

WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2021/2022

APPENDIX 1

PERIOD END DATE

31 July 2021

Subjective Summary	Total Budget 2020/21 £000	Spend to Date 2020/21 £000	Forecast Spend £000	Forecast Variance 2020/21 £000 %		Annual RAG Status
Employee Costs	6,272	1,878	6,274	2	0%	↑
Property Costs	1,917	580	1,807	(110)	-6%	↑
Transport Costs	110	28	83	(27)	0%	↑
Supplies, Services And Admin	394	117	387	(7)	-2%	↑
Support Services	2,677	900	2,599	(78)	-3%	↑
Other Expenditure	498	180	498	0	0%	→
Repairs & Maintenance	12,872	4,257	12,711	(161)	-1%	↑
Bad Debt Provision	1,060	316	948	(112)	-11%	↑
Void Loss (Council Tax/Lost Rents)	648	353	937	289	45%	↓
Loan Charges	19,699	6,566	19,699	0	0%	→
<b>Total Expenditure</b>	<b>46,147</b>	<b>15,175</b>	<b>45,943</b>	<b>(204)</b>	<b>0%</b>	<b>↑</b>

House Rents	44,417	12,275	44,158	259	1%	↓
Lockup Rents	210	57	205	5	2%	↑
Factoring/Insurance Charges	1,235	422	1,265	(30)	-2%	↑
Other rents	114	30	115	(1)	-1%	↑
Interest on Revenue Balance	71	24	71	0	0%	↓
Miscellaneous income	100	38	131	(31)	-31%	↑
<b>Total Income</b>	<b>46,147</b>	<b>12,846</b>	<b>45,945</b>	<b>202</b>	<b>0%</b>	<b>↑</b>

<b>Net Expenditure</b>	<b>0</b>	<b>2,329</b>	<b>(2)</b>	<b>(2)</b>
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WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2021/2022  
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE 31 July 2021

PERIOD 4

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

<b>PROPERTY COSTS</b>	1,917	1,807	(110)	-6%	↑
<b>Subjective Description</b>					
This budget covers electricity, gas, rates, rents, cleaning and insurance costs.					
<b>Variance Narrative</b>					
<b>Main Issues</b>	The main reasons for this underspend relates to the expectation that the year end recharge for the cost of property insurance will be more in line with last year's actual than assumed within budget.				
<b>Mitigating Action</b>	No mitigating action is required.				
<b>Anticipated Outcome</b>	A year end underspend is anticipated				

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

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

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

<b>REPAIRS &amp; MAINTENANCE</b>	12,872	12,711	(161)	-1%	↑
<b>Service Description</b>					
This budget covers all repair and maintenance expenditure to houses and lockups					
<b>Variance Narrative</b>					
<