.mccaffary@west-dunbarton.gov.uk

Dear Member

ITEMS TO FOLLOW

I refer to the agenda for the above meeting which was issued on 15 March 2018 and now enclose a copy of **Items 4, 8, 9 and 11** which were not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-

- | | | |
|-----------|--|------------------|
| 4 | MINUTES OF AUDIT COMMITTEE | 121 – 126 |
| | <p>Submit for approval as a correct record, the Minutes of Meeting of the Audit Committee held on 21 March 2018.</p> | |
| 8 | GENERAL SERVICES – BUDGETARY CONTROL REPORT TO 28 FEBRUARY 2018 - PERIOD 11 | 127 - 172 |
| | <p>Submit report by the Strategic Lead – Resources advising on both the General Services revenue budget and the approved capital programme to 28 February 2018.</p> | |
| 9 | HOUSING REVENUE ACCOUNT – BUDGETARY CONTROL REPORT TO 28 FEBRUARY 2018 - PERIOD 11 | 173 - 188 |
| | <p>Submit report by the Strategic Lead – Housing & Employability providing members with an update on the financial performance to 28 February 2018 (Period 11) of the HRA revenue and capital budgets.</p> | |
| 11 | DC17/140: MIXED USE DEVELOPMENT INCORPORATING FOOTBALL STADIUM AND ASSOCIATED USES (INCLUDING RESTAURANT, HOSPITALITY AND FUNCTION SUITES), RESIDENTIAL DEVELOPMENT, COMMERCIAL AND TOURISM DEVELOPMENT, FLOODLIT SPORTS PITCHES, ACCESS, PARKING, AND LANDSCAPING ON LAND AT YOUNG’S FARM, RENTON ROAD, DUMBARTON BY DFC COMMUNITY STADIUM COMPANY LTD | 189 - 212 |
| | <p>Submit report by the Strategic Lead – Regulatory informing Council of the outcome and recommendation of the Planning Committee on 21 March 2018.</p> | |

Distribution:-/

Distribution:-

Provost William Hendrie
Bailie Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Chief Executive
Strategic Director of Transformation & Public Service Reform
Strategic Director of Regeneration, Environment & Growth
Chief Officer of West Dunbartonshire Health & Social Care Partnership

Date of issue: 23 March 2018

AUDIT COMMITTEE

At a Meeting of the Audit Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 21 March 2018 at 2.00 p.m.

Present: Councillors Karen Conaghan, Jonathan McColl, John Mooney, Martin Rooney, Brian Walker and Lay Member Ms Eilidh McKerry.

Attending: Angela Wilson, Strategic Director - Transformation & Public Service Reform; Stephen West, Strategic Lead - Resources; Colin McDougall, Audit and Risk Manager; Stephen Daly, Customer Service Manager; Jennifer Ogilvie, Section Head (Strategic Finance and Development) and Craig Stewart, Committee Officer.

Also Attending: Carol Hislop, Senior Audit Manager and Zahrah Mahmood, Senior Auditor, Audit Scotland.

Apologies: Apologies for absence were intimated on behalf of Councillors Daniel Lennie and John Millar and Lay Member Mr Stevie Doogan. Apologies were also intimated from Joyce White, Chief Executive.

Councillor John Mooney in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Audit Committee held on 13 December 2017 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PRUDENTIAL INDICATORS 2017/18 TO 2025/26 AND TREASURY MANAGEMENT STRATEGY 2018/19 TO 2025/26

A report was submitted by the Strategic Lead – Resources providing an update on the proposed Prudential Indicators for 2017/18 to 2020/21 and Treasury Management Strategy (including the Investment Strategy) for 2018/19 to 2020/21.

After discussion and having heard the Strategic Lead – Regulatory and the Section Head (Strategic Finance and Development) in further explanation and in answer to Members' questions, the Committee agreed to note that Council had approved the following at its meeting on 5 March 2018:–

- (1) The following Prudential Indicators and Limits discussed in Appendix 1 to the report and set out within Appendix 6 to the report for the period 2018/19 to 2020/21:–

Capital Expenditure and Capital Financing Requirements (Tables A and B);

Forecast and estimates of the ratio of financing costs to Net Revenue Stream (Table D);
- (2) The policy for loans fund advances discussed in Appendix 1 in section 3.3 of the report;
- (3) The Treasury Management Strategy for 2018/19 to 2020/21 (including the Investment Strategy) contained within Appendices 2 to 6 of the report;
- (4) The following Treasury Prudential Indicators and Limits discussed in Appendix 2 to the report and set out within Appendix 6 to the report for the period 2018/19 to 2020/21:–

Operational Boundaries (Table F);

Authorised Limits (Table G);

Counterparty Limits (Table J); and

Treasury Management Limits on Activity (Table L);
- (5) The draft Prudential and Treasury Management Indicators for the period 2021/22 to 2025/26 discussed in Appendices 1 and 2 and set out within Appendix 6 to the report;
- (6) The statement by the Section 95 Officer regarding the gross debt level in comparison to the Capital Financing Requirement (Appendix 2 – Point 2.3);
- (7) The Treasury Management Policy Statement set out in Appendix 7 to the report;

- (8) The Treasury Management Clauses to be formally Adopted set out in Appendix 8 to the report; and
- (9) The Treasury Management Role of the Section 95 Officer set out in Appendix 9 to the report.

AUDIT ACTION PLANS

A report was submitted by the Strategic Lead – Resources advising of:-

- (a) recently issued Internal Audit action plans; and
- (b) progress made against action plans previously issued contained within Internal Audit and External Audit reports.

After discussion and having heard the Audit and Risk Manager and relevant officers in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) that progress against actions should also outline whether these actions are on track to be completed or not by due date.
- (2) otherwise to note the contents of the report.

PUBLIC INTEREST DISCLOSURES AND OTHER INTERNAL AUDIT INVESTIGATIONS – 1 JULY TO 31 DECEMBER 2017

A report was submitted by the Strategic Lead – Resources advising on public interest disclosures and other Internal Audit investigations received during the period 1 July to 31 December 2017.

After discussion and having heard the Strategic Director and the Audit and Risk Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the terms of the discussion that had taken place in respect of this matter; and
- (2) otherwise to note the content of the report.

COUNTER FRAUD AND CORRUPTION STRATEGY

A report was submitted by the Strategic Lead – Resources advising of a revised "Counter Fraud and Corruption Strategy".

After discussion and having heard the Audit and Risk Manager and relevant officers in elaboration and in answer to Members' questions, the Committee agreed to approve the new Counter Fraud and Corruption Strategy and noted the planned awareness campaign for the Council's existing Public Interest Disclosure Policy.

EVALUATION OF EFFECTIVENESS OF AUDIT COMMITTEE

A report was submitted by the Strategic Lead – Resources advising of an action relating specifically to the Council's Audit Committee arising from the recent review of the Local Code of Good Governance.

After discussion and having heard the Audit and Risk Manager, the Committee agreed:-

- (1) to note the contents of the report and approved the suggestion at paragraph 4.2 of the report in order to progress this matter; and
- (2) to note that a report on the outcome of the self-assessment would be provided to a future meeting of this Committee for consideration.

AUDIT SCOTLAND – REVIEW OF ADEQUACY OF INTERNAL AUDIT ARRANGEMENTS

A report was submitted by the Strategic Lead – Resources advising of the External Auditor's assessment of the adequacy of the Council's Internal Audit arrangements.

After discussion and having heard the Audit and Risk Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that as part of the review of the effectiveness of the Audit Committee, mentioned in the previous item, that consideration would be given to the suggestion by Audit Scotland that all completed audit reports should go to each committee, rather than a summary; and this would in due course be reported back to a future meeting of the Committee for Members' determination; and
- (2) otherwise to note the contents of the report.

AUDIT SCOTLAND ANNUAL AUDIT PLAN 2017/18

A report was submitted by the Strategic Lead – Resources presenting Audit Scotland's Audit Plan for the audit of financial year 2017/18 to Committee for information.

After discussion and having heard Ms Hislop, Senior Audit Manager, Audit Scotland and the Strategic Director in further explanation and in answer to Members' questions, the Committee agreed to note Audit Scotland's audit plan for the audit of financial year 2017/18.

INTERNAL AUDIT PLAN 2018/19

Submit report by the Strategic Lead – Resources advising of the planned programme of work for the Internal Audit section for the year 2018/19.

After discussion and having heard the Audit and Risk Manager in further explanation of the report and in answer to a Member's question, the Committee approved the Audit Plan for 2018/19.

ACCOUNTS COMMISSION REPORT: *LOCAL GOVERNMENT IN SCOTLAND FINANCIAL OVERVIEW 2016/17*

A report was submitted by the Strategic Lead – Resources providing information regarding a report recently published by the Accounts Commission as prepared by Audit Scotland.

After discussion and having heard Ms Hislop, Senior Audit Manager, Audit Scotland and the Strategic Director in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the terms of the report, along with the checklist contained at Appendix 2 of the report and noted that it was planned to undertake development work with Members in relation to the report as part of a future Elected Members' development session; and
- (2) that a copy of Appendix 2, *Scrutiny tool for Councillors*, would be sent to all Elected Members, for their consideration and attention.

SCOTTISH PUBLIC SERVICES OMBUDSMAN COMPLAINTS REPORT 2016/17

A report was submitted by the Strategic Lead – Communications, Culture & Communities presenting the Scottish Public Services Ombudsman (SPSO) report on complaints handling by West Dunbartonshire Council for the year 1 April 2016 – 31 March 2017.

After discussion and having heard the Customer Services Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the information contained within the report;

- (2) to note the terms of the discussion that had taken place in respect of this matter, particularly where this year-end report should be reported to;
- (3) to note a commitment to improve response times for complaints to ensure compliance with Scottish Public Services Ombudsman (SPSO) timelines;
- (4) to encourage a culture that welcomes complaints in any form so that the Council captured all expressions of dissatisfaction for future improvement;
- (5) to note that complaints improvement activity in collaboration with Customer Services and the Policy Planning and Performance (PPP) team was ongoing with a focus on learning from complaints;
- (6) to note learning outcomes were recorded in Covalent by PPP for management and to evidence outcomes; and
- (7) to note local management team meetings have been established with involvement of Customer Service Management to drive improvement activity across all areas.

The meeting closed at 3.20 p.m.

WEST DUNBARTONSHIRE COUNCIL
Report by the Strategic Lead - Resources
Council: 28 March 2018

**Subject: General Services Budgetary Control Report to 28 February 2018
(Period 11)**

1. Purpose

- 1.1** The purpose of this report is to advise on both the General Services revenue budget and the approved capital programme to 28 February 2018.

2. Recommendations

- 2.1** Council is asked to:

- i) note that the revenue account currently shows a projected annual favourable variance of £0.267m (0.13% of the total budget); and
- ii) note that the capital account shows a projected annual favourable variance of £42.546m (45.38% of the budget) and a projected project life adverse variance of £2.557m (0.82% of project life budget).

3. Background

Revenue

- 3.1** At the meeting of West Dunbartonshire Council on 22 February 2017, Members agreed the revenue estimates for 2017/2018. A total net budget of £212.115m was approved for General Services.
- 3.2** Since the completion of the Annual Accounts 2016/17, an exercise has been underway to identify recurring variances in all service areas. This has resulted in movement between services, which has now been incorporated into the report, with no movement on the net budget.
- 3.3** Other movements which have affected the net budget are listed below, resulting in a budget being monitored of £212.533m:

	£m
Original budget agreed	212.115
PSHG – funding transferred to Revenue Support Grant (RSG)	0.154
Net transferred to/from contingency fund (additional funding through RSG circular – December 2017; Winter Maintenance)	0.161
Period Poverty spend – funded through reserves, as agreed by Council December 2017	0.043
Defibrillator spend – funded through reserves, as agreed by Council December 2017	0.050
Promotion of Vale of Leven Hospital – funded through reserves, as agreed by Council October 2017	0.010
Revised Budget	212.533

Capital

- 3.3** At the meeting of Council on 22 February 2017, Members also agreed the updated 10 year General Services Capital Plan for 2017/2018 to 2025/26. The next three years from 2017/18 to 2019/20 have been approved in detail with the remaining years being indicative at this stage.

Since then, budget adjustments have taken place (through 2016/17 capital slippage and additional external funding), revising the project life budget to £310.739m.

Budget Agreed February 2017	£288.069m
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Additional slippage carried forward from 2016/17	£8.740m
Inclusion of District Heating project	£12.100m
Additional grant funding from Scottish Government re Children and Young Persons	£0.576m
Reduction in external funding re Posties Park	(£0.500m)
Path Upgrade Lussett Glen - Sustrans	£0.019m
Additional grant funding from Strathclyde Passenger Partnership (reduced from £0.310m from period 10)	£0.110m
Green Infrastructure Fund – St Eunan's	£0.620m
Connecting Clydebank – Sustrans	£0.055m
Scaffolding Provision	£0.717m
Purchase of Welfare Units	£0.078m
Path upgrade – Lusset Glen	£0.019m
Care Home CFCR	<u>£0.136m</u>

Revised Budget	<u>£310.739m</u>
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4. Main Issues

Revenue

- 4.1** The summary report at Appendix 1 currently identifies a projected annual favourable variance (underspend) of £0.267m (0.13% of the total budget) and service reports by Strategic Leads are attached as Appendix 2.
- 4.2** Notes on the projected annual variances in excess of £0.050m are highlighted and noted within Appendix 3, with additional information on action being taken to minimise or mitigate overspends where possible.
- 4.3** Although the report indicates that the annual expenditure is projected to be favourable by the year end, the present variance should be viewed in the knowledge that there are a number of variable factors which could arise between now and 31 March and which could affect the year end results.
- 4.4** Agreed savings and management adjustments actioned within 2017/18 (including a number from previous years being implemented in 2017/18) are monitored with current indications showing that of the total target being monitored (£3.036m), the majority of actions are currently on target to be achieved. However it indicates that £0.515m is currently not on target (see

Appendix 4). It should be noted that any variances are included within the service information and variances identified within this report.

Capital

4.5 The current progress on the capital plan is shown in Appendices 5 to 9.

4.6 The overall programme summary report at Appendix 5 shows that planned expenditure and resource for 2017/18 is lower than previously anticipated by £42.546m (45.38%% of the annual budget). Based upon current assumptions, over the life of the projects planned expenditure and resource is higher than anticipated by £2.557m (0.82% of a total budget of £311m). The present variances should be viewed in the knowledge that there are a number of variable factors which could arise between now and project end dates which could affect the overall capital programme.

4.7 Appendix 5 also provides both an analysis of the overall programme at each alert status and a summary budgetary control report. The tables at the top detail both the number of projects and the corresponding spend as a percentage of the overall programme currently at red, amber or green alert status for project life and the current year.

4.8 Appendices 6 and 7 details financial analysis of projects at both red and amber status, with additional information on action being taken to minimise or mitigate under or overspends where possible, while Appendix 8 provides an analysis of projects at green status where the variance is over £0.050m. Appendix 9 provides an analysis of resources where the variance is over £0.050m.

5. Option Appraisal

5.1 No option appraisal was required for this report.

6. People Implications

6.1 There are no people implications.

7. Financial and Procurement Implications

7.1 The report notes the projected in-year financial position for both General Services revenue and capital budgets.

8. Risk Analysis

8.1 The main risks are as follows:

- (a) The present variances should be viewed in the knowledge that there are a number of variable factors which could arise between now and 31 March and which could affect the year end results for both the revenue and capital budgets;
- (b) The recent severe weather incident (commencing 28 February 2018) will result in additional spend not yet accounted for within the report. During

the weather incident and for a number of days thereafter, the area was affected by severe travelling difficulties, leading to additional costs in trying to get the transport network open and usable as quickly as possible, as well as providing certain services to vulnerable residents by alternative means. A number of services have been affected including services within Environment and Neighbourhood and HSCP, for which costs are still being collated. The Council has indicated to the Scottish Government that it intends to claim through the Bellwin Scheme should costs exceed the 2017/18 threshold (£0.425m). If a claim is successful under Bellwin, the costs up to the threshold are fully funded by the Council. There may also be a number of additional insurance claims, which will result in excess charges to be paid by the Council, with minimal availability to reclaim these excesses under the Bellwin Scheme, if the threshold is exceeded; and

- (c) As a consequence of current market conditions, capital receipts may either not be received or they may be less than anticipated.

9. Equalities Impact Assessment (EIA)

- 9.1** No equalities impact assessment was required in relation to this report.

10. Environmental Sustainability

- 10.1** No assessment of environmental sustainability was required in relation to this report.

11. Consultation

- 11.1** All services involved in delivering the revenue and capital budgets have been consulted in the compilation of this report.

12. Strategic Assessment

- 12.1** Proper budgetary control and sound financial practice are cornerstones of good governance and support Council and officers to pursue the strategic priorities of the Council's current Strategic Plan. This report forms part of the financial governance of the Council.

Stephen West
Strategic Lead - Resources

Date: 20 March 2018

Person to Contact: Gillian McNeilly, Finance Manager
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Appendices:	Appendix 1 -	Revenue Budgetary Control 2017/18 – Corporate Summary
	Appendix 2 -	Revenue Budgetary Control 2017/18 – Strategic Lead Summaries
	Appendix 3 -	Analysis of Revenue Variances over £50,000
	Appendix 4 -	2017/18 Savings and Management Adjustments Monitoring
	Appendix 5 -	Overall Capital Programme Summary Financials
	Appendix 6 -	Analysis of Projects at Red Status
	Appendix 7 -	Analysis of Projects at Amber Status
	Appendix 8 -	Analysis of Projects at Green Status over £50,000
	Appendix 9 -	Analysis of Resources

Background Papers: Ledger output – period 11
General Services Revenue Estimates 2017/18
General Services 10 Year Capital Plan Update - Council 22
February 2016

Wards Affected All Wards

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
SUMMARY

APPENDIX 1

PERIOD END DATE **28 February 2018**










Department Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
	£000	£000	£000	£000	%
Resources	4,161	8,249	4,044	(117)	-3% ↑
Regulatory	4,540	4,800	4,496	(44)	-1% ↑
People & Technology	5,824	5,311	5,751	(73)	-1% ↑
Communications, Culture and Community	5,227	4,584	5,152	(75)	-1% ↑
Education, Learning and Attainment	87,952	79,943	87,924	(28)	0% ↑
Environment and Neighbourhood	27,455	25,952	27,384	(71)	0% ↑
Housing and Employability	4,279	4,362	4,276	(4)	0% ↑
Regeneration	(1,913)	(1,917)	(1,945)	(32)	2% ↑
Miscellaneous Services	6,144	6,037	6,390	246	4% ↓
Loan Charges	11,443	10,445	11,395	(48)	0% ↑
Requisition (VJB)	718	658	718	0	0% →
Requisition (SPT)	1,784	1,635	1,784	0	0% →
Requisition (HSCP)	60,559	55,512	60,559	0	0% →
Non GAE Allocation	(5,702)	(5,190)	(5,662)	40	-1% ↓
Contingency Fund	61	0	0	(61)	-100% ↑
Total Expenditure	212,532	200,383	212,265	(267)	0% ↑
Council Tax/CT Replacement Scheme	(42,239)	(39,492)	(42,239)	0	0% →
Revenue Support Grant/ NDR	(167,990)	(163,891)	(167,990)	0	0% →
Use of Reserves	(2,304)	(2,112)	(2,304)	0	0% →
Total Resources	(212,533)	(205,495)	(212,533)	0	0% →
Net Expenditure	(1)	(5,112)	(268)	(267)	-0.13% ↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
RESOURCES SUMMARY

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Audit	241	357	224	(17)	-7% 
Finance	1,420	1,345	1,391	(29)	-2% 
Rent Rebates & Allowances	8	3,427	36	28	346% 
Revenues & Benefits	2,292	2,266	2,279	(13)	-1% 
Finance Business Centre	297	236	270	(27)	-9% 
Cost of Collection of Rates	18	22	22	4	19% 
Cost of Collection of Council Tax	(769)	(269)	(769)	(0)	0% 
Procurement	654	865	592	(62)	-9% 
Total Net Expenditure	4,161	8,249	4,044	(117)	-3% 

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
REGULATORY SUMMARY

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Democratic and Registration Service	624	586	648	24	4% ↓
Central Admin Support	1,870	2,445	1,818	(52)	-3% ↑
Environmental Health/ Trading Standards	1,108	966	1,092	(16)	-1% ↑
Licensing	(180)	(218)	(211)	(31)	17% ↑
Legal Services	646	612	612	(34)	-5% ↑
Planning	472	409	538	66	14% ↓
Total Net Expenditure	4,540	4,800	4,496	(44)	-1% ↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
PEOPLE AND TECHNOLOGY

APPENDIX 2

PERIOD END DATE

28 February 2018







Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Transactional Services	683	605	691	8	1% ↓
Human Resources (including risk)	1,222	1,025	1,176	(46)	-4% ↑
Information Services	3,454	3,313	3,453	(1)	0% ↑
Change Support	465	368	430	(35)	-8% ↑
Total Net Expenditure	5,824	5,311	5,751	(73)	-1% ↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
COMMUNICATIONS, CULTURE AND COMMUNITIES

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Communications & Marketing	314	256	292	(22)	-7% 
Customer Service	1,276	986	1,126	(150)	-12% 
Performance & Strategy	337	302	336	(1)	0% 
Libraries, Museums, Culture	3,045	2,761	3,087	42	1% 
Clydebank Town Hall	255	279	312	57	22% 
Total Net Expenditure	5,227	4,584	5,152	(75)	-1% 

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
EDUCATION, LEARNING AND ATTAINMENT

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Primary Schools	24,770	22,536	24,803	32	0%
Secondary Schools	23,710	21,561	23,706	(4)	0%
Specialist Educational Provision	14,475	11,913	14,523	48	0%
Psychological Services	491	468	505	13	3%
Sport Development / Active Schools	553	481	553	0	0%
Early Education	7,603	6,217	7,373	(231)	-3%
PPP	14,253	14,771	14,293	40	0%
Curriculum for Excellence	286	161	286	0	0%
Central Admin	132	203	181	49	37%
Workforce CPD	297	268	295	(2)	-1%
Performance & Improvement	391	414	417	26	7%
Education Development	989	949	989	(0)	0%
Raising Attainment - Primary	0	(0)	0	0	0%
Raising Attainment - Secondary	0	0	0	0	0%
Pupil Equity	0	(0)	0	0	0%
Total Net Expenditure	87,952	79,943	87,924	(28)	0%

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
ENVIRONMENT AND NEIGHBOURHOOD

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status	
Service Summary	£000	£000	£000	£000	%	
Office Accommodation	1,622	1,456	1,704	82	5%	↓
Transport, Fleet & Maintenance Services	(400)	434	(397)	3	-1%	↓
Catering Services	4,028	3,982	3,963	(65)	-2%	↑
Building Cleaning	1,461	1,268	1,423	(38)	-3%	↑
Building Cleaning PPP	(181)	(233)	(180)	1	-1%	↓
Facilities Assistants	2,158	1,582	1,899	(259)	-12%	↑
Facilities Management	339	300	333	(6)	-2%	↑
Roads Operations	(884)	(777)	(867)	17	-2%	↓
Roads Services	4,518	3,576	4,480	(38)	-1%	↑
Grounds Maintenance & Street Cleaning Client	7,463	6,841	7,463	0	0%	→
Outdoor Services	268	230	249	(19)	-7%	↑
Leisure Management	3,406	3,767	3,406	0	0%	→
Events	123	115	119	(4)	-3%	↑
Burial Grounds	(47)	56	35	82	-174%	↓
Crematorium	(938)	(644)	(804)	134	-14%	↓
Waste Services	6,916	6,388	6,912	(4)	0%	↑
CPP Investments	0	0	0	0	0%	→
Depots	0	4	0	0	0%	→
Ground Maintenance & Street Cleaning Trading A/c	(2,397)	(2,393)	(2,354)	43	-2%	↓
Total Net Expenditure	27,455	25,952	27,384	(71)	0%	↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
HOUSING AND EMPLOYABILITY

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18		Annual RAG Status
Service Summary	£000	£000	£000	£000	%	
Working 4 U	2,613	2,581	2,608	(5)	0%	↑
Communities	789	588	745	(44)	-6%	↑
Homeless Persons	21	576	157	136	648%	↓
Private Sector housing	45	23	51	6	12%	↓
Anti Social Behaviour	719	533	637	(82)	-11%	↑
Private Sector Housing Grants	92	61	78	(14)	-15%	↑
Total Net Expenditure	4,279	4,362	4,276	(4)	0%	↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
REGENERATION

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Housing Maintenance Trading A/c	(1,511)	(1,212)	(1,407)	104	-7% ↓
Corporate Assets and Capital Investment Programme	(3,115)	(2,879)	(2,951)	164	-5% ↓
Economic Development	483	252	483	0	0% ↓
Central Repairs & Maintenance	1,247	1,110	983	(264)	-21% ↑
Consultancy Services	983	812	947	(36)	-4% ↑
Total Net Expenditure	(1,913)	(1,917)	(1,945)	(32)	2% ↑

WEST DUNBARTONSHIRE COUNCIL
REVENUE BUDGETARY CONTROL 2017/2018
MISCELLANEOUS

APPENDIX 2

PERIOD END DATE

28 February 2018

Service / Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18	Annual RAG Status
Service Summary	£000	£000	£000	£000	%
Sundry Services	3,761	3,918	3,971	210	6% ↓
Members Allowances, etc	569	509	571	2	0% ↓
CPP	27	23	27	0	0% →
European Employability	510	425	510	0	0% →
Chief Executive, Directors and Strategic Leads	1,277	1,162	1,311	34	3% ↓
Total Net Expenditure	6,144	6,037	6,390	246	4% ↓

YEAR END DATE

28 February 2018

Budget Details	Variance Analysis			
	Total Budget	Forecast Spend	Variance	RAG Status
	£000	£000	£000	%

Resources

Procurement	654	592	(62)	-9%	↑
Service Description	This service provides a purchasing & procurement service for the Council				
Main Issues / Reason for Variance	Main reason for favourable variance is vacancies. The vacant posts have been filled throughout the year as they arising and currently in process of filling one vacant post				
Mitigating Action	No action required				
Anticipated Outcome	Underspend is anticipated				

Regulatory

Central Admin Support	1,870	1,818	(52)	-3%	↑
Service Description	This services deals with the administration functions and Democratic Services within the Authority				
Main Issues / Reason for Variance	The main reason for the favourable variance is vacancies				
Mitigating Action	None required although the service will continually monitored throughout the year.				
Anticipated Outcome	It is anticipated that the underspend will continue throughout the year				

Planning	472	538	66	14%	↓
Service Description	This Service provides Building & Planning services				
Main Issues / Reason for Variance	The main reason for the adverse variance is due income expected to be less than budget. This is a demand led budget and can fluctuate throughout the year.				
Mitigating Action	Limited action can be taken due to this being a demand led budget.				
Anticipated Outcome	An overspend is anticipated.				

YEAR END DATE

28 February 2018

Budget Details	Variance Analysis			
	Total Budget	Forecast Spend	Variance	RAG Status
	£000	£000	£000	%
Communications, Culture & Community				

Customer Service	1,276	1,126	(150)	-12%	↑
Service Description	This service includes one stop shops and the contact centre				
Main Issues / Reason for Variance	This favourable variance is due to vacant posts, mainly due to an ongoing restructure.				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend will be achieved				

Clydebank Town Hall	255	312	57	22%	↓
Service Description	The service provides civic accommodation and facilities within Clydebank				
Main Issues / Reason for Variance	The overall overspend is due to an accumulation of smaller overspends. The main areas overspending are employee costs due to additional overtime being worked. Less income from events than anticipated and more costs associated with the purchase of food provisions than anticipated.				
Mitigating Action	The budget will continue to be monitored to identify any efficiencies which can be managed.				
Anticipated Outcome	An overspend is likely				

Education , Learning and Attainment
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Early Education	7,603	7,373	(231)	-3%	↑
Service Description	This services area includes all Early Years establishments within West Dunbartonshire.				
Main Issues / Reason for Variance	There are delays in projects being implemented within Early Years due to the slippage in the capital programme. These projects are in relation to additional hours for 3-5 years and the implementation of the Young Persons Bill.				
Mitigating Action	No mitigating action possible.				
Anticipated Outcome	Favourable variance within staffing is anticipated at year end				

YEAR END DATE

28 February 2018

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Environment and Neighbourhood					
Office Accommodation	1,622	1,704	82	5%	↓
Service Description	Provision of shared office accommodation				
Main Issues / Reason for Variance	The office rationalisation project is ongoing and the most recent assumptions around the timings of closures/demolitions/ openings shows costs higher than originally anticipated when budget was set for 2017/18.				
Mitigating Action	Officers are continuing to progress the office rationalisation project and the cost benefits will be seen in future years				
Anticipated Outcome	A year end overspend is expected				
Catering Services	4,028	3,963	(65)	-2%	↑
Service Description	Catering Services across WDC				
Main Issues / Reason for Variance	Food Purchases costs less than anticipated				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend will be achieved				
Facilities Assistants	2,158	1,899	(259)	-12%	↑
Service Description	This service provides janitors throughout WDC buildings				
Main Issues / Reason for Variance	Reduction in Facilities Assistant costs for a variety of reasons - such as: rationalisation of schools estate and campus approach; vacant posts currently advertised for filling; reduction in overtime due to less out of hours requests (which also reduces income chargeable)				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend will be achieved				
Burial Grounds	(47)	35	82	-174%	↓
Service Description	Provision of Burial Services				
Main Issues / Reason for Variance	Income from burials is less than anticipated				
Mitigating Action	This service is dependant on mortality rates in the area which are outwith the control of the service. Costs are mainly fixed and as such minimal reductions are evident				
Anticipated Outcome	Based on the assumption that the number of burials will be similar to last year for the remaining part of the year, there will be a shortfall in income.				

YEAR END DATE

28 February 2018

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Crematorium	(938)	(804)	134	-14%	↓
Service Description	Provision of Crematorium Services				
Main Issues / Reason for Variance	Income from cremations is less than anticipated				
Mitigating Action	This service is dependant on mortality rates in the area which are outwith the control of the service. Costs are mainly fixed and as such minimal reductions are evident				
Anticipated Outcome	Based on the assumption that the number of cremations will be similar to last year for the remaining part of the year, there will be a shortfall in income.				

Housing and Employability

Homeless Persons	21	157	136	648%	↓
Service Description	This service seeks to prevent homelessness occurring across the authority and improves access to support services				
Main Issues / Reason for Variance	There is less than anticipated rental income due to Ashton View Supported Accommodation shortfall due to delay in the extension build.				
Mitigating Action	The Ashton View extension is now open and officers are working now making maximum use of this.				
Anticipated Outcome	Since the budget assumed extension would be available for full year but it was not available until October, there will be a shortfall in income.				

Anti Social Behaviour	719	637	(82)	-11%	↑
Service Description	Provision of Anti Social behaviour service				
Main Issues / Reason for Variance	This favourable variance is due to vacant posts				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend will be achieved				

Regeneration

Housing Maintenance Trading A/c	(1,511)	(1,407)	104	-7%	↓
Service Description	This service provides council housing maintenance				
Main Issues / Reason for Variance	This adverse variance is mainly due to efficiencies not yet being realised due to the timing of the Integrated Housing Management System				
Mitigating Action	Officers continue to monitor both spend and income levels to minimise this adverse variance				
Anticipated Outcome	An adverse variance is expected				

YEAR END DATE

28 February 2018

Budget Details	Variance Analysis				RAG Status
	Total Budget	Forecast Spend	Variance		
	£000	£000	£000	%	
Corporate Assets and Capital Investment Programme	(3,115)	(2,951)	164	-5%	↓
Service Description	This service provides asset and estate management				
Main Issues / Reason for Variance	The main reason for the anticipated overspend is reduced rental income due to market conditions				
Mitigating Action	Due to the nature of the overspends there is limited action can be taken, however officers will monitor and take action to minimise this overspend				
Anticipated Outcome	An adverse variance is anticipated				
Central Repairs & Maintenance	1,247	983	(264)	-21%	↑
Service Description	This service manages and undertakes repairs and maintenance to public buildings.				
Main Issues / Reason for Variance	The main reason for the favourable variance is due to additional income anticipated due to undertaking more internal capital works than had been budgeted				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend is anticipated				
Miscellaneous					
Sundry Services	3,761	3,971	210	6%	↓
Service Description	This service area budgets for non departmental specific costs such as pensions costs, external grants and elderly welfare payments, external audit fees and insurance costs. The service heading also holds a number of general savings options which have still to be fully allocated				
Main Issues / Reason for Variance	Areas for shared services are currently being considered/ sought. Currently internal audit with the LL&T National Park has been agreed. Risks have also been identified in relation to the recent poor weather.				
Mitigating Action	Management will continue to monitor and maximise actions taken to achieve a level of savings, where appropriate				
Anticipated Outcome	An overspend is anticipated				
Other					
Contingency Fund	61	0	(61)	-100%	↑
Service Description	The contingency fund is used to accommodate externally influenced movements in service budgets				
Main Issues / Reason for Variance	Additional general funding has been recognised within the contingency fund, net of additional expected spend due to recent weather conditions				
Mitigating Action	No mitigating action required as variance is favourable.				
Anticipated Outcome	Underspend will be achieved				

Efficiency reference		Efficiency Detail	budgeted Amount £	Projection of Total Saved £	Projection of Total Not Saved £	Comment
2017/18	MA1	workforce Structures	303,677	303,677	-	
2017/18	MA2	Charge for work on statement claims for miscellaneous debt	5,000	5,000	-	
2017/18	MA3	Savings on postage	3,500	3,500	-	
2017/18	MA4	Clyde Valley elearn shared network	3,125	3,125	-	
2017/18	MA6	Implement lower cost alternatives to H&S publication	5,000	5,000	-	
2017/18	MA7	Decommission email archive	7,000	7,000	-	
2017/18	MA8	Restructure of libraries & culture	138,100	110,100	28,000	However the shortfall in savings will be delivered from other favourable variances within the Communications, Culture and Communities Service
2017/18	MA9	Restructure Greenspace	90,000	90,000	-	
2017/18	MA10	Additional efficiencies from clerical & admin review	66,000	66,000	-	
2017/18	MA11	Review of vocational programme budget	90,000	90,000	-	
2017/18	MA12	Reduction of supplies and services - early years & ASN	55,700	55,700	-	
2017/18	MA13	Review of training across Education	50,000	50,000	-	
2017/18	MA14	Include all early years depute posts in adult / child ratio	85,200	85,200	-	
2017/18	MA15	Review learning community budgets	125,000	125,000	-	
2017/18	MA16	Implement standardised assessments for literacy & numeracy	20,000	20,000	-	
2017/18	MA17	Review of learning assistants	148,646	148,646	-	
2017/18	MA18	Review of staffing structures within Regulatory	26,287	26,287	-	
2017/18	MA19	Identify efficiencies within training budget	50,000	50,000	-	
2017/18	MA20	Correction of cost for Tenancy Sustainability to HRA	82,000	82,000	-	
2017/18	MA21	Correction of cost for Strategy Staff to HRA	38,000	38,000	-	
2017/18	MA22	Identify efficiencies within Working4U supplies and admin budgets	9,000	9,000	-	
2017/18	MA23	Reduction in fleet vehicle numbers	12,000	12,000	-	
2017/18	MA24	Additional postage efficiencies	40,000	40,000	-	
2017/18	MA25	Review of cleaning service to offices, staff rooms & non-public corridors	75,000	75,000	-	
2017/18	MA26	Assumption on staff turnover to include 1% on teachers & APTC pre 5 staff	173,000	173,000	-	
2017/18	MA27	Extend general staffing turnover by 1%	601,000	601,000	-	
2017/18	MA28	SPT requisition reduction	37,000	37,000	-	
2017/18	MA29	VJB requisition reduction	14,660	14,660	-	
2017/18	MA30	Leisure trust funding reduction	50,000	50,000	-	
2017/18	MA31	Review of Economic Development Team	85,000	85,000	-	

Efficiency reference		Efficiency Detail	budgeted Amount £	Projection of Total Saved £	Projection of Total Not Saved £	Comment
2017/18	MA32	Compliance team to carry out asbestos audits internally	20,000	20,000	-	
2016/17		Shared services	500,000	13,000	487,000	this targeted saving will only be partially met from shared service with LLTNP for internal audit services. The transformational earmarked baance will be used to fund the shortfall
2016/17		pooled cars savings target	26,700	26,700	-	
					-	
TOTAL			3,035,595	2,520,595	515,000	

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

APPENDIX 5

MONTH END DATE 28 February 2018

PERIOD 11

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	28	30.4%	34,420	24.3%	28	30.4%	6,366	19.3%
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	18	19.6%	57,636	40.6%	18	19.6%	14,022	42.6%
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	46	50.0%	49,823	35.1%	46	50.0%	12,531	38.1%
TOTAL EXPENDITURE	92	100%	141,879	100%	92	100%	32,919	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
Red								
Projects are forecast to be overspent and/or significant delay to completion	166,906	34,420	168,476	1,570	51,821	6,366	13,994	(37,826)
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	68,999	57,636	69,834	835	24,605	14,022	19,855	(4,750)
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	74,835	49,823	74,985	151	17,328	12,531	17,357	30
TOTAL EXPENDITURE	310,739	141,879	313,295	2,557	93,754	32,919	51,207	(42,546)
TOTAL RESOURCES	(310,739)	(141,878)	(313,295)	(2,557)	(93,754)	(32,919)	(51,206)	42,546
NET EXPENDITURE	0	0	0	0	0	0	0	

MONTH END DATE

28 February 2018

PERIOD

11

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

1	Choices Programme						
	Project Life Financials	750	5	1%	750	0	0%
	Current Year Financials	748	3	0%	3	(745)	-100%
	Project Description	Bringing together Central Support Services which will include relocation of Choices Programme.					
	Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date	31-Oct-19		
	Main Issues / Reason for Variance						
	Project was dependant on new Balloch Campus delivery dates and cannot commence until Jamestown PS has been vacated. Plans have now been designed and awaiting sign off from service department following a number of changes which have been requested. Detailed designs are being progressed and discussions ongoing with Building Control re requirements, with work due to commence following Balloch campus relocation. Remaining budget will be required to slip into 18/19. Work due to commence April 2018 but dependent on building warrant and listed building consent.						
	Mitigating Action						
	None available at this time due to the interdependency of the Balloch Campus project.						
	Anticipated Outcome						
New modern facility for Choices delivering a saving of £0.049m per annum. As no mitigation is available then the project will slip as described.							

2	Kilpatrick School - New Build						
	Project Life Financials	10,487	10,492	100%	10,582	95	1%
	Current Year Financials	197	222	112%	292	95	48%
	Project Description	Design and build of construction of Additional Support Needs School					
	Project Lifecycle	Planned End Date	30-Jun-18	Forecast End Date	31-Jan-19		
	Main Issues / Reason for Variance						
	Phase 2 physical works completed and practical completion achieved. Japanese Knotweed reliance letter is in place, however the final account (including final asbestos costs) is still outstanding and anticipated to exceed budget. Meetings are scheduled during March to discuss final costs (subject to the contractor providing background information) An assumption for the additional asbestos costs has been included in the forecast spend, with an anticipated overspend of £0.095m.						
Mitigating Action							
Japanese Knotweed reliance letter now in place and contractor checking site every six months for any Japanese Knotweed as part of their contract.							
Anticipated Outcome							
Phase 2 construction works are complete.							

3

Schools Estate Improvement Plan						
Project Life Financials	20,000	0	0%	20,000	0	0%
Current Year Financials	5,000	0	0%	0	(5,000)	-100%
Project Description	Completion of condition surveys has been carried out to identify works required to bring various schools from Condition C to Condition B.					
Project Lifecycle	Planned End Date	31-Mar-20	Forecast End Date	31-Mar-20		
Main Issues / Reason for Variance						
The budget for this project was phased with an expectation to spend £5m in 2017/18, however at present no projects have yet been approved for this project and therefore the funding will slip into a future year.						
Mitigating Action						
While there is no mitigation possible in 2017/18 options are currently being developed for Members to consider and will be reported to a future Committee for consideration.						
Anticipated Outcome						
£5m underspend in 2017/18 with funds to slip into future years.						

MONTH END DATE

28 February 2018

PERIOD

11

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

4	Children and Young Persons / Early Years						
	Project Life Financials	3,222	1,366	42%	3,222	0	0%
	Current Year Financials	1,924	68	4%	321	(1,603)	-83%
	Project Description	New funding announced July 2014 re the implementation of the Children and Young Persons Bill in relation to 2,3 and 4 year olds looked after or under a kinship order and additional 2 year olds from households in receipt of certain out of work benefits					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		
	Main Issues / Reason for Variance						
	At this time it is reported that there will be a forecast spend of £0.321m in 17/18 with remaining budget of £1.603m required to slip into 18/19 which is as a result of limited scope for works to be carried out to coincide with school holidays.						
Mitigating Action							
None available at present.							
Anticipated Outcome							
The project will be delivered but at a later date than had been originally planned							

5	New Levenvale Primary School All Weather Pitch						
	Project Life Financials	250	0	0%	250	0	0%
	Current Year Financials	250	0	0%	3	(247)	-99%
	Project Description	New Levenvale Primary School All Weather Pitch					
	Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Oct-19		
	Main Issues / Reason for Variance						
	Detailed design has taken longer than anticipated. The Grenfell Tower tragedy of June 2017 resulted in resourcing issues requiring a reallocation of priorities. Architectural Officers and Architectural Assistants were relocated to deal with enquiries in relation to Grenfell and the subsequent Fire Risk Assessments. Once design has been finalised works will be procured through a Scotland Excel Framework in April 2018, with on-site starts anticipated in July 2018 with 12 wk programme and completion by end October 2018. Compared to P10 this is a delay of one month due to timing of receiving drawings, etc from the consultants.						
Mitigating Action							
Consultancy Services to finalise design.							
Anticipated Outcome							
All weather facility for use of pupils.							

6	New MUGA for St. Patricks Primary School and playground improvements						
	Project Life Financials	200	0	0%	200	0	0%
	Current Year Financials	200	0	0%	3	(197)	-99%
	Project Description	New MUGA for St. Patricks Primary School and playground improvements					
	Project Lifecycle	Planned End Date		31-Mar-19	Forecast End Date		31-Oct-19
	Main Issues / Reason for Variance						
	Detailed design has taken longer than anticipated. The Grenfell Tower tragedy of June 2017 resulted in resourcing issues requiring a reallocation of priorities. Architectural Officers and Architectural Assistants were relocated to deal with enquiries in relation to Grenfell and the subsequent Fire Risk Assessments. Once design has been finalised works will be procured through a Scotland Excel Framework in April 2018, with on-site starts anticipated in July 2018 with 12 wk programme and completion by end October 2018. Compared to P10 this is a delay of one month due to timing of receiving drawings, etc from the consultants.						
Mitigating Action							
Consultancy Services to finalise design.							
Anticipated Outcome							
All weather facility for use of pupils.							

MONTH END DATE

28 February 2018

PERIOD

11

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

7

Clydebank Community Sports Hub

Project Life Financials	3,851	528	14%	3,851	0	0%
Current Year Financials	2,646	397	15%	1,390	(1,256)	-47%
Project Description	Creation of a multi purpose sports hub in Clydebank					
Project Lifecycle	Planned End Date	31-Aug-19	Forecast End Date	30-Sep-19		
Main Issues / Reason for Variance						
Due to the cost of build following procurement exercise there was a delay to commence building works until funds had been secured. The contract was awarded on 24 November 2017 and works are now progressing on site and on programme.						
Mitigating Action						
The Project Board meet on a regular basis and ongoing communication, updates and monitoring reports are provided to external funding stakeholders. All efforts are being taken to maximise spend in this financial year, such as the acceptance of utility connection quotations and payment of professional fees.						
Anticipated Outcome						
The project will be delivered in line with the programme and within secured funding. The facility will be available for use in October 2018.						

8

Creation of Environmental Improvement Fund

Project Life Financials	1,690	695	41%	1,690	0	0%
Current Year Financials	1,359	363	27%	829	(530)	-39%
Project Description	This fund has been created to deliver environmental improvement projects for communities					
Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date	30-Apr-20		
Main Issues / Reason for Variance						
Slippage is due to rephasing required for works to Mountblow 3G pitch. Due to the specialist nature of this work the Council has been required to engage the services of Specialist Sports Field Consultants who are currently pulling together tender documentation. This was due to be issued November 2017 but is still outstanding. Tender now expected to be issued April 2018 with works due to commence in July 2018 with a revised physical completion date of April 2019 with retentions due in April 2020.						
Mitigating Action						
None available at this time						
Anticipated Outcome						
Mountblow 3G pitch to be completed within available budget albeit later than anticipated						

9

Dalmonach CE Centre

Project Life Financials	1,150	35	3%	1,150	0	0%
Current Year Financials	1,122	22	2%	42	(1,080)	-96%
Project Description	To create a new community facilities with additional space for early years provisions					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	30-Sep-19		
Main Issues / Reason for Variance						
Detailed design took longer than anticipated. The Grenfell Tower tragedy of June 2017 resulted in resourcing issues requiring a reallocation of priorities. Architectural Officers and Architectural Assistants were relocated to deal with enquiries in relation to Grenfell and the subsequent Fire Risk Assessments. Once design has been finalised will go to open tender or Scotland Excel Framework, tender issued early March and due to be returned 6th April. Works anticipated to commence early June with completion anticipated by August/September 2018.						
Mitigating Action						
Officers will endeavour to ensure project remains on revised schedule						
Anticipated Outcome						
Project delivered within budget, albeit later than anticipated						

MONTH END DATE

28 February 2018

PERIOD

11

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

10

Levensgrove Park

Project Life Financials	3,639	749	21%	3,639	0	0%
Current Year Financials	3,320	430	13%	1,660	(1,660)	-50%
Project Description	Restoration and Regeneration of Levensgrove Park					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

Early delays due to timescales involved in securing external funding which impacted the procurement timescales have resulted in a requirement to re-phase £1.660m from 2017/18 into 2018/19. The project has started August 2017 with forecast completion date of 31 March 2019.

Mitigating Action

Project has been rephased to meet original planned end date of 31st March 2019.

Anticipated Outcome

The project will be fully delivered and on time, despite initial delay.

11

Vale of Leven Cemetery Extension

Project Life Financials	650	158	24%	650	0	0%
Current Year Financials	495	3	1%	10	(485)	-98%
Project Description	Extension of existing cemetery in Vale of Leven					
Project Lifecycle	Planned End Date	31-Mar-16	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

As previously reported there has been difficulties purchasing the preferred site with officers working to identify alternative locations. While officers are hopeful of concluding the land purchase in this financial year the main body of the works will require to be rephased from 2017/18 into 2018/19. Only spend now anticipated in this financial year relate to professional fees and site investigation works. Compared to P10 the forecast spend has reduced by £0.120m as negotiations to purchase the land are still ongoing.

Mitigating Action

Identify suitable alternative sites and options being actively pursued.

Anticipated Outcome

A suitable site is identified and purchased to provide a sustainable burial environment, albeit delayed by 3 years as a result of identifying a suitable site.

12

Flood Risk Management

Project Life Financials	448	17	4%	448	0	0%
Current Year Financials	448	17	4%	40	(408)	-91%
Project Description	Enhancement of drainage infrastructure to ensure compliance with Flood Risk Management Act					
Project Lifecycle	Planned End Date	31-Mar-16	Forecast End Date	31-Oct-18		

Main Issues / Reason for Variance

Contractual and procurement issues relating to minor civil works have resulted in project delay. Approval to conclude the award of the collaborative Roads Civils Framework Agreement will be sought from the Tendering Committee on 21st March and it is anticipated that a framework will be in place by end of April 2018. The majority of works are anticipated to be carried out in 2018/19.

Mitigating Action

Minor civils framework contact anticipated to be in place end April 2018 subject to committee 21st March 18. This should ensure sufficient capacity for works to be carried out.

Anticipated Outcome

Project completed within budget albeit later than anticipated

MONTH END DATE

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

13	Gruggies Burn Flood Prevention						
	Project Life Financials	15,000	145	1%	15,000	0	0%
	Current Year Financials	485	30	6%	70	(415)	-86%
	Project Description	Commission of Gruggies Flood Prevention Scheme					
	Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date	31-Mar-21		
	Main Issues / Reason for Variance						
	Project delayed due to investigation works. Onsite investigation has now been carried out with scope of works being reviewed to determine best way to progress project. Following initial investigations, topographic survey was completed in 2017. The majority of physical works are likely to be in 18/19, 19/20 & 20/21. Forecast spend in 17/18 has been reduced to reflect this.						
Mitigating Action							
Once consultants report has been delivered, further survey works will be procured and opportunities will be sought to mitigate any further delay. Revised report with updated methodology will give results to topographic survey and will determine next course of action.							
Anticipated Outcome							
Project completed within budget.							

14	Infrastructure - Roads						
	Project Life Financials	2,635	1,560	59%	2,635	0	0%
	Current Year Financials	2,635	1,560	59%	2,464	(171)	-6%
	Project Description	Replacing or enhancing failing road assets					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-May-18		
	Main Issues / Reason for Variance						
	Request being submitted to slip £0.07m for Dalvait Rd resurfacing works into 18/19 to complete in 1st two weeks of April. Road to be resurfaced is at school and will be done during the school Easter holidays. Also request to slip £0.1m into 18/19 for Clydebank structural works to carriageway that hasn't managed to be completed due to adverse weather.						
Mitigating Action							
To complete outstanding 17/18 works as early as possible in 18/19, expected to complete no later than May 18							
Anticipated Outcome							
Project completed within budget							

15	Strathleven Park and Ride Car Park						
	Project Life Financials	285	0	0%	285	0	0%
	Current Year Financials	285	0	0%	10	(275)	-96%
	Project Description	Provision of additional car parking off Strathleven Place adjoining Church car Park. To be utilised as park and ride and overflow for town centre parking					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		
	Main Issues / Reason for Variance						
	Due to ownership and access issues, it is anticipated that the majority of physical works will be carried in 18/19, with costs in 17/18 in relation to consultancy and preparatory works.						
Mitigating Action							
Ownership and Access issues are currently being discussed in order to resolve issues which are delaying progress. It is anticipated that these are resolved by the end of June 18, with preparatory clearance works to be carried out on conclusion of access.							
Anticipated Outcome							
Project completed within budget albeit later than anticipated							

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

16	New Play & Recreation at Radnor Park, including MUGA				
	Project Life Financials	260	0	0%	260
	Current Year Financials	260	0	0%	30
					(230)
					-88%
	Project Description New Play & Recreation at Radnor Park, including MUGA				
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Aug-18
	Main Issues / Reason for Variance				
	Project delayed due to requirement for public consultation which is now complete and detailed designs are being finalised. Anticipated completion date of 31st August 18. Charges this year likely to be only fees.				
	Mitigating Action				
	No early opportunity to mitigate due to public consultation, however this is now complete and officers will endeavour to ensure project remains on track.				
	Anticipated Outcome				
	Provision of new Play & Recreation at Radnor Park, including MUGA delivered within budget.				
17	New Sports Changing Facility at Lusset Glen in Old Kilpatrick				
	Project Life Financials	150	0	0%	150
	Current Year Financials	150	0	0%	0
					(150)
					-100%
	Project Description New Sports Changing Facility at Lusset Glen in Old Kilpatrick				
	Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-19
	Main Issues / Reason for Variance				
	Project is currently at design phase and is anticipated to be delivered during 18/19 due to work being carried out by Scottish Gas Networks. Gas pipe to be removed.				
	Mitigating Action				
	None available due to gas works being carried out				
	Anticipated Outcome				
	Works to be carried out as planned				
18	Mandatory 20mph Residential communities				
	Project Life Financials	500	0	0%	500
	Current Year Financials	100	0	0%	5
					(95)
					-95%
	Project Description Mandatory 20mph Residential communities				
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19
	Main Issues / Reason for Variance				
	The Scottish Government are currently reviewing 20mph legislation. Subsequently, it is unlikely that all works will be carried out in this this financial year, therefore remaining budget will be required to slip into 18/19.				
	Mitigating Action				
	None available at this time				
	Anticipated Outcome				
	Project to be delivered on time and within budget				

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

19 Invest in "Your Community Initiative"

Project Life Financials	1,000	338	34%	1,000	0	0%
Current Year Financials	963	301	31%	488	(475)	-49%

Project Description Capital budget to support roll out of your community. This will deliver on implementation of a participatory budgeting approach - defined neighbourhoods and support spend to save and investment in service changes highlighted as required through your community development work.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Delay in spend is due to identifying relevant capital works and the process of approval of grant applications/receipt of claim forms. The full budget will be expended following appropriate development and engagement with communities, this is taking longer than anticipated and at this time it is anticipated that there will be slippage of £0.475m in relation to the Improvement Fund project.

Mitigating Action

Officers are continuing to identify relevant applications in relation to the Improvement Fund in order to maximise spend in this financial year.

Anticipated Outcome

Investment in Communities

20 Pappert Woodland Wind Farm

Project Life Financials	3,699	31	1%	3,699	0	0%
Current Year Financials	139	20	14%	23	(116)	-83%

Project Description Provision of new windfarm

Project Lifecycle Planned End Date 31-Mar-21 Forecast End Date 31-Mar-21

Main Issues / Reason for Variance

The project team continues to work in partnership with Lomond Energy and consult with statutory consultees, however this is taking longer than anticipated due to geographical issues.

Mitigating Action

Project team will continue to consult with Planning and other statutory consultees once revised scheme has been finalised.

Anticipated Outcome

Project completion generates savings in line with revised financial analysis.

21 Leisure Energy projects

Project Life Financials	277	33	12%	277	0	0%
Current Year Financials	246	2	1%	21	(225)	-92%

Project Description Measures to be installed at both Meadow Centre & Vale of Leven Swimming Pool; new pool hall Air Handling Units, upgrade lighting, circulating pumps Vale of Leven Swimming Pool, internal and external lighting and draught proofing.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Main reason for variance is due to Air Handling Unit (AHU) upgrades AT Meadow Centre/Vale Swimming Pool. This project has been delayed due to higher priorities within the Procurement service in relation to other required procurement activities, which has resulted in remaining budget of £0.225m required to slip into 18/19.

Mitigating Action

None available at this time as the delay was due to prioritisation of resource.

Anticipated Outcome

A small number of projects will be complete by end of year with works to VOL and Meadow Centre Air Handling Units anticipated to be carried out in November 2018.

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

22 Regeneration/Local Economic Development

Project Life Financials	2,766	214	8%	2,757	(8)	0%
Current Year Financials	2,766	214	8%	474	(2,292)	-83%

Budget to facilitate the delivery of Regeneration throughout West Dunbartonshire, aligned to the Economic Strategy 2015-20. External funding will be sought to maximise opportunities for redevelopment of these sites

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Dec-18

Main Issues / Reason for Variance

At this time we are forecasting an overall in-year underspend of £0.008M which is unallocated, and slippage of £2.284M. Slippage includes £1.512M for St Eunan's Community Green Space project including grant income, £0.16M Mitchell Way, £0.217M Balloch Charrette, £0.157M Clydebank Town Centre & Waterfront, £0.23M Dumbarton Town Centre & Waterfront, £0.002M for Garth Drive, & £0.006M for Preparation of Strategies for Capital Investment. Clydebank Town Centre & Waterfront includes completed works at Bruce Street Baths, Queens Quay and Connecting Clydebank (A814 project) consultancy fees and charrette projects. The contractor for St Eunan's has been appointed, the design has been developed and has been submitted for planning and will be heard at March 2018 Planning Committee. Actual spend for the project for 2017/18 is anticipated to be significantly lower than forecast. Site start now expected to be May 2018 which is reflected in remaining budget required to be re-phased into 18/19. Regarding Balloch Charrette projects, design work has progressed for improvements to Balloch Village Square, Balloch Road West and Moss O'Balloch Car Park and a study has been completed for Balloch Castle. Design works will commence for the Station Square area and progress will be made in relation to Balloch Castle and Park pending the outcome of proposals for the West Riverside area. A project proposal was approved at August 2017 IRED Committee to enable related works to be procured for the two Village Squares. Delivery of the improvements is challenging as peak periods for tourists and visitors must be avoided and as potential important repairs to Lomond Bridge are now required. Progress has been made with Dumbarton Town Centre and Waterfront project. Draft heads of terms have been sent to all landowners/developers and further discussions have been taking place regarding finalising agreements and access to areas of land for enabling works. Enabling works of vegetation clearance and foreshore clean up works are currently being procured with a completion end date of 31 August 2018. A consultant has been appointed to develop designs for interpretation signage along the waterfront path which will be complete by end of May 2018. A variety of charrette related projects are currently being progressed with partners and developers which will then be procured; Glencairn House - the next phase of design development (£0.040m) has been delayed pending further consideration of new options for the building. A report on next steps is being prepared by the Strategic Lead for Communications, Culture and Communities. In relation to proposed floodlighting of Dumbarton Rock, bat surveys identified no bat roosts enabling design works to progress with the aim of submitting statutory applications by end of March 2018. Support is being provided to improve the area surrounding the new Dumbarton office, some of which will require to be carried forward into 18/19. At Bowling Basin Scottish Canals are being supported with £0.020m from this budget to jointly fund the feasibility of a new pedestrian route to Bowling Railway Station and £0.035m towards a development appraisal for major infrastructure, to be eventually funded from the Regeneration Fund (notionally £2m). Public realm works to Mitchell Way redevelopment site in Alexandria to enable the regeneration of the site by CCG has been delayed pending the conclusion of the development appraisal. IRED Committee in Nov 2017 agreed to contribute £0.3m from this budget to assist CCG to move services which will form part of slippage to 18/19.

Mitigating Action

St Eunan's - Strategic Disposals - key sites; The Regeneration Team have submitted a Proposal of Application Notice to Planning and Building Standards for the project which removes this requirement and potential 12 week lead from the contractor. The contract has now been awarded and the project and risk register will be managed as project progresses. There have been discussions with the contractor regarding what early works could be carried out but Planning have indicated that these should commence after planning permission is granted.

Anticipated Outcome

Significant progress with transformational projects including Dumbarton Waterfront, strategic disposal sites and Alexandria town centre and further progress with implementing Charrette Action Plans.

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

23

Queens Quay						
Project Life Financials	15,620	2,814	18%	15,620	0	0%
Current Year Financials	13,950	1,468	11%	4,121	(9,829)	-70%
Project Description	Queens Quay regeneration					
Project Lifecycle	Planned End Date	30-Jun-18	Forecast End Date	01-Nov-18		
Main Issues / Reason for Variance						
An update report was presented to IRED Committee on 22 November 2017. The project is reaching the key stage work has commenced on the quay walls around the Basin. Remediation ground works completed around car home site and perimeter wall has been removed. Contract for the utilities works for the site and connection to the Energy Centre have been issued. The roads infrastructure works tenders are near completion and contractor will be selected in March 2018. Overall project delays experienced due to complexity of site and packages of works being coordinated as well as in bringing the District Heating Network project and Queens Quay project in-line for the roads/utilities work, subsequently resulting in forecast end date being extended to November 2018 and £9.829M to be slipped into 18/19.						
Mitigating Action						
A number of mitigating actions are being monitored through the risk register by the Management Group. Fortnightly meetings with the development partner take place to progress the project and make every attempt to reduce delays and slippage.						
Anticipated Outcome						
Regeneration of Clydebank Waterfront in line with budget, but delayed to co-ordinate with District Heating project.						

24	Exxon City Deal						
	Project Life Financials	27,897	943	3%	27,897	0	0%
	Current Year Financials	1,155	398	34%	500	(655)	-57%
	Project Description	As part of the City Deal project the WDC Exxon site at Bowling regeneration with alternative A82					
	Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
	Main Issues / Reason for Variance						
	Regular updates are provided at every Council meeting, with City Deal papers presented at each meeting. The main issues contained within the approved Outline Business Case are still valid, which include Exxon's remediation strategy, land transfer arrangements and issues relating to adjoining owners. Until Exxon remediation strategy is approved and land transfer arrangements are resolved, only limited work can be undertaken (e.g. EIA)						
	Mitigating Action						
	Contained within Risk register monitored by Exxon Management Board. Technical reviews are being carried between our consultant PBA and Exxon consultants WSP to assess the proposed remediation strategy and to review historical data and reports.						
	Anticipated Outcome						
	Progressing the City Deal development at Exxon towards a Full Business Case.						

25	Queens Quay District Heating Network						
	Project Life Financials	12,100	530	4%	12,100	0	0%
	Current Year Financials	2,480	510	21%	790	(1,690)	-68%
	Project Description	Queens Quay District Heating Network					
	Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-19		
Main Issues / Reason for Variance							
Detailed design for the Pipe Network is almost complete . Energy Centre planning application has been granted (updated 12/02/18). Procurement processes for other elements of the project underway and near completion. Works progressing well now, behind programme, however recovery plan is in place, with no delay to the overall programme. Grant Income (£6.1 million) will start to be drawn down March 2018.							
Mitigating Action							
Recovery plan in place and being monitored by the Project Board.							
Anticipated Outcome							
Project delivered on time and within budget.							

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

26

Regeneration Fund						
Project Life Financials	12,400	0	0%	12,400	0	0%
Current Year Financials	800	0	0%	0	(800)	-100%
Project Description	Match funding for various regeneration projects currently in development					
Project Lifecycle	Planned End Date	31-Mar-20	Forecast End Date	31-Mar-20		
Main Issues / Reason for Variance						
The budget for this project was phased with an expectation to spend £0.800m in 2017/18, however the development of projects has taken longer than anticipated resulting in slippage from 2017/18 into future years. Project proposals have been developed for Dumbarton Walkway and Balloch Squares, agreement was secured at the IRED Committee on 16 August 2017 to move forward with procuring contracts for Balloch Village and Dumbarton Pathway projects. Connecting Clydebank is at detailed design stage and requires time allocated in its programme to allow input from funding partners Sustrans. The development appraisal is progressing for Bowling Basin. Connecting Clydebank project proposals was approved at IRED committee meeting on 22nd November 2107 of £2.3m Council funding and an allocation of £2m has been offered from Sustrans. Bowling Basin project proposals presented for approval at February 2018 IRED Committee.						
Mitigating Action						
Development work has progressed and the approval of project proposals in 2017/18 will enable officers to make progress with procuring related project works during the remainder of 2017/18 with significant spend on projects beginning to happen during 2018/19. The need to spend Sustrans external funding first, lengthy procurement timescales, the complexity of some of the projects, the need to programme some works to avoid busy tourism periods and reliance on third parties means that mitigation is challenging.						
Anticipated Outcome						
Delivery of planned projects on time and within budget						

27

Project to bring scaffolding in-house						
Project Life Financials	717	0	0%	0	(717)	-100%
Current Year Financials	717	0	0%	0	(717)	-100%
Project Description	At Council meeting on 30th August 2017 it was agreed to bring scaffolding in-house as a spend-to-					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	30-Jun-18		
Main Issues / Reason for Variance						
A full business case identified the option to bring the scaffold service in-house wasn't viable and saving that had been identified from the high level financial analysis would not be achieved and if the service was taken in-house the costs would exceed the current service provision. The DLO board which met on the 25 January 2018 took a decision not to bring the scaffold service in-house.						
Mitigating Action						
Project no longer viable, however Building Services Manager investigated alternative elevated platforms (where some of the savings may be realised) which were approved by Council on 5 March 2018.						
Anticipated Outcome						
Alternatives to be considered and included if appropriate in the capital plan refresh report in March.						

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

28	Replace Elderly Care Homes and Day Care Centres						
	Project Life Financials	25,263	13,768	54%	27,463	2,200	9%
	Current Year Financials	6,981	338	5%	405	(6,576)	-94%
	Project Description	Design and construction of replacement elderly care homes and day care centres in Dumbarton and Clydebank areas					
	Project Lifecycle	Planned End Date	31-Jan-19	Forecast End Date	30-Sep-19		
	Main Issues / Reason for Variance						
	<p>Dumbarton Care Home achieved practical completion on 28th April 2017 with retention due April 2018. All residents now in new home with provision of day care from 7th July. Transition of staff and residents now complete. HSCP to complete reimbursement of spend to date on loose FF&E (£0.136m). WDC continue to work with Hub West and Morgan Sindall to agree statement of final account. Principals meeting held 13 November to close outstanding matters. WDC are awaiting agreed actions to be addressed by HWS and Morgan Sindall. In relation to Clydebank Care Home planning consent was granted on 31st May at Planning Committee with conditions which are subject to ongoing work to discharge. This project is currently tracking an overspend based on latest cost estimates, however this position will be reflected upon evaluation of tender returns received on 6 December. It is anticipated that work will commence on-site by end of April 2018, subject to the outcome of the tender process. Delay in achieving planning consent (linked to Masterplan Phase 1 which had to be determined first) and finalising more specific detail to tender (taking account of lessons learned from Dumbarton Care Home and site-specific matters and district heating) has subsequently changed the forecast end date. Budgets will be required to be re-profiled due to amended programme of build, resulting in budget moved to 18/19. The Health and Social Care Partnership have been awarded an additional £2.200m for 18/19, 19/20 & 20/21 following council meeting 5 March 2018.</p>						
	Mitigating Action						
	<p>In relation to Clydebank consideration is being given by officers to compress the tender evaluation period such that the contract can be awarded at earliest opportunity. Due to the complexity of both the relationships and co-dependencies with other neighbouring projects being developed at the same time the ability to mitigate within the project scope of control is limited – corporately, mitigation rests with delivery of programmes for overall Queens Quay Masterplan and in particular District Heating System.</p>						
	Anticipated Outcome						
	New Care home provision in Clydebank currently delayed as indicated by the overall forecast end date above.						

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT AMBER ALERT STATUS

APPENDIX 7

MONTH END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%
1 OLSP - New Build						
Project Life Financials	2,947	3,476	118%	3,677	730	25%
Current Year Financials	480	289	60%	300	(180)	-38%
Project Description	Design and construction of new Secondary School in Bellsmyre, Dumbarton					
Project Lifecycle	Planned End Date	31-Dec-18		Forecast End Date	31-Oct-18	
Main Issues / Reason for Variance						
Project handed over and school opened on 25 October 2017. Process has commenced to procure the works for the demolition of the old OLSP school. Waiting for full asbestos report to be completed in March 2018 and thereafter the demolition works will be tendered through our current framework. Snagging process is near completion and being monitored by the Project Team. Balance of £0.180m needs to slip into 2018/19 to cover the demolition works which will run into next financial year.						
Mitigating Action						
Officers continue to seek clarity re asbestos report to allow demolition to proceed.						
Anticipated Outcome						
New Build opened to pupils on 25 October 2017 in line with the programme.						
2 Schools Estate Refurbishment Plan						
Project Life Financials	5,500	5,538	101%	5,631	131	2%
Current Year Financials	1,188	1,226	103%	1,319	131	11%
Project Description	Completion of condition surveys has been carried out to identify works required to bring various schools from Condition C to Condition B.					
Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	31-Mar-18	
Main Issues / Reason for Variance						
Currently reporting an anticipated project life overspend of £0.131m which is mainly attributed to substantial structural works identified for Levenvale PS which has resulted in delay and additional spend which was approved via Schools Estate Project Board, however works are now complete with no retentions						
Mitigating Action						
To minimise the overspend resulting from Levenvale PS four projects identified but not yet started (Carleith, Whitecrook, Goldenhill and Edinbarnet) will be carried forward and are anticipated to be funded from 2018/19 building upgrades recurring budget subject to prioritisation of works.						
Anticipated Outcome						
Enhancement to Schools Estate						
3 Vehicle Replacement						
Project Life Financials	1,597	1,379	86%	1,597	0	0%
Current Year Financials	1,597	1,379	86%	1,526	(71)	-4%
Project Description	Replacement of vehicles which have reached end of programmed lifespan (7 year heavy vehicles, 10 year light vehicles)					
Project Lifecycle	Planned End Date	31-Mar-18		Forecast End Date	30-Apr-18	
Main Issues / Reason for Variance						
Project currently reporting £0.071m underspend which relates to slippage for Replacement programme vehicles. Purchases of replacement of vehicles currently on long-term hire were given priority, therefore there is still a remaining budget in relation to purchase of vehicles on regular replacement programme.						
Mitigating Action						
None available due to the priority attached to the replacement of vehicles on long term hire.						
Anticipated Outcome						
The majority of the project will be completed on time						

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

4

Allotment Development						
Project Life Financials	400	0	0%	400	0	0%
Current Year Financials	400	0	0%	40	(360)	-90%
Project Description	To develop an allotment site at Dumbarton Common					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		
Main Issues / Reason for Variance						
Project delayed as appropriate sites have not yet been identified. The project team met in June and have identified a potential main site, however this site is currently identified on the local plan for housing and is being marketed as such by Estates, marketing is still ongoing. As part of the marketing of this site the estates section are now carrying out site investigation works to ensure there is no contamination of the site. Once the outcome of this marketing is concluded then a recommendation can be made regarding its availability as an allotment site. The costs involved in providing the main site would be in the region of £0.300m and 2 further satellite sites are estimated to cost circa £0.100m. However further site investigation works are required to confirm if these sites are suitable. It is anticipated that full spend will be achieved for the 2 satellite sites in this financial year although there may only be consultants costs of approximately £0.020m in relation to the main site, with the remaining budget of possibly £0.380m required to slip into 18/19. If the site is deemed suitable as an allotment site, the local plan will have to be amended which would take the region of 6 months. Suitable locations for the 2 satellite sites continue to be identified and assessed.						
Mitigating Action						
Continue to assess potential sites in conjunction with Environmental Health. Ability to mitigate is limited due to lack of suitable sites and requirement to ensure there is no contamination of the land.						
Anticipated Outcome						
Development of allotments to take pressure off current 10 year waiting list.						

5

Community Capital Fund						
Project Life Financials	3,609	2,149	60%	3,365	(244)	-7%
Current Year Financials	1,783	323	18%	609	(1,174)	-66%
Project Description	Upgrade and improve recreational facilities throughout West Dunbartonshire.					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		
Main Issues / Reason for Variance						
<p>This budget is for the creation and upgrade of play areas. Due to the number of projects and associated tender/procurement processes, the programme of works have been planned in 2 phases (phase 1 to complete in 17/18 and phase 2 to complete in 18/19). The project is currently showing rephasing of £1.174m required for parks which have still to be tendered (Balloch Park Slipway, Dillichip Park, Castlehill Upgrade MUGA, Brucehill, Goldenhill, Whitecrook & Inler Park) with works to carry into 18/19 after works to first set of new play parks (Mollanbowie, Bellsmyre Nursery, Silverton Milldam, Bowling, Faifley & Levensgrove) are complete. Bellsmyre, Silverton, Bowling and Faifley due to commence w/c 19/02/18. Project due to come in under budget due to projects slipped from 16/17 and then cancelled.</p>						
Mitigating Action						
<p>Playparks are tendered in lots of 10 due to both the number of playparks beings constructed and the availability of contractors. This limits the opportunity to mitigate and fully spend the remaining budget in 2017/18.</p>						
Anticipated Outcome						
Improved recreational facilities throughout WDC anticipated to be delivered within budget albeit later than anticipated						

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GENERAL SERVICES CAPITAL PROGRAMME
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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%

6 **Community Sports Fund**

Project Life Financials	472	274	58%	472	0	0%
Current Year Financials	330	132	40%	150	(180)	-55%
Project Description	Match funding of up to 75% for local sports clubs to develop business cases to improve facilities.					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-18		

Main Issues / Reason for Variance

This is the final year of a project to fund external/community sports groups which is now closed to new applications. Officers have evaluated submissions received within the final round of applications. At this time full spend of committed and evaluated submissions is anticipated, however the timing of spend is dependent on external groups proceeding with projects as planned. Not all funding now expected to be paid in this financial year. Balance to slip to 18/19.

Mitigating Action

Opportunity to mitigate is limited as spend is dependent on the bodies that have been awarded funding carrying out projects to the approved scope and specification.

Anticipated Outcome

Improve sport facilities to a wide range of organisations WDC

7 **Holm Park & Yoker Athletic FC**

Project Life Financials	750	0	0%	750	0	0%
Current Year Financials	750	0	0%	21	(729)	-97%
Project Description	Develop a new 3G pitch to act as a home venue for Clydebank FC with extensive community access.					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Oct-19		

Main Issues / Reason for Variance

Project is delayed due to ground conditions. Project currently at design stage, finalising designs. Once design has been finalised will go to open tender or Scotland Excel Framework, looking to go to tender April 2018, with on-site starts anticipated in July 2018 with 12 wk programme and completion by end Oct.

Mitigating Action

Site investigation works to be speedily concluded to confirm scope of works required.

Anticipated Outcome

A new community accessible 3G pitch in the Clydebank Area.

8 **New Clydebank Leisure Centre**

Project Life Financials	23,810	23,361	98%	23,810	0	0%
Current Year Financials	508	59	12%	408	(100)	-20%
Project Description	Provision of new leisure centre					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	30-Jun-18		

Main Issues / Reason for Variance

Project delivered, new leisure centre now open. Retention due March 2018. Budget allocation in 18/19 to conclude the commissioning and payment of minor additional works as approved by November 2017 Project Board.

Mitigating Action

Final Project Board meeting took place on 2 November 2017. Ongoing liaison with Hub West Scotland regarding statement of final account.

Anticipated Outcome

Project delivered on time and within budget.

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

9 Kilmaronock Cemetery Extension

Project Life Financials	225	0	0%	225	0	0%
Current Year Financials	225	0	0%	50	(175)	-78%

Project Description Extension of existing cemetery at Kilmaronock. Project not due to start April 2016. Procurement process anticipate starting August 2015.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Jul-18

Main Issues / Reason for Variance

Initial project delay was due to the decision to appoint an external consultant with the necessary expertise to design the project and develop the tender documentation, and design consultants have now been appointed. Tenders will then be developed with proposed works commencing April 2018 and will take approximately 4 months to complete, with an anticipation of £0.050m spend in 17/18 in relation to consultants and planning fees, SEPA costs and preparatory works. Therefore rephasing of approximately £0.175m into 18/19 will be required at this time.

Mitigating Action

Officers will monitor consultant progress with a view to accelerating any aspects of the project that are deemed appropriate to maximise spend in the current financial year.

Anticipated Outcome

Extension to Cemetery, around 2 months later than originally planned.

10 Posties Park Sports Hub

Project Life Financials	1,802	32	2%	1,802	0	0%
Current Year Financials	1,778	8	0%	40	(1,738)	-98%

Project Description Creation of a sports hub at Posties/Marinecraft to include a new changing pavilion/Gym, new all-

Project Lifecycle Planned End Date 31-Mar-17 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Early delays due to timescales involved in bidding for external funding. A stage 2 funding application was submitted to Sports Scotland for £0.500m. The initial outcome of this application advised that the Council was unsuccessful in the funding bid therefore this element of the budget has been removed and replaced with resources vired from other budget lines as approved by Members in October 2017. Consultancy services together with external consultants are preparing tender documentation with an anticipated start date of June 2018. Due to delays with site investigation, it is now anticipated that spend this financial year will only be £40K.

Mitigating Action

Officers will seek to ensure that tender process facilitates June 2018 start date.

Anticipated Outcome

Creation of sports hub by December 2018.

11 Sports Facilities Upgrades

Project Life Financials	90	38	43%	90	0	0%
Current Year Financials	90	38	43%	15	(75)	-83%

Project Description Project is part of wider investment in sporting facilities and is dependent on match funding from Sport Scotland. Agreement in principle to wider WDC strategic priorities.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

At this time £0.075m has been allocated to construction of 3 All weather tennis courts at Argyll Park. This project is estimated to cost £0.150m in total with the remaining £0.075m subject to a funding application to the Lawn Tennis Association for match funding. At this time officers are hopeful of an outcome regarding this funding application and if successful it is anticipated that works will start April 2018 with completion by December 2018 resulting in rephasing of this element of the overall Sports Facilities budget into 2018/19.

Mitigating Action

None available at this time

Anticipated Outcome

Improved sporting facilities

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

12 **Online Payment System for Education Establishments**

Project Life Financials	52	0	0%	52	0	0%
Current Year Financials	52	0	0%	0	(52)	-100%

Project Description Cashless Catering within Primary Schools

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

The Funding was allocated to roll out cashless catering in a number of primary schools which is being co-ordinated and led by Educational Services and the contract for the provision of online school payments was approved at the Tendering Committee on 15 November 2017. Due to the timescales for contract initiation it is unlikely that there will be any spend this financial year and that the budget will be required to be re-phased into 18/19.

Mitigating Action

None Required

Anticipated Outcome

Cashless catering effected as part of wider cashless project

13 **Free School Meals**

Project Life Financials	200	62	31%	200	0	0%
Current Year Financials	150	12	8%	12	(138)	-92%

Project Description Provision of Capital Funding from Scottish Government to implement free school meal initiative.

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Works to St Michael's/OLSP complete and St Ronan's/Lennox complete. Awaiting enabling costs for works to Christie Park and Gavinburn to allow confirmation as to what is to proceed.

Mitigating Action

None Required

Anticipated Outcome

Project completed within budget albeit later than anticipated.

14 **Auld Street Clydebank - Bond**

Project Life Financials	400	212	53%	400	0	0%
Current Year Financials	256	68	27%	70	(186)	-73%

Project Description Completion of roadworks associated with Auld Street housing development

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Works to the value of £0.070m have been carried out to date, however it is unlikely that further works will be carried out in this financial year. The timing of further works are dependent on the progress of the builder on site, as the Council cannot proceed until the builder substantially completes his works. It is hoped that WDC works can be completed by end March 2019.

Mitigating Action

None available due to dependency on 3rd party contractor.

Anticipated Outcome

Works complete within budget albeit later than anticipated

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

15 **Footways/Cycle Path Upgrades**

Project Life Financials	100	0	0%	100	0	0%
Current Year Financials	100	0	0%	15	(85)	-85%
Project Description	Renewal and/or enhancement of failed footpaths/cycle paths through West Dunbartonshire					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-18		

Main Issues / Reason for Variance

Works were intended to be complete by 17/18 year end, however due to adverse weather conditions permission will be sought from CWSS to carry forward the money to 18/19.

Mitigating Action

None Required

Anticipated Outcome

Project completed on time and within budget

16 **Integrated Housing Management System**

Project Life Financials	624	202	32%	561	(63)	-10%
Current Year Financials	546	124	23%	301	(245)	-45%

Project Description This is a budget to support the necessary development and on-going requirements of implementing the Council's Integrated Housing Management System.

Project Lifecycle Planned End Date 31-Mar-17 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

The project has been delayed due to the time taken to finalise the contract documentation with the supplier and delays from incumbent system provider in the provision of access to Saffron data (delay in resolving ongoing issue, anticipated to be resolved in February 2018, target of 11th October was not met by Civica, although this has recently been resolved). Project has been re-phased with go-live date planned of 3rd December 2018, therefore budget of £0.181m is required to be re-phased into 18/19. As a result of the delay in completion of project, staffing is to be extended to 31st March 2019 in order to support implementation of new system. At this time we are anticipating an underspend of £0.063m.

Mitigating Action

Officers will continue to seek opportunities to mitigate any further delays to the project.

Anticipated Outcome

Project is to delivered in-line with rephased project timeline with an anticipated underspend of £0.063m.

17 **Office Rationalisation**

Project Life Financials	21,445	19,734	92%	21,702	257	1%
Current Year Financials	9,396	9,185	0%	10,096	700	0%

Project Description Delivery of office rationalisation programme

Project Lifecycle Planned End Date 22-Dec-18 Forecast End Date 30-Sep-19

Main Issues / Reason for Variance

The completion date for the new Dumbarton Office has been delayed from December 2017 to Spring 2018 - we await confirmation of the Practical Completion date from Hub West Scotland. This change in completion date has resulted in the spend forecast profile for the new office, varying in relation to the original spend forecast. Other project challenges include; demolition costs for Rosebery, additional acoustic works to Aurora House, increased costs relating to the Data Centre and ensuring sufficient funding is in place for the demolition of Garshake have resulted in a projected overspend. This shows an overall overspend in 17/18 of £0.7m (£0.592m accelerated budget, £0.106m overspend re Aurora House & WDC Data Centre) and a project-life overspend of £0.257m.

Mitigating Action

Officers will continue to seek way of minimising project overspend with spend from 2018/19 being accelerated into 2017/18

Anticipated Outcome

Improved and enhanced office accommodation delivered on time with an anticipated overspend of £0.257m

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

18	Building Upgrades and H&S						
	Project Life Financials	4,976	1,179	24%	5,000	24	0%
	Current Year Financials	4,976	1,179	24%	4,882	(94)	-2%
	Project Description	Lifecycle and reactive building upgrades					
	Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		
	Main Issues / Reason for Variance						
	At this time this budget is showing a project life overspend of £0.024m related to OLSP ASN works. It is also anticipated that £0.118m of retentions (of which £0.069m relates to Municipal Building) will be required to slip into 18/19.						
	Mitigating Action						
	Ongoing regular meetings seeking to mitigate any possible delays to projects.						
	Anticipated Outcome						
	Project delivered within budget and amended timescales.						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Forecast Variance	
	£000	£000	%	£000	£000	%
Aitkenbar PS, St Peters PS, Andrew Cameron EE&CC						
Project Life Financials	10,646	10,176	96%	10,646	0	0%
Current Year Financials	668	208	31%	227	(441)	-66%
Project Description	Design and construction of new co-located school to replace 3 separate establishments					
Project Lifecycle	Planned End Date	31-Mar-17	Forecast End Date	31-Dec-17		
Main Issues / Reason for Variance						
School opened 23rd August 2016 as per programme. Snagging works are complete and final account to be agreed following installation of acoustic fence which will be carried out during the Easter break and due to complete 13 April 2018. Therefore Final Account payment will occur next financial year and payment for the acoustic fence will be also paid in 2018/19. The amount of these 2 items are anticipated to be £0.441m.						
Mitigating Action						
None required at this time						
Anticipated Outcome						
Delivery of main project on time on time with acoustic fence installation outstanding.						
New Balloch Campus (Haldane PS, St Kessog's PS, Jamestown PS & EECC)						
Project Life Financials	16,462	15,859	96%	16,462	0	0%
Current Year Financials	10,000	10,310	103%	10,680	680	7%
Project Description	Construction of new primary school in Balloch to incorporate St Kessog's PS, Haldane PS and Jamestown PS and EE&CC)					
Project Lifecycle	Planned End Date	01-Feb-19	Forecast End Date	28-Feb-19		
Main Issues / Reason for Variance						
Handover successful achieved on programme on 9 February 2018. School opened to staff and pupils on 19 February 2018. Spend accelerated from 2018/19 budget. Minor snagging works will be completed by mid March. Whilst works for the new build are complete, we are yet to fully scope and commission the demolition of Haldane Primary School.						
Mitigating Action						
Continue to meet with contractor on a weekly basis until snagging items and final account is concluded.						
Anticipated Outcome						
Delivery of project on budget.						
Clydebank Crematorium						
Project Life Financials	1,569	1,681	107%	1,681	112	7%
Current Year Financials	0	53	0%	53	53	0%
Project Description	Installation of two new cremators with associated mercury abatement equipment.					
Project Lifecycle	Planned End Date	01-Dec-15	Forecast End Date	30-Nov-16		
Main Issues / Reason for Variance						
Project now complete. Project overspent due to purchase of memorial bookcases, asbestos issues found whilst carrying out upgrading works and also additional re-surfacing works to make the facility DDA compliant. Final retentions have now been paid.						
Mitigating Action						
None available as project is complete						
Anticipated Outcome						
New cremators fully installed and functional and building DDA compliant, with a forecast project life overspend of £0.112m.						
New Westbridgend Community Centre (18/19 BUDGET)						
Project Life Financials	675	0	0%	675	0	0%
Current Year Financials	0	0	0%	50	50	0%
Project Description	New Westbridgend Community Centre (18/19 BUDGET)					
Project Lifecycle	Planned End Date	31-Mar-19	Forecast End Date	31-Mar-19		
Main Issues / Reason for Variance						
Demolition complete end of October - retentions for demolition project due October 2018. Budget accelerated from 18/19 for demolition and preparatory costs. Once it has been confirmed the group are in a position to take over running the establishment we well progress to the design of the new community centre. Meeting with newly constituted community group has taken place with a view to a future community asset transfer taking place, once they have confirmed they are in a position to do so.						
Mitigating Action						
None Required						
Anticipated Outcome						
Project to be delivered on time and within budget						

WEST DUNBARTONSHIRE COUNCIL
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ANALYSIS OF PROJECTS AT GREEN ALERT STATUS WHERE CURRENT YEAR VARIANCE IS OVER £0.050M

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

5 **Purchase of 3 Welfare Units**

Project Life Financials	78	0	0%	78	0	0%
Current Year Financials	78	0	0%	26	(52)	-67%

Project Description At Council meeting on 30th August 2017 it was agreed to purchase 3 Welfare Units as a spend-to-save proposal.

Project Lifecycle Planned End Date 31-Mar-19 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Only one Welfare unit is required at this time to replace one that is currently on hire. The remaining two will be purchased in 18/19.

Mitigating Action

None required at this time

Anticipated Outcome

Delivery of planned projects within budget and within planned timescale.

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

1 Resources Carried Forward

Project Life Financials	(520)	(47)	9%	(520)	0	0%
Current Year Financials	(473)	0	0%	(280)	193	-41%

Project Description These are resources that have been received in previous years relating to ICT Modernisation, Insurance receipts, HRA contribution re Dalmuir works, Turnberry Homes, Posties Park Sports Hub and Auld Street Bond

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

Resources previously received of £0.193m relating to Turnberry Homes and Auld Street Bond which will require to be carried forward due to the inability of the Council to complete works due to the Housebuilder timescales

Mitigating Action

Mitigating actions are detailed within the amber status projects page.

Anticipated Outcome

Application of resources held on balance sheet in 2017/18 as appropriate

2 Ring Fenced Government Grant Funding

Project Life Financials	(44,167)	(546)	1%	(44,167)	0	0%
Current Year Financials	(5,192)	(1)	0%	(3,482)	1,710	-33%

Project Description This is ring fenced grant funding which is primarily anticipated to be received from the Scottish Government and relates to Cycling, Walking, Safer Streets, Gruggies Burn Flood works, Early Years funding and City Deal

Project Lifecycle Planned End Date 31-Mar-24 Forecast End Date 31-Mar-24

Main Issues / Reason for Variance

Anticipated grant funding related to district heating is unlikely to be received in this financial year due to level of spend

Mitigating Action

Mitigating action identified in red and amber status updates

Anticipated Outcome

Receipt of Ring Fenced Capital Grant as anticipated

3 Match Funding / Other Grants and Contributions

Project Life Financials	(11,755)	(6,855)	58%	(11,755)	0	0%
Current Year Financials	(5,129)	(279)	5%	(2,309)	2,820	-55%

Project Description This is match funding from various bodies with the main funding being anticipated for Levensgrove Park, Posties Park and Clydebank Community Sports Hub

Project Lifecycle Planned End Date 31-Mar-19 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

At this time it is anticipated that funding of £2.820m will require to be re-phased into 18/19 mainly relating to £1.140m for Levensgrove Park, £1.010m relating to Clydebank Community Sports Hub, £0.570m relating to St Eunan's and £0.100m SPT due to reasons detailed in the red and amber status updates.

Mitigating Action

Mitigating actions are detailed within the red and amber status projects pages

Anticipated Outcome

Receipt of Match Funding mainly as anticipated other than those listed

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

4 Capital Receipts						
Project Life Financials	(26,199)	(1,140)	4%	(26,199)	0	0%
Current Year Financials	(15,542)	(248)	2%	(1,274)	14,268	-92%
Project Description	These are capital receipts that are anticipated from sales of land and buildings both as part of					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
In general capital receipts are anticipated to lower in the current financial year due to market conditions, however the longer term expectation is that this will improve and capital receipts will balance out over the project life of the capital programme.						
Mitigating Action						
Officers will seek to maximise capital receipts in the current financial year subject to market conditions						
Anticipated Outcome						
Over the programme life capital receipts are anticipated to come in as budgeted						

5 Prudential Borrowing						
Project Life Financials	(170,145)	(105,524)	62%	(172,702)	(2,557)	2%
Current Year Financials	(57,067)	(22,444)	39%	(33,630)	23,437	-41%
Project Description	Prudential borrowing is long term borrowing from financial institutions that has been approved					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
Prudential borrowing in 2017/18 is likely to be less than budgeted due to programme re-phasing						
Mitigating Action						
Prudential borrowing is impacted by programme delivery therefore mitigating action is detailed in the red and amber analysis						
Anticipated Outcome						
While prudential borrowing requirement is likely to be less than budgeted in the current financial year this is anticipated to catch up over the programme life.						

6 CFCR						
Project Life Financials	(567)	(40)	7%	(567)	0	0%
Current Year Financials	(527)	0	0%	(409)	118	-22%
Project Description	This is capital spend which is funded by revenue budgets					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-19		
Main Issues / Reason for Variance						
CFCR relating to cashless catering and Windfarms is unlikely to be applied in this financial year due to level of anticipated spend						
Mitigating Action						
Mitigating action is detailed within the amber status projects page						
Anticipated Outcome						
Application of CFCR as anticipated other than cashless catering						

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead Housing and Employability

Council : 28 March 2018

**Subject: Housing Revenue Account Budgetary Control Report
 to 28 February 2018 (Period 11)**

1. Purpose

- 1.1** The purpose of the report is to provide members with an update on the financial performance to 28 February 2018 (Period 11) of the HRA revenue and capital budgets.

2. Recommendations

- 2.1** Members are asked to:

- i) Note the projected favourable revenue variance of £0.200m (0.5%).
- ii) Note the position advised in relation to the capital budget which is currently projecting an in-year favourable variance of £11.144m (36.4%), of which £11.626m (38.0%) relates to project re-phasing and an in-year overspend of £0.482m (1.6%).

3. Background

Revenue

- 3.1** At the meeting of West Dunbartonshire Council on 22 February 2017, Members agreed the revenue estimates for 2017/2018 and a total budget of £42.912m.

Capital

- 3.2** At the meeting of Council on 22 February 2017, Members also agreed the updated Capital Plan for 2017/18 which has been augmented by re-phasing from 2016/17 to produce a total planned spend for 2017/18 of £30.578m. The funding of this is shown within Appendix 6.

4. Main Issues

Revenue Budget

- 4.1** The current budgetary position for HRA Revenue is summarised in Appendix 1 with information regarding projected variances valued at greater than £50,000 being provided as Appendix 2. The analysis shows the projected variance for HRA Revenue is a surplus of £0.200m.

Capital Budget

- 4.2** The HRA capital summary position is shown in Appendix 3. Information on projects that are highlighted as being within the red and amber categories and green category over £0.050m is provided in Appendices 4 to 6. A summary of anticipated resources is shown in Appendix 7. The analysis shows that for the in-year planned spend there is currently a favourable variance of £11.144m, of which £11.626m relates to project re-phasing and an in-year overspend of £0.482m.

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 Finance and Legal services have been requested on this report and both have advised there are neither any issues nor concerns with the proposal. As the report is for noting no further consultation is envisaged.

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.

Peter Barry
Strategic Lead – Housing and Employability
Date: 08 March 2018

Persons to Contact:	<p>Janice Rainey - Business Unit Finance Partner (HEED), Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737704, e-mail janice.rainey@west-dunbarton.gov.uk</p> <p>Alan Young - Housing Asset and Investment Manager, Overburn Avenue, Dumbarton, telephone: 01389 608950, email: alan.young@west-dunbarton.gov.uk</p>
Appendices:	<p>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)</p>
Background Papers:	None
Wards Affected:	All

WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2017/2018

Appendix 1

PERIOD END DATE

28 February 2018

Subjective Summary	Total Budget 2017/18	Spend to Date 2017/18	Forecast Spend	Forecast Variance 2017/18		Annual RAG Status
Employee Costs	5,506	4,584	5,439	(67)	-1%	↑
Property Costs	1,819	1,621	1,774	(45)	-2%	↑
Transport Costs	105	84	95	(10)	0%	↑
Supplies, Services And Admin	380	256	384	4	1%	↓
Support Services	2,141	1,969	2,148	7	0%	↓
Other Expenditure	157	250	288	131	83%	↓
Repairs & Maintenance	11,716	9,997	11,299	(417)	-4%	↑
Bad Debt Provision	1,060	972	1,060	0	0%	→
Void Loss (Council Tax/Lost Rents)	1,228	1,069	1,144	(84)	-7%	↑
Loan Charges	18,800	17,233	18,800	0	0%	→
Total Expenditure	42,912	38,035	42,431	(481)	-1%	↑

House Rents	40,205	36,562	39,896	309	1%	↓
Lockup Rents	227	205	228	(1)	0%	↑
Factoring/Insurance Charges	1,136	1,021	1,114	22	2%	↓
Other rents	143	119	129	14	10%	↓
Interest on Revenue Balance	46	0	70	(24)	-52%	↑
Miscellaneous income	143	121	142	1	1%	↓
Reallocated salaries	1,012	964	1,052	(40)	-4%	↑
Total Income	42,912	38,992	42,631	281	1%	↓

Net Expenditure	0	(957)	(200)	(200)
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WEST DUNBARTONSHIRE COUNCIL
HRA REVENUE BUDGETARY CONTROL 2017/2018
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE 28 February 2018

PERIOD 10

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

EMPLOYEE COSTS	5,506	5,439	(67)	-1%	↑
Subjective Description					
This budget covers all employees charged directly to the HRA including caretakers					
Variance Narrative					
Main Issues	Underspend in salary costs due to staff restructure savings and vacancies.				
Mitigating Action	No mitigating action is required as the variance is favourable				
Anticipated Outcome	A year end underspend is anticipated				

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

OTHER EXPENDITURE	157	288	131	83%	↓
Service Description					
This budget covers strategy expenditure as well as legal fees, bank charges, rent abatements,tenancy sustainment work and factor's commission					
Variance Narrative					
Main Issues	The main reason for this overspend relates to the Tenancy Sustainment element of the payment to Women's Aid (£82k) which is now being met from the HRA rather than the general fund following a review of where it was appropriate to pay this from. Other reasons are, an increase in legal expenses (£19k) in relation to summons costs and monthly court fees and an increase in rent abatements (£18k) due to void initiatives.				
Mitigating Action	Management will ensure that this overspend will be offset by underspends within other areas within the HRA				
Anticipated Outcome	An overspend will be incurred on this line				

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

REPAIRS & MAINTENANCE	11,716	11,299	(417)	-4%	↑
Service Description					
This budget covers all repair and maintenance expenditure to houses and lockups					
Variance Narrative					
Main Issues	This favourable variance is due to 2 factors. The first is due to cost of gas/ventilation/lift repair and maintenance costs being less than budgeted. A large part of the budget for these costs are demand led so can fluctuate significantly from year to year. The other is in relation to the income received as a contribution towards the cost of repairs from home owners and tenants.				
Mitigating Action	No mitigating action is required as the variance is favourable				
Anticipated Outcome	A year end underspend is anticipated				

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

LOST RENTS		1,228	1,144	(84)	-7%	↑
Service Description						
Rents lost on void houses and lockups						
Variance Narrative						
Main Issues	There has been an improvement in lost rental due to management action to improve processes around voids to achieve faster turnaround and improve the appeal of harder to let properties					
Mitigating Action	No mitigating action is required as the variance is favourable					
Anticipated Outcome	A year end underspend is anticipated					

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

HOUSE RENTS		(40,205)	(39,896)	309	-1%	↓
Service Description						
Rental income from houses						
Variance Narrative						
Main Issues	The rate of transfer of surplus stock from the letting pool and the number of completed right to buys has been higher than assumed in budget					
Mitigating Action	This is part of ongoing housing strategy and timescales will vary as properties become vacant. Any income shortfall will be contained within the overall HRA Budget					
Anticipated Outcome	There will be a shortfall in rental income					

WEST DUNBARTONSHIRE COUNCIL
GENERAL SERVICES CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

APPENDIX 3

MONTH END DATE 28 February 2018

PERIOD 11

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	4	14.3%	29,914	77.8%	4	14.3%	6,405	43.4%
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	4	14.3%	2,004	5.2%	4	14.3%	1,892	12.8%
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	20	71.4%	6,529	17.0%	20	71.4%	6,477	43.8%
TOTAL EXPENDITURE	28	100%	38,446	100%	28	100%	14,774	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
Red								
Projects are forecast to be overspent and/or significant delay to completion	75,272	29,914	76,322	1,050	13,811	6,405	8,621	(5,190)
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	7,001	2,004	6,920	(81)	6,890	1,892	2,727	(4,163)
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	16,029	6,529	15,714	(315)	9,877	6,477	8,086	(1,791)
TOTAL EXPENDITURE	98,302	38,446	98,956	654	30,578	14,774	19,434	(11,144)
TOTAL RESOURCES	(98,302)	(38,446)	(98,956)	(654)	(30,578)	(14,774)	(19,434)	11,144
NET EXPENDITURE	0	(0)	0	0	0	0	0	

MONTH END DATE

28 February 2018

PERIOD

11

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

Targeted EESSH compliance works

Project Life Financials	4,062	413	10%	4,062	0	0%
Current Year Financials	4,062	413	10%	600	(3,462)	-85%

Project Description Low Rise Works

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

This programme is behind schedule. Building Services continue the recruitment drive for this work stream. Building Services back-up contractors are mobilising to commence their phase of work. Procurement Team have published a capability and capacity notice for this work to potential framework contractors and received a positive response. We are now progressing to meet with Scotland XL framework administrators to take this forward. At this stage a reasonable projection of spend in this financial year would be reduced to £0.600m which is approximately 15% of budget.

Mitigating Action

Building Services will continue to drive recruitment to increase the number of appropriately skilled operatives whilst progressing the programme via current resources and existing back-up contractors. Procurement team and officers are progressing via the Scotland XL framework to procure a new larger delivery contract.

Anticipated Outcome

Project to progress as much as possible. Budget will not meet spend targets and is projected for a £3.462m re-phase into 18/19 at this stage whilst we work to increase output and resource and procure an alternative additional delivery contractor in conjunction with procurement officers.

MONTH END DATE

28 February 2018

PERIOD

11

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

Regeneration/Demolition of Surplus Stock

Project Life Financials	8,774	7,480	85%	8,947	173	2%
Current Year Financials	1,550	84	5%	94	(1,457)	-94%

Project Description Regeneration/Demolition of Surplus Stock

Project Lifecycle Planned End Date 31-Mar-18 Forecast End Date 31-Mar-19

Main Issues / Reason for Variance

At this time it is anticipated that there will be an overall in year variance of (£1.457m), all of which is slippage stemming from the following: (£0.177m) for O'Hare/Alexander St for the finalisation of the contract and retention; (£0.100m) is required for the demolition of Creveul Court. Slippage from an unallocated budget (£0.638m) will be used to re-phase to 19/20 for Clydebank East Demolition to reduce the future planned budget. An underspend on Homeloss Payments (£0.220m) which are demand led payments based on tenant re-locations, at this time a re-phasing of £0.030m would be required to provide a budget for 18/19 with the remaining £0.190m rephased into 19/20 to be utilised for the Clydebank East Demolition; there is an underspend in relation to Glenside/Muir Road (£0.322m) due to payments having been made in 2016/17 and coded incorrectly which will also be re-profiled to 19/20 for the Clydebank East Demolition to reduce the future planned budget. Projects are progressing as follows: O'Hare/Alexander St - Contract has been approved and accepted, mobilisation and pre-start is underway, physical site activities have yet to commence; Creveul Court - Officers are working to re-house remaining tenant; Second/Singer Street/Crown Avenue - Project is complete and final payments are under review.

Mitigating Action

In relation of Creveul Court legal officers are following procedures to re-house remaining tenant working with other Council departments. Officers are following procedures to bring the contract to a close in connection with Second Avenue / Singer Street and Crown Avenue.

Anticipated Outcome

Tenant will be re-housed and demolition contractor will be procured during 2018/19.

MONTH END DATE

28 February 2018

PERIOD

11

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

New house build

Project Life Financials	59,936	19,467	32%	60,213	277	0%
Current Year Financials	5,699	3,355	59%	4,827	(871)	-15%
Project Description	New house build					
Project Lifecycle	Planned End Date 31-Mar-23 Forecast End Date 31-Mar-23					

Main Issues / Reason for Variance

This project is currently forecasting an in year underspend of £0.871m which includes £1.148m slippage (£0.069m Second Avenue, £0.384m St Andrews, £0.300m Creveul Court and £0.395m Haldane requisition), £0.085m underspend in relation to Haldane acquisition and an overspend of £0.362m (£0.350m Second Avenue, £0.005m Bellsmyre, £0.007m Queen Quay). Projects are progressing as follows: Second Avenue - Projected to complete by year end with a project life overspend of £0.350m due to the complexities and variations associated with the bungalow house, planning issues and additional work in relation to adjacent properties, slippage of £0.069m is required for the retention; St Andrews - The current year budget is in relation to the provision of design services, acquisitions, planning applications etc. Spend is dependent upon a number of key objectives being met including the Development Agreement being signed off by both WDC and the Wheatley Group, this has not been finalised therefore full spend will not be met; Creveul Court Officers working to re-house remaining tenant; Haldane Acquisition - This spend is dependent upon completion of new Balloch Campus, school transfer and clearance of existing Haldane PS site to allow asset transfer. Budget was initially set at £0.480m for this, however valuation has resulted in a transfer value of £0.395m and an anticipated underspend of £0.085m. This budget is fully funded by the Scottish Government therefore although the project will show an underspend this will be offset by an adverse variance in grant income. For reasons above this spend is unlikely to complete by year end resulting in re-phasing of £0.395m into 2018/19; Central Bellsmyre - This project is complete with current year spend being for retention payment.

Mitigating Action

In relation to Second Ave - officers are following contract procedures to minimise the projected overspend. St Andrews officers are working to complete the legal and development agreement to allow appointment of the consultant while at Creveul Court officers are following procedures to re-house remaining tenant working with other Council departments. At Haldane, site officers are working to keep the new build on programme to progress to clearance of existing site as soon as possible.

Anticipated Outcome

In relation to Second Avenue the anticipated outcome will be that the contract will be fully completed. With regards to Creveul Court the tenant will be re-housed and demolition contractor will be procured during 2018/19. With regards St Andrews - Development agreement reached and consultant appointed as soon as possible. Officers will progress sequences not dependent upon this in order to maximise progress and spend.

Void house strategy programme

Project Life Financials	2,500	2,554	102%	3,100	600	24%
Current Year Financials	2,500	2,554	102%	3,100	600	24%
Project Description	This budget is to fund the improvement of void housing stock to improve the quality of life for tenants in buildings which are difficult to live in and are unpopular, and / or to tackle anti-social difficulties, crime and fear of crime. Investment is designed to assist in reducing the level of voids.					
Project Lifecycle	Planned End Date 31-Mar-18 Forecast End Date 31-Mar-18					

Main Issues / Reason for Variance

Demand led programme to meet void targets. Works are progressing as demand dictates to turnaround empty properties to be available for re-let. However, demand has been greater than originally budgeted.

Mitigating Action

None available at this time. Void management team are monitoring spend monthly.

Anticipated Outcome

Project anticipated to exceed budget.

Project Life Financials	75,272	29,914	40%	76,322	1,050	1%
Current Year Financials	13,811	6,405	46%	8,621	(5,190)	-38%

MONTH END DATE

28 February 2018

PERIOD

11

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

1 Integrated Housing Asset Management

Project Life Financials	876	305	35%	795	(81)	-9%
Current Year Financials	765	194	25%	427	(338)	-44%
Project Description	Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Aug-18	Forecast End Date	31-Mar-19		

Main Issues / Reason for Variance

The project has been delayed due to finalising the contract documentation with the supplier and delays from incumbent system provider in the provision of access to Saffron data (delay in resolving ongoing issue, target of 11th October was not met by Civica, although this has recently been resolved). Project has been re-phased with a go-live date planned of 3rd December 2018, therefore budget of £0.257m is required to be re-phased into 18/19. As a result of the delay in completion of the project, staffing is to be extended to 31st March 2019 in order to support implementation of new system. At this time we are anticipating an underspend of £0.081m.

Mitigating Action

Officers will continue to seek opportunities to mitigate any further delays to the project.

Anticipated Outcome

Project is to be delivered in-line with rephased project timeline with an anticipated underspend of £0.158m.

2 Building external component renewals

Project Life Financials	3,076	1,451	47%	3,076	0	0%
Current Year Financials	3,076	1,451	47%	2,000	(1,076)	-35%
Project Description	Building external component renewals					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-18		

Main Issues / Reason for Variance

Progress is less than anticipated at this time. Issues which have impacted on in-year progress are; productivity, availability of tiles and liaison with owners involved in roof renewals. Analysis of overall completions rates are projecting less completions by year end than programmed. Building Services manager has recognised this and is working to improve output. Therefore, at this time it is anticipated that there will be an underspend of £1.076m required to re-phase to 2018-19.

Mitigating Action

Building Services are working to increase output, which has shown improvement in recent weeks. Liaison officers continue to progress matters with owners to keep the workflow going.

Anticipated Outcome

Overall this programme will not meet spend targets, and is anticipated to underspend by £1.076m resulting in a re-phase into 18/19.

MONTH END DATE

28 February 2018

PERIOD

11

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

3 **Modern facilities and services**

Project Life Financials	590	240	41%	590	0	0%
Current Year Financials	590	240	41%	300	(290)	-49%
Project Description	Bathrooms and Kitchens					
Project Lifecycle	Planned End Date		31-Mar-18	Forecast End Date		31-Mar-18

Main Issues / Reason for Variance

Condition information identifies addresses for bathroom and kitchen renewals. Tenant agreement and uptake is less than needed to meet the programme and remains a challenge, however officers continue to contact tenants by letter and telephone in efforts to encourage uptake with brochures having been developed to show the range of options and finished examples to try and persuade them to agree. In addition the Housing Improvement Board has agreed to add showers to the bathroom specification and it is hoped that this will increase desirability and uptake. Recent response has seen an increase in uptake and projections have been adjusted to reflect this. At this time a reasonable projection of numbers would be 85 bathrooms and 60 kitchens, reporting an anticipated forecast spend of £0.300m; with a re-phasing of £0.090m. to 18/19, £0.100 to 19/20 and £0.100m to 20/21.

Mitigating Action

Officers are contacting tenants with new brochure information and shower inclusion in efforts to increase uptake. Tenants are offered additional support and assistance if required to help and mitigate with the disturbance e.g. packing up kitchens, ensuring water and cooking facilities available as soon as possible, etc.

Anticipated Outcome

Number of completions to be less than programme resulting in an anticipated underspend of £0.290m against budget.

4 **Non Traditional and Traditional Improvement Works**

Project Life Financials	2,459	8	0%	2,459	0	0%
Current Year Financials	2,459	8	0%	0	(2,459)	-100%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date		31-Mar-19	Forecast End Date		31-Mar-19

Main Issues / Reason for Variance

This project has taken considerable time to liaise and negotiate with owners to take this forward procure a competitive tender and finalise the Building Warrant. The Building Warrant has now been approved and received. Procurement and project surveyor are preparing to issue the contract acceptance, at this time it is anticipated that contract award may be issued by end of March. As the contract is planned to be completed over an 18 month period, there is a resulting re-phasing of £2.459m into 2018/19/20.

Mitigating Action

Procurement Officer and Project Surveyor working to issue contract award asap. Customer Liaison officer and Project Team will coordinate an open drop in session for residents with project design details and information presentations in conjunction with the successful contractor post award.

Anticipated Outcome

Works anticipated be completed over 2018/19 and 2019/20, estimated for completion by second half of 2019/20 delivering a major external upgrade of 6 blocks in Risk St, Dumbarton for 72 tenants and 63 owners within budget.

Project Life Financials	7,001	2,004	29%	6,920	(81)	-1%
Current Year Financials	6,890	1,892	27%	2,727	(4,163)	-60%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT GREEN STATUS > £50K

Appendix 6

MONTH END DATE

28 February 2018

PERIOD

11

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

1 Contingencies						
Project Life Financials	100	80	80%	80	(20)	-20%
Current Year Financials	100	80	80%	80	(20)	-20%
Project Description	Contingency budget for unforeseen works					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-18		
Main Issues / Reason for Variance						
This is a contingent budget for unforeseen matters which may arise during the year. Current year spend relates to extensive fire damage at Burn Street affecting 12 properties.						
Mitigating Action						
None required						
Anticipated Outcome						
Under spend in this financial year						

2

Defective structures/component renewals						
Project Life Financials	735	244	33%	735	0	0%
Current Year Financials	735	244	33%	300	(435)	-59%
Project Description	Drumry Structural Works 15/16					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-18		
Main Issues / Reason for Variance						
Project is underway at 204 Montrose St which is fully vacated. The next block after this is identified in Alsatian Ave and tenant liaison is underway to arrange decants to allow for follow on progress. Full final costs for recent completion at Mossgeil block has still to come through the ledger. At this stage we are projecting a full completion of the Montrose St block by year end. All tenants have been decanted from Alsatian Ave. Contract team will progress on to this block in the coming weeks to commence clearances and non-warrantable work whilst awaiting on building warrant. We will monitor this closely and have reflected this in the year end forecast, tentatively reducing the year end forecast to £0.300m resulting in a £0.200m re-phase into 2018/19 and £0.235m re-phase into 2019/20.						
Mitigating Action						
Technical officers working to obtain the building warrant. Contract team will clear out of Montrose St and move to Alsatian Ave for clearances to progress as much as possible.						
Anticipated Outcome						
Completion of block at 204 Montrose St and progression into Alsatian Ave.						

Project Life Financials	835	323	39%	815	(20)	-2%
Current Year Financials	835	323	39%	380	(455)	-55%

MONTH END DATE

28 February 2018

PERIOD

11

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

1 New Build Grant

Project Life Financials	(26,095)	(8,874)	34%	(26,010)	85	0%
Current Year Financials	(2,996)	(1,678)	56%	(2,516)	480	-16%

Project Description Grant to facilitate the building of new build housing

Project Lifecycle Planned End Date 31-Mar-22 Forecast End Date 31-Mar-22

Main Issues / Reason for Variance

Grant income relating to the Haldane acquisition £0.480m was received late 2016/17 and has been held on the balance sheet. It will not be applied until 2018/19 when the transfer of the site will take place, however the transfer value has been agreed at a value of £0.395m resulting in an underachievement of grant income of £0.085m (although this is offset by purchase cost being £0.085m less than budgeted). Grant income anticipated to be received in 17/18 includes £1.716m (Singer Avenue/Second Street), £0.500m (St Andrew's High School site) and £0.300m (Creveul Court).

Mitigating Action

None required as income has already been received and this is purely an accounting/timing adjustment

Anticipated Outcome

Grant income will be applied in 2018/19

2 Prudential Borrowing

Project Life Financials	(64,907)	(26,213)	40%	(53,738)	11,170	-17%
Current Year Financials	(23,762)	(9,737)	41%	(1,189)	22,573	-95%

Project Description Prudential borrowing to finance capital expenditure not already funded from grants/contributions, revenue contributions or capital receipts

Project Lifecycle Planned End Date 31-Mar-23 Forecast End Date 31-Mar-23

Main Issues / Reason for Variance

Prudential Borrowing is impacted by both the total level of capital spend and the level of other capital resources. The level of prudential borrowing in 2017/18 overall, is likely to be less than anticipated for reasons identified within each project that shows re-phasing requirements in the red and amber analysis.

Mitigating Action

Mitigating actions are detailed in the red and amber analysis

Anticipated Outcome

Prudential Borrowing is overall likely to be less than anticipated.

MONTH END DATE

28 February 2018

PERIOD

11

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

3 **Capital Receipts**

Project Life Financials	0	(2,303)	100%	(2,303)	(2,303)	100%
Current Year Financials	0	(2,303)	100%	(2,303)	(2,303)	100%
Project Description	Capital receipts from the sale of land or application to purchase houses under Right to Buy Legislation prior to end of scheme					
Project Lifecycle	Planned End Date	31-Mar-18	Forecast End Date	31-Mar-18		

Main Issues / Reason for Variance

Capital receipts were not anticipated to be received due to the closure of the Right to Buy Scheme, however receipts are still being received for applications submitted prior to the end of the scheme resulting in unbudgeted income being received.

Mitigating Action

None required due to favourable variance

Anticipated Outcome

Unbudgeted income received

TOTAL RESOURCES

Project Life Financials	(98,302)	(38,446)	39%	(98,956)	(654)	1%
Current Year Financials	(30,578)	(14,774)	48%	(19,434)	11,144	-36%

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead – Regulatory

Council: 28 March 2018

Subject: Planning Application DC17/140: Mixed use development incorporating a football stadium and associated uses (including restaurant, hospitality and function suites), residential development, commercial and tourism development, floodlit sports pitches, access, parking, and landscaping on land at Young's Farm, Renton Road, Dumbarton by DFC Community Stadium Company Ltd.

1. Purpose

- 1.1 This report relates to a planning application for a major development which would be a significant departure from the adopted development plan. There is a statutory requirement for applications of this nature to be determined by the full Council.

2. Recommendations

- 2.1 That the Council **refuse** planning permission for the reasons set out in Section 9 of the report to the Planning Committee of 21st March 2018 contained in Appendix 1.

3. Background

- 3.1 Planning permission in principle is sought for the erection of a mixed use development on agricultural land located between Dumbarton and Renton. The development will comprise of a new football stadium with associated uses, a large residential development, commercial and tourism development, floodlit sports pitches, access, parking, and landscaping. The proposed development is classified as a 'Major Development' and would be significantly contrary to the adopted development plan. Under the terms of Section 38A of the Town and Country Planning (Scotland) Act 1997 (as amended), such applications require a pre-determination hearing, and other legislation also requires that such applications be determined by the full Council. In accordance with the Council's procedures, a pre-determination hearing took place at the Planning Committee on 21 March 2018.

4. Main Issues

- 4.1 A copy of the report to the Planning Committee is provided in Appendix 1. Section 5 of the report notes that there were a total of 24 representations submitted that comprise 17 in support and 7 in objection to the proposals. At

the Planning Committee meeting on 21 March, these figures have been updated to a total of 28 representations comprising 18 in support and 10 in objection to the proposal. Sections 6 and 7 of that report set out the planning policies and other material considerations relevant to the application. The Planning Committee were also advised that the match day analysis had been submitted on the afternoon of 19 March 2018 and both the Roads and Planning Service had not an opportunity to review it. This new information also raised planning procedure matters which would require to be addressed. Therefore the Planning Committee were advised that the submitted match day analysis information does not form part of the application under consideration.

4.2 The application plans will be displayed on the screen at Council. The report concludes that the enabling development proposed includes a significant housing development which would be contrary to green belt and housing policies of Clydeplan, the adopted local plan and Proposed Plan, where there is a preference to direct new housing development to brownfield land. There is also no requirement for additional land to be made available for housing within Dumbarton to fulfil the housing land supply targets within West Dunbartonshire.

4.3 Whilst there are planning and legal safeguards available to ensure that the funds raised from the sale of the land for housing are used for the new stadium, these mechanisms are unlikely to be either acceptable to the applicant or robust enough to ensure that a complete football stadium is achieved.

4.4 Furthermore, the submitted traffic information fails to provide detailed analysis of how the surrounding road network will function, particularly on match days. This is necessary in order to determine if the existing junctions and parts of the local road network can accommodate the development and/or will require upgrading. This is a fundamental omission in terms of determining whether the uses are acceptable at this location and the viability of the proposal. In addition, significant upgrade works will be required on land which is outwith the application site boundary.

4.5 Whilst the improvement of local sporting facilities and a new stadium for Dumbarton FC are supported, the benefits are not sufficient to justify the release of additional land in the green belt for housing. There is no requirement to provide additional land for housing at this location and there are no material considerations which outweigh the terms of the development plan and would justify a departure in this instance.

4.6 At the pre-determination hearing twelve individuals addressed the Committee, with six supporting the proposal and six objecting to the proposal. Those speaking in objection to the proposal comprised representatives from Silverton and Overtoun Community Council, and Bonhill and Dalmonach Community Council and along with three local residents and the adjacent Farmer. Those speaking in support of the proposal comprised the applicant,

the applicant's planning, traffic and sports development consultants together with a Director of the Football Club, a local resident, and representatives from Chivas Brothers, the Scottish Football Association, Dumbarton United FC and Renton Craigandro & Dumbartonshire Youth Football League.

- 4.7** The issues raised at the hearing reflected the matters covered in Section 5 of the Planning Committee report (Appendix 1) but can be summarised as follows:

Points of objection

- The proposal is contrary to relevant policies of Clydeplan and the Adopted Local Plan 2010 and the proposed Local Development Plan 2016;
- Housing should not be supported in the Greenbelt. There is no locational need or requirement for additional housing release and it would purely be a funding mechanism;
- Impact on flooding and hydrology, species and habitats;
- No requirement of a stadium of the size proposed;
- There is no evidence the proposal will benefit the wider community;
- Impacts on traffic and road infrastructure;
- Renton Road has no street lighting;
- The applicant could not provide the footpath widening requirements on Renton Road as there is land is outwith their control;
- No satisfactory pedestrian access to the site;
- Proposed development will conflict with the daily cattle movement on Renton Road and be affected by odour from the adjacent farm;
- The site is poorly connected to the surrounding area and encourages use of cars and is therefore not sustainable; and
- Increased light and noise pollution

Points of support

- The proposed development would improve the finances of Dumbarton Football Club and allow them to improve the team. The relocation, larger stadium and improved financial situation would also assist with developing the fan base of the club;
- The proposal is much needed and would provide better community facilities;
- A larger football stadium could attract more people and boost the local economy by creating job and inward investment;
- The proposal would remove pressure to build on other greenfield sites;
- The relocation of the football stadium from its current location would allow the Castle Road site to potentially be redeveloped;
- The enabling development is necessary to prevent the club being saddled with debt;

- The economic and social benefits of the proposal support overcoming any concerns about developing on a green belt site; and
- The new facilities will benefit local grass roots football clubs

4.8 Following discussion, the Planning Committee recommended that the application be referred to the full Council for determination, expressing the provisional view that the application should be refused for the reasons indicated within the Planning Committee report (Appendix 1).

5. People Implications

5.1 There are no personnel issues.

6. Financial and Procurement Implications

6.1 There are no financial implications.

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 There is no equalities impact.

9. Consultation

9.1 Publicity and consultation have been carried out in line with the requirements of the planning regulations. As noted in paragraph 4.1 above, 28 representations have been received, with 18 supporting the proposal and 10 objecting to the proposal. The content of the representations are summarised in Section 5 of the Planning Committee report (Appendix 1).

10. Strategic Assessment

10.1 Not applicable.

Peter Hessett

Strategic Lead-Regulatory

Date: 23rd March 2018

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager email: Pamela.Clifford@west-dunbarton.gov.uk
Appendices:	1. Report to 21 March 2018 Planning Committee. 2. Location Plan
Background Papers	None
Wards affected:	Ward 3 (Dumbarton)

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 21 March 2018

DC17/140: **Mixed use development incorporating a football stadium and associated uses (including restaurant, hospitality and function suites), residential development, commercial and tourism development, floodlit sports pitches, access, parking, and landscaping on land at Young's Farm, Renton Road, Dumbarton by DFC Community Stadium Company Ltd.**

1. REASON FOR REPORT

- 1.1** This application is for a major development which would be a significant departure from the adopted development plan. Under the national regulations relating to the handling of planning applications, it requires to be determined by the full Council. The Council's procedure requires that a pre-determination hearing take place at the Planning Committee, before the full Council considers and determines the application.

2. RECOMMENDATION

- 2.1** That the Planning Committee considers the details of the development and **refers the application to the full Council** for determination, expressing the provisional view that the application should be refused for the reasons set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site relates to land extending to 44.5 hectares which is located between Dumbarton and Renton and is predominantly used as agricultural land but also includes open areas along the edge of the River Leven. The site is bounded by a railway line to the west, River Leven to the east, a slip road from the A82 to the north and a Travelling Persons site to the south. There are some gradual level changes across the site as the area adjacent to the River Leven sits at a lower level and is at risk of flooding. A burn runs through the site from the west towards the River Leven. The majority of the site is used for grazing and is therefore relatively clear of trees or scrub. However, there are areas containing trees and hedges on the southern part of the site, adjacent to the burn and A82 slip road and along the edge of the River Leven.
- 3.2** Planning permission in principle is sought for a mixed use development which seeks to construct a new football stadium for use by Dumbarton Football

Club. A masterplan has been submitted as part of the application which includes the following details:

- A 4,000 capacity football stadium comprising 3,000 seats and space for 1,000 spectators on terracing. The stadium would also incorporate function suites, a supporters bar, club shop, changing facilities and flexible space which could be used to provide hotel, office, gym or restaurant/café type uses;
- Related hospitality accommodation and complementary non-football related uses - healthcare/gym/leisure facilities, hotel, conferencing suites, restaurant and offices;
- Two full size synthetic football pitches, a full size grass football pitch and nine 5-a-side pitches which could be adapted for 7-a-side games. These would be used to provide dedicated training facilities for Dumbarton Football Club and available for community use;
- Coach and car parking facilities; and
- Enabling residential development of approximately 200 dwellings.

3.3 The indicative layout of the stadium indicates that it has been designed to allow it to be constructed in phases if required. It is proposed that the new football stadium would replace the existing football stadium on Castle Road and that the existing site would be developed for housing once the new stadium was built at Young's Farm. Proposals for the redevelopment of the existing Castle Road site do not form part of this application and would not form part of the enabling residential development associated with the new football stadium. It is proposed that 11 hectares of the Young's Farm site would be used for residential development and it has been indicated at this stage that around 200 houses could be accommodated on the site. The money generated from the sale of this land for housing would be used to fund the building of the new stadium. The residential areas would be located to the south of the stadium and the masterplan shows the residential site divided into four specific areas. The remainder of the site would remain undeveloped/landscaped and would include scope for the provision of a tourist attraction such as a formal park area with visitor centre.

3.4 The main access would be formed on the A82 slip road and service the football stadium, associated uses and the residential development. Forming the new access would involve construction of a roundabout and the detrunking of part of the off-slip to facilitate two-way traffic. There would be a secondary/emergency access to the south-west of the site which would lead to Renton Road. Where the A82 slip road meets Renton Road, the existing junction would be upgraded to a signal controlled junction. Within the site, 788 parking spaces would be provided and 30 spaces for coaches for use on match days.

3.5 In order to address the various technical issues associated with the proposal, the following documents have been submitted as part of the application: an Environmental Impact Assessment, a Flood Risk and Drainage Strategy Statement, a Flood Risk Assessment, a Design and Access Statement, an Ecological Appraisal, a Historic Environment Desk Based Assessment, a

Planning Statement, a Site Investigation Report, a Pre-application Consultation Report and a Financial Sustainability Report.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service recommend refusal of the application. They cannot support the application due to the omission of detailed analysis of how the surrounding road network will function, particularly on match days. This is necessary in order to determine if any existing junctions or any parts of the road network can accommodate the development and/or will require upgrading. Furthermore detailed arrangements for the secondary access, pedestrian provision, access to public transport to support and promote active travel have not been adequately addressed. Also, further consultation with Scottish Fire and Rescue will be required regarding provision of an adequate emergency access. Full details of the requirements and improvements are addressed in Section 7.26 - 7.28.

In addition to requiring the detailed design of the new road layout to be addressed and to provide adequate parking, cycle provision and servicing arrangements, the Roads Service specifically advise that the following is required:

- Provision of lighting and a 3m wide pedestrian/cycle path the length of Renton Road, including associated junction and crossing improvements;
- Provision of a new signalised junction on Renton Road along with suitable speed restrictions;
- Provision of up to four structures (including on the detrunked section of the A82 slip road) over the railway to ensure adequate pedestrian/cycle provision;
- Provision of suitable pedestrian crossings (eg. Toucan) in addition to the new signalised junction;
- Provision of suitably located bus stops on Renton Road which include real time updates; and
- A footway must be provided on the west side of Renton Road between the nearest bus stop to the site and the proposed signalised crossing or an additional controlled crossing is required.

- 4.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to contaminated land, drainage, lighting, noise, construction hours, piling and air quality.

- 4.3** Transport Scotland have no objection to the proposal subject to conditions relating to the provision of a new roundabout and limiting the maximum amount of office space within the development to 12,000sq.m. They also advise that the maximum number of residential units shall not exceed 200. Further conditions would also be required relating to lighting, landscaping, drainage, crash barriers, match day signage, submission of a Travel

Plan/Transport Management Strategy and the de-trunking of a section of the A82 westbound off-slip.

- 4.4** Glasgow Airport Safeguarding has no objection to the proposal. However, they have identified that the development could conflict with safeguarding criteria and therefore require any planning permission granted to be subject to appropriate conditions in order to avoid any issues arising.
- 4.5** Scottish Natural Heritage has no objection to the proposal but recommend that a great crested newt survey is undertaken. This should be done prior to any detailed permission being granted or construction work on site commencing. Pre-construction update surveys should also be undertaken with regard to bats, otters, water vole and badgers. Further consideration will also need to be given to the landscape and visual impact due to the location of the development and the fact that it is a 'gateway' to Loch Lomond and the Trossachs National Park.
- 4.6** Historic Environment Scotland does not object to the proposal. However they advise that the proposals would have an affect on the setting of category A listed, Dalmoak House. The development should therefore be designed to minimise any potential impacts on Dalmoak House as a result of the location of the football stadium and any other large structures such as floodlights or tall buildings.
- 4.7** West of Scotland Archaeology Service have no objection subject to a condition which requires the submission of an archaeological mitigation strategy.
- 4.8** Scottish Environment Protection Agency has no objections subject to conditions which require the submission of an updated Flood Risk Assessment and that a floodplain avoidance approach is adopted.
- 4.9** Police Service of Scotland have not raised any concerns with the proposal at present but note that this position could change once a detailed design has been prepared.
- 4.10** RSPB Scotland have no objection to the proposal subject to conditions relating to appropriate mitigation measures, screening, production of a Habitat Management Plan, pollution control and that any vegetation clearance is undertaken out with the months March – August.
- 4.11** Scottish Water and Sportscotland have no objection to the proposed development.
- 4.12** Network Rail has no objection to the proposal subject to conditions relating to fencing, lighting, noise and drainage. In addition, they note that consent may be required in order to undertake work which would or could impact on Network Rail property.

- 4.13** West Dunbartonshire Council Economic Development Service broadly supports a new stadium facility and in particular, the community football/sports pitches being proposed for Dumbarton Football Club at the Young's Farm site. This would allow the existing stadium site at Castle Road, to be redeveloped in a way that would take account of the adjacent historic Dumbarton Rock and Castle and the waterfront setting. However, they raise concerns regarding the housing development that is proposed to finance the community sports hub, in terms of the large number of units anticipated and their location on greenbelt land. Ideally it would be preferable for such enabling development to take place on a brownfield site.

In the event that housing was viewed as acceptable to support the proposal, the Service has real concerns that no guarantees are evident to demonstrate that the funding secured from the housing development will be directed to delivering the new stadium and community facilities in their entirety.

A further concern is the site's location on the edge of the town with poor connections to the town centre and the potential for an increase in car trips to and from the new stadium facility. The proposal would require to ensure where possible, that pedestrian connections to public transport points and the town centre were improved and well signposted.

5. REPRESENTATIONS

- 5.1** A total of 24 representations have been submitted in relation to this application with 7 objecting to the proposal and 17 supporting the proposal. The objections include representations from Bonhill and Dalmonach Community Council and Silverton and Overtoun Community Council. The grounds of objection are summarised as follows:

Housing and Green Belt Issues

- The development would be on green belt land and there is no need for a stadium or houses on this site and it will spoil the character of the area, detracting from the natural environment. There is a presumption against this type of development at this location;
- This land should be protected and retained for agriculture use;
- There is no specific mention of housing as enabling development. There is no requirement for additional housing release and it would purely be a funding mechanism;
- There is no justification for housing at this location and the principal benefactors of the proposal will be the owners of the football club;
- The proposed LDP2 Main Issues Report's preferred option is not to allow residential development to enable Dumbarton Football Club to relocate; and
- One of the reasons for the move is that the current stadium is too close to housing and yet they are proposing to build housing right next to the new stadium.

Proposed Stadium Development

- Dumbarton Football Club does not need a stadium of this size so it is unnecessary and the existing stadium is adequate;
- It has not been demonstrated that there is any requirement for additional community facilities;
- The development is unlikely to be viable or deliverable; and
- No facilities for sports other than football are being provided.

Access and Infrastructure

- There is a lack of street lighting on Renton Road and it will require to be upgraded which may raise ownership issues;
- There is no satisfactory disabled access to the site from Dalreoch Railway Station and an improved footbridge should therefore be installed;
- Potential requirement to upgrade existing road junctions; and
- The development will rely on use of Renton Road and will conflict with the daily movement of cattle on Renton Road.

Connectivity

- The site is poorly connected to the surrounding area and encourages use of cars and is therefore not sustainable and does not reduce carbon generation. This will increase traffic and congestion on Renton Road and the surrounding area;
- The site has poor pedestrian links and will not encourage people to walk to/from the site. The pedestrian access links are therefore inadequate for a development of this scale; and
- The core path routes serving this site are not suitable to be used by school children.

Economic Issues

- The development will create little full or part time employment opportunities; and
- It will not contribute to the regeneration of Dumbarton.

Environmental Concerns

- The development will result in a loss of wildlife habitat and species;
- The development site is at risk of flooding;
- The development will result in increased light and noise pollution; and
- The development will be affected by odours from the neighbouring farm.

5.2 The letters in support of the application are primarily from local residents and include one from the Scottish Football Association. The grounds of support are summarised as follows:

- The proposed development would improve the finances of Dumbarton Football Club and allow them to improve the team. The relocation, larger stadium and improved financial situation would also assist with developing the fan base of the club;

- The proposal is much needed and would provide better community facilities, encourage participation in sport and promote good health and better lifestyles;
- A larger football stadium could attract more people and boost the local economy;
- The proposal would remove pressure to build on other greenfield sites;
- The relocation of the football stadium from its current location would allow the Castle Road site to potentially be redeveloped;
- The enabling development is necessary to prevent the club being saddled with debt;
- The economic and social benefits of the proposal support overcoming any concerns about developing on a green belt site; and
- The new facilities will benefit local grass roots football clubs.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan (2017)

- 6.1** The approved strategic development plan, Clydeplan, is currently the subject of a legal challenge in the Court of Session with a specific focus on the housing strategy and housing land requirement of the Plan. At the time of writing this report, the hearing into the legal challenge had recently been concluded and the judgement of the Court of Session is currently awaited. Clydeplan has a vision for a compact city region and a spatial development strategy based on a development corridor running west to east along the River Clyde and the M8 corridor. The significant reserves of vacant and derelict land within the city region area provides an opportunity to recycle previously used land and maximise the opportunities for sustainable travel between work and home. The application site is located out with the strategic development corridor and is therefore not a preferred location for significant levels of residential development.
- 6.2** Schedules 9 and 10 demonstrate that there is an indicative surplus when the private sector housing land supply is compared with the housing land requirement at both local authority and housing market area levels. As a result, there is no requirement for any strategic release of land for private housing within West Dunbartonshire. The residential element of the proposal does not support the vision and spatial development strategy contained within Clydeplan. Therefore, the principle of residential development at this location would not be an acceptable departure from the Strategic Development Plan and the criteria contained in Box 2 of Diagram 10. The proposal is contrary to Clydeplan.
- 6.3** Policy 14 seeks to ensure that the Greenbelt objectives set out within Clydeplan are achieved. The proposal, as a whole, would not be in accordance with several of these objectives, such as, directing planned growth to the most appropriate locations and protecting and enhancing the quality, character, landscape setting and identity of the settlement. Therefore, the proposal is contrary to Policy 14 of Clydeplan.

West Dunbartonshire Local Plan 2010

- 6.4** Policy GB1 seeks to preserve the landscape character of the green belt by specifying a general presumption against development other than that falling into certain specified categories. The proposal as a whole does not accord with any of these criteria and is therefore contrary to this Policy. Policy RD1 states that preference will be given to residential development on brownfield sites within the urban area rather than on greenfield land. As this site is a large greenfield site located within the green belt, the proposal is therefore contrary to Policy RD1.
- 6.5** The sites specified in Schedules H1 and H2 represent the main opportunities for private sector housing, with Policy H2 stating that if additional housing land needs to be identified, further sites will be brought forward with a preference given to sites on brownfield land. As the site is greenfield and not listed in either schedule, the proposal is contrary to Policy H2. Policy GD1 sets out development control criteria for the assessment of all new development and Policy R3 encourages the development of commercial sports facilities within the urban area and subject to the considerations contained in Policy GD1. The proposal is considered contrary to Policies H2, GD1 and R3 for the reasons detailed in Section 7 below.
- 6.6** Policy E9 states that development within the green belt will have particular regard to the landscape character and distinctiveness of the area and its surroundings, with measures being proposed to minimise adverse impacts on the landscape character of the green belt. Proposals which are detrimental to the landscape character will not generally be supported. Due to the potential footprint of the development, it will have a detrimental visual impact on the green belt at this location and is contrary to Policy E9.
- 6.7** The application site is adjacent to the River Leven which is designated as a local nature conservation site and under Policy E3A, proposals should not have an adverse effect on the integrity or character of a local nature conservation site. Policy E3C states that the Council will seek to protect and enhance the River Leven fisheries resource. Subject to appropriate controls and mitigation measures, it is considered that the proposal would comply with these policies.
- 6.8** Policy T1 promotes sustainable access and the adoption of Green Transport Plans in order to reduce road traffic and Policy T4 relates to the accessibility of new development, requiring new developments to integrate with walking, cycling, and public transport routes. Priority should be given to the positioning of footpaths, cycle ways and bus stops at the main entrances to developments or within residential areas. The proposal does not promote sustainable access and is not well connected to the existing urban area. It is therefore contrary to Policies T1 and T4.
- 6.9** Policy F1 states that the Council will resist development that is likely to increase the risk of flooding or is located within the functional flood plain. Policy F2 requires all new developments to incorporate appropriate sustainable drainage measures. Subject to appropriate controls and

mitigation measures, it is considered that the proposal would comply with these policies.

- 6.10** The principle of a new stadium development, which contains a significant residential element at this location, is not supported by the adopted local plan or the strategic development plan. The application is therefore contrary to policies GB1, H2, RD1, GD1, R3, E9, T1 and T4 of the adopted local plan and Policy 14 and Box 2 of Diagram 10 (which relates to the criteria which requires to be met to justify a departure from the strategic development plan) of Clydeplan.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into the West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** Young's Farm is identified as a 'Changing Place', having been chosen as Dumbarton Football Club's preferred site for following consideration of a number of sites. The development as a whole is not supported by this section of the Proposed Plan (2016) as the Plan did not identify the site as suitable for residential development. Young's Farm is in the green belt and that designation is not changed by the Proposed Plan.
- 7.3** The Plan does however support the football club investigating the suitability of this site further, with particular regard given to technical issues such as access and flooding. Environmental considerations including the impact on the River Leven's nature conservation value, and landscape and visual impact were also required to be considered.
- 7.4** The Proposed Plan also states that any development of a football stadium and community facility at this location should be based on minimising the intensity of the built development, integrating as much as possible, including any enabling development, within the stadium building, and setting it within an enhanced landscape setting. Whilst a football stadium in principle is acceptable, the proposed area for residential development would intensify development and significantly increase the development footprint. The current proposal is not what was envisaged for this site in terms of the development strategy of the Proposed Plan.

- 7.5** The development strategy also indicated that the only enabling development that would be appropriate for the site would be in relation to uses such as a hotel, events/conferencing facilities and sports related uses such as a gym and sports pitches. Preference was for any built development to form part of the stadium, including enabling development. Retail development, unless ancillary to the operation of the football club would not be supported on this site and it would be a requirement of any proposal that the football stadium is developed and operating prior to any enabling development operating.
- 7.6** Policy DS2 restricts development out with the urban area to uses which support the countryside. It is considered that the development proposal does not accord with the criteria set out in Policy DS2 and does not meet the triggers for housing release identified within Policy BC1 as there is no identified shortfall in the most recent housing land audit. The proposed site is not an identified housing site in terms of Policy BC2 and is therefore also contrary to Policies DS2, BC1 and BC2.
- 7.7** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network and include measures to ensure that the development is easily accessible by active travel or sustainable means of transport. Due to the remote nature of this site and poor links with the surrounding urban areas, the proposal is contrary to Policy DS3.
- 7.8** Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increasing the risk of flooding elsewhere, and requires SuDS to be included, where appropriate in developments. Subject to appropriate controls and mitigation measures, it is considered that the proposal would comply with this policy.
- 7.9** Policy GN2 requires development to follow an Integrating Green Infrastructure approach from the outset by incorporating SuDS, open space, paths and habitat enhancement at a level proportionate to the scale of development and in accordance with relevant Planning Guidance (provided via the Our Green Network Guidance). Policy GN3 requires that the integrity of the green network assets is maintained. Subject to appropriate controls and mitigation measures, it is considered that the proposal would comply with these policies.
- 7.10** Policy GN4 indicates development that would have a significant adverse impact on the landscape character will not be permitted. Due to the potential footprint of the development which includes a large residential area, it will have a significant adverse visual impact on the green belt at this location and is contrary to Policy GN4.
- 7.11** Policy SD1 states that development should avoid adversely affecting the road network by complying with relevant standards, avoiding unacceptable congestion and providing or contributing to necessary improvements. In order to serve the development proposed, significant upgrades and alterations to the surrounding road network are required. Although the applicant has indicated a willingness to undertake any necessary access and road improvements to ensure suitable access to the development, the Council's

Roads Service have raised concerns with the information submitted and recommend refusal of the application. Therefore the proposal is contrary to Policy SD1 and this is addressed further in Section 7.26-7.28.

Main Issues Report

- 7.12** This consultation document is the first phase in the preparation of the second Local Development Plan for the area and it went out for consultation between June and September 2016. It represents the up to date position of the Council on various sites, including Young's Farm. The preferred option for Young's Farm is not to allow residential development to enable the relocation of Dumbarton Football Club. There is currently no requirement for significant additional housing land and it would be difficult to provide a satisfactory residential environment and a successful place connected to the existing built form. Young's Farm will remain within the Greenbelt and the relocation of the stadium will continue to be supported in line with the provisions established in the Proposed Plan (2016). The responses to the MIR supported the preferred option. The Council's responses to these representations received to the MIR will be considered by Planning Committee on 21 March 2018.

Scottish Planning Policy (SPP)

- 7.13** SPP states that the planning system should be plan-led, with plans being up-to-date and relevant. SPP's identified outcomes include supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places, reducing carbon emissions and helping to protect and enhance our natural and cultural assets and facilitating their sustainable use. SPP sets out how these outcomes should be delivered on the ground. By locating the right development in the right place, planning can provide opportunities for people to make sustainable choices and improve their quality of life. As a policy principle, the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.
- 7.14** In the context of development planning, SPP sets out that local development plans should describe the types and scales of development which would be appropriate within a green belt. The development as a whole is not supported by SPP or the development plan. In particular, the housing element of the proposal is not an appropriate form of development at this green belt location since it is not well connected to the nearby settlements and is therefore not a sustainable form of development. It is likely to increase reliance on the use of cars and is not the right development for this location. In addition, the housing element will substantially increase the development footprint which will have a detrimental visual impact on the landscape. Consequently the development is not considered to comply with SPP.

Background

- 7.15** The vision of Dumbarton Football Club is to be successful at the highest level of football in Scotland at which it can be both financially viable and sustainable. The Club also wishes to play a wider role in the community and

contribute to health, social well-being and the economy. To achieve this, the Football Club considers it necessary to relocate to a new site which would allow a new and larger stadium to be built. The Club believe that the existing stadium is too restrictive in terms of increasing crowd capacity, maximising non-match day income and the integration of training facilities. In terms of the football clubs in the First Division in 2017/18, Dumbarton Football Club had the lowest capacity - 2,020 supporters could be accommodated in the stadium compared to 11,904 supporters for Dunfermline Athletic. Also at present, the existing stadium provides little input or facilities for community use. A new community “sports hub” would allow Dumbarton Football Club to build football and non-football revenues and contribute to the availability, accessibility and quality of sporting facilities in the local area and this objective is to be supported.

7.16 At the outset the Club undertook an extensive site search in the Dumbarton area to find a site which would meet their objectives. As part of the relocation requirements, they sought a site which would allow them to build a new stadium and to construct community sports facilities which could be used by the club for training. In addition, they sought to provide better facilities for the supporters and incorporate some enabling uses into the development to support the financing of the stadium and increase their non-football revenue base. At that time, it was envisaged that these enabling uses might include a hotel, events/conferencing facilities and sports related uses such as a gym and sports pitches. The site at Young’s Farm was established as the best site to meet the above requirements.

7.17 Through the site search process over the last 5 years, DFC have engaged extensively with the Planning Service with various submissions to the last Local Development Plan review process which resulted in the Proposed Plan being supportive of investigating a new stadium for DFC at Young’s Farm. At that time, the new stadium was to be funded by the sale of their existing site on Castle Road together with limited enabling development on the new site including a hotel, and events/conferencing facilities and sports related uses such as a gym, and sports pitches. Following further detailed analysis on how much the stadium would cost and how the relocation could be financed, it was found that the value associated with the existing site was significantly below what was needed to fund the build of a new stadium in its entirety. The outcome of this process was that the new stadium development includes residential development at the Young’s Farm site.

Enabling Residential and Other Development

7.18 The proposal includes a total of 11 hectares of land allocated for housing which the applicant has indicated would accommodate approximately 200 houses. No details of the final number, or layout of the housing has been provided at this planning in principle stage. The applicant argues that the large extent of housing land is necessary in order to deliver the new stadium. The application is accompanied by a financial sustainability report which identifies that the housing element of the proposal would generate sufficient revenue to cover the cost of the stadium development. Dumbarton FC have estimated that the total cost of the stadium development, sports pitches,

infrastructure and landscaping works would be approximately £13million. Money raised from the sale of the housing land would be used to finance the development. Any additional revenues generated from the ancillary uses and facilities on site would be used to fund and operate Dumbarton FC, allowing a cost neutral development for Dumbarton FC.

Phasing of the Development

7.19 When the site was identified in the Proposed Plan, it was a requirement for the football stadium to be operational prior to any enabling development. Nonetheless, it is likely that the housing land will be sold first in order to finance construction of the new stadium. Whilst the sale of any land for housing could be subject to phasing restrictions, it is likely that there will be pressure for housing to form an early phase of the development. The design selected for the stadium means that it could be built in phases and it is likely that the pitch and main stand would be constructed in the first phase. Once the pitch and main stand were completed, the stadium could be operational with the construction of the terracing or second stand following in later phases. However, ensuring that the complete stadium is built is more difficult to achieve. In planning terms it would be reasonable to require the football stadium to be operational before any houses are occupied.

7.20 Due to the large extent of housing land included within the application and the manner in which the development is to be funded, it is unlikely that the stadium would be completed before any of the proposed housing is occupied since the money generated from the housing element of the proposal will fund the stadium development. Once the housing development commences, it would be very difficult to prevent occupation of the houses and by that time, the precedent of housing on site would be established. The design of the stadium would allow it to be constructed in phases and although the phasing of the whole development could be controlled to an extent, there is a risk that only part of the stadium is built, thus reducing the cost of the development but not necessarily reducing the number of houses that are to be constructed.

Existing Football Stadium Site at Castle Road

7.21 The existing football stadium was opened in 2000 and consists of a single stand with a capacity of 2020. Originally, it was intended that the sale of their present stadium site would fund the new stadium at Young's Farm together with some commercial enabling development. However as outlined above, this would not generate sufficient funds to cover the costs associated with the construction of a new stadium development. It should be noted that proposals for the existing stadium site do not form part of this application. It is still the intention of the Club to sell the existing site for housing, once the new stadium is operational, however any income generated would not be used for the new stadium development. DFC have indicated that they are willing to implement the findings of the Charrette report for the Castle Road site in terms of any future development proposals and this could be controlled through a legal agreement and/or appropriate planning conditions concerning the development of that site, once an application is submitted.

Location and Amenity

- 7.22** When considering the suitability of any site for housing, it is important to determine whether it is a sustainable location which does not undermine the strategic focus of urban regeneration and brownfield redevelopment in terms of national and local planning policies. There is currently no requirement to release greenbelt land for housing in Dumbarton where the redevelopment of brownfield land continues to be the focus and priority. The proposed location for a significant housing development is not supported by the adopted local plan or Proposed Plan due to its green belt location. Therefore the site has not been identified as a suitable housing location through the local Development Plan process. It is not viewed as a sustainable location for a housing development as it has a poor relationship with the existing urban areas. It is a remote site which is not well linked to either Dumbarton or Renton and the site would be overly reliant on the use of vehicles rather than encouraging more sustainable forms of travel. Although bus stops could be provided on Renton Road, it is unlikely that any service buses would enter the site. Consequently, the distance to the nearest bus stops (over 600m from the proposed housing area) and railway station (over 900m from the nearest housing area) are likely to discourage use of public transport.
- 7.23** There is one single main vehicular access to the football stadium and associated commercial uses and housing development. Therefore, in order to access the houses, it will be necessary for vehicular traffic to share the access with the football stadium and for residents to drive past the stadium to reach their house. On match days, this could result in traffic issues and delays for residents attempting to access or depart from their houses. Whilst the delays will only occur at certain times, the relationship with the football stadium and the shared access is not acceptable from a housing development perspective and the disruption will detract from the residential amenity of any future residents. In addition, it is noted that one of the reasons for relocating is the relationship with adjacent housing at the current stadium site on Castle Road which also has only a single vehicular access. The current proposals seek to replicate the relationship with housing being located in close proximity to the stadium and the site served by a single vehicular access.

Landscape and Visual Impact

- 7.24** The two largest elements of the development proposals are the stadium/associated community facilities and the area set aside for residential development. It is important to consider whether these two elements integrate with the immediate surroundings. The stadium by its very nature would be the largest structure and therefore the single most visible element of the proposal. By incorporating as much of the development within or close to the stadium, as recommended by the Proposed Plan, the built footprint of the development would be reduced, minimising its impact on the landscape and surrounding area. It would also leave a considerable amount of land available throughout the site for landscape improvements.
- 7.25** However, the residential development is not constricted to the confines of the stadium and will have a significant visual impact on the landscape. There is now less space for landscape improvements in order to reduce the visual

impact of the development. The increased footprint of the development due to the housing proposals, would have a greater visual impact and have a detrimental impact on the landscape, detracting from the setting at this location. This would be particularly evident when viewed from the nearby A82 which is one of Scotland's key routes for tourists heading north. The application does not demonstrate that the development will have a minimal visual impact and avoid impacting unacceptably on the landscape at this location. Overall, the scale of the built development footprint is too large at this location as it leaves less space for landscape improvements and it will detract from the landscape, thus having an unacceptable visual impact.

Transport and Access

- 7.26** Significant upgrade works to the surrounding road and footpath network will be required to access the development. Access to the site will be from a roundabout on the A82 slip road. Part of the slip road will have to be detrunked to allow traffic flow in both directions and responsibility for this section of the road would need to be transferred from Transport Scotland to the Council. Elsewhere, significant improvements are needed to Renton Road where a new signalised junction is proposed. Further alterations required on Renton Road include the provision of a 3m wide footpath along its full length, provision of pedestrian crossing points, installation of bus stops and the addition of street lighting. An upgrade of the secondary access/emergency access to the site will also be required. Due to the railway line which is adjacent to the site, up to four new pedestrian bridges/structures are required to ensure that there is adequate pedestrian/cycle access. In addition, Transport Scotland also state that the amount of office space within the development must not exceed 12,000sq.m and that the maximum number of residential units on site must not exceed 200.
- 7.27** The applicant has intimated a willingness to undertake any upgrades that are required to address the concerns of the Council's Roads Service and Transport Scotland. The Council sought independent advice concerning the transport information that has been provided in support of the application and there are concerns with the methodology used and the associated transport modelling. Of particular concern, is the lack of match day analysis and the corresponding impact on the road network. Consequently, there is scope for the proposed development costs to increase. In addition, some of the upgrade works that would be required are not located within the red line boundary of the planning application and could involve substantial land which is not owned by the applicant and/or require permissions from third parties such as Network Rail. The acquisition of additional land if required, could further increase development costs. The application site has only limited access to the public transport network and does not encourage or promote active travel. The nearest bus stop and railway station will be over 400m from the housing and this distance does not promote use of public transport or active travel and is not in keeping with the principles of SPP in relation to significant travel generating uses. As a consequence of the above omissions and outstanding issues, the Council's Roads Service object to the proposed development as these matters are fundamental to the development under consideration.

- 7.28** At present, the Financial Sustainability Report has made certain assumptions about the cost of the development and the extent of work required to upgrade the existing road network. However, the extent of upgrade works required, such as provision of a 3m wide pedestrian and cycle footway on Renton Road, lighting and up to four structures over the railway, are likely to increase development costs, with much of the works required being located outwith the site boundary. This could impact on the viability of the development and potentially the number of houses required.

Historic Environment

- 7.29** There are no listed buildings or structures within the application site. However, the application site lies in an area of archaeological potential based on the presence of recorded sites and finds in the surrounding landscape. The major issue is likely to be the potential for the area to produce material associated with a medieval manor house occupied by Robert the Bruce. An extensive programme of archaeological works would be required in order to address this issue. If the presence of surviving deposits associated with Robert the Bruce were discovered then it is likely that they would be considered of national importance, and could merit being preserved in situ. However, it is accepted that this matter could be dealt with through a planning condition.

Ecology

- 7.30** It is recommended that protected species surveys are completed no more than 18 months prior to the submission of an application and the surveys submitted in support of the application are now more than 18 months old. Having consulted Scottish Natural Heritage, they advise that pre-construction surveys should be carried out for bats, otters, water vole and badgers as well as a great crested newt survey before any construction work can commence on site. As part of any detailed application, it would be expected that up to date species surveys, including a great crested newt survey, would be provided for consideration and this could be addressed through a planning condition.

Flooding and Drainage

- 7.31** The development is adjacent to the River Leven and parts of the site are known to be at risk of flooding. As a result, the indicative layout has been designed to avoid placing any buildings within the area of land which is at risk of flooding. Only the sports pitches associated with the development will be located within the potential flood zone. SEPA have raised no objection, but have advised that a further flood risk assessment will need to be undertaken prior to submission of a detailed application. They have also advised that they are unlikely to support development which involves land raising within the floodplain. Sustainable urban drainage proposals will be required as part of any detailed proposals.

Proposal of Application Consultation Report

- 7.32** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to submission of the application. A public consultation event was held at the existing Dumbarton Football Club site in

November 2016. A statutory notice was published in the local press advertising the public event and the submission of the proposal of application notice. The applicant has submitted a pre-application consultation statement which summarises the responses that were received in both written and verbal form. The report indicates that feedback was received from approximately 45 people. The responses were mixed, with positive feedback in relation to the ambitions of the club and the provision of enhanced facilities. However, concerns were raised with regard to accessibility, the capacity of the proposed stadium, developing within the green belt and the financial viability of the development.

Pre determination Hearing

- 7.33** Under the terms of Section 38A of the Town and Country Planning (Scotland) Act 1997 (as amended) applications for major development which would be significantly contrary to the development plan require a pre-determination hearing, whereby applicants and any persons who have made representations are given the opportunity to appear before and be heard by a Committee. This takes place at the Planning Committee, but as the application requires to be referred to, and determined by the full Council, elected members who are not part of the Planning Committee have been invited to the Committee in order to observe the pre-determination hearing.

8. CONCLUSION

- 8.1** The Council support the vision of DFC in seeking to provide a new community sports hub for Dumbarton and create new, modern, quality football facilities to allow DFC to be successful at the highest level of Scottish Football. The Proposed Plan is supportive of a new football stadium being investigated at this site. However, the enabling development proposed includes a significant housing development which would be contrary to green belt and housing policies of Clydeplan, the adopted local plan and Proposed Plan, where there is a preference to direct new housing development to brownfield land. There is no requirement for additional land to be made available for housing within Dumbarton to fulfil the housing land supply targets within West Dunbartonshire.
- 8.2** The new football stadium is now to be funded solely by the sale of land for housing at Young's Farm. Whilst there are planning and legal safeguards available to ensure that the funds raised from the sale of the land for housing are used for the new stadium, these mechanisms are unlikely to be either acceptable to the applicant or robust enough to ensure that a complete football stadium is achieved.
- 8.3** There will be one main vehicular access into the site for both the football stadium traffic, residential and other development. However, the submitted traffic information fails to provide detailed analysis of how the surrounding road network will function, particularly on match days. This is necessary in order to determine if the existing junctions and parts of the local road network can accommodate the development and/or will require upgrading. This is a

fundamental omission in terms of determining whether the uses are acceptable at this location and the viability of the proposal. In addition, significant upgrade works will be required on land which is outwith the application site boundary.

- 8.4** Whilst the improvement of local sporting facilities and a new stadium for Dumbarton FC are supported, the benefits are not sufficient to justify the release of additional land in the green belt for housing. There is no requirement to provide additional land for housing at this location and there are no material considerations which outweigh the terms of the development plan and would justify a departure in this instance.

9. REASONS FOR REFUSAL

- 1. The site is in the green belt and the development is not in accordance with Policy 14 and Box 2 of Diagram 10 in Clydeplan as no further sites are required to be allocated in order to fulfil the housing land supply targets within West Dunbartonshire.**
- 2. The site is in the green belt and remote from the existing urban area. It is an inappropriate location for housing development and the proposal is therefore contrary to the principles of Scottish Planning Policy.**
- 3. The site is remote from the existing urban area and is contrary to policies GB1, RD1, H2 GD1, R3, E9, T1 and T4 of the adopted West Dunbartonshire Local Plan 2010 in terms of being housing in the green belt. It is an inappropriate location and would set an unacceptable precedent for the release of further housing land within the green belt.**
- 4. There is no requirement for additional green belt land to be identified to meet the strategic housing requirement. The proposal is therefore contrary to policies DS2, DS3, BC1, BC2 and GN4 of the West Dunbartonshire Local Development Plan (Proposed Plan) in terms of housing development in the green belt which is an inappropriate location and would set an unacceptable precedent for the release of further housing land within the green belt.**
- 5. The proposal is not in accordance with the specific requirements of the relevant 'Changing Place' section contained within the West Dunbartonshire Local Development Plan (Proposed Plan).**
- 6. The development site is remote and is not easily accessible by active travel or sustainable means of transport and insufficient information has been submitted to demonstrate that the existing road network can accommodate the development. The proposal is therefore contrary to policies T1 and T4 of the adopted West Dunbartonshire Local Plan 2010 and policy DS3 of the West Dunbartonshire Local Development Plan (Proposed Plan).**

Peter Hessett
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Date: 8th March 2018

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Appendix: None

Background Papers:

1. Application Forms and Plans
2. Supporting Documents
3. Consultation Responses
4. West Dunbartonshire Local Plan 2010
5. West Dunbartonshire Local Development Plan
Proposed Plan 2016
6. Clydeplan
7. Scottish Planning Policy

Wards affected: Ward 3 (Dumbarton)

Date: 8 March 2018

DC17/140

**Mixed use development
incorporating a football
stadium and associated uses
(including restaurant,
hospitality and function
suites), residential
development, commercial and
tourism development, floodlit
sports pitches, access,
parking, and landscaping etc**

**Land At Young's Farm
Renton Road
Dumbarton**

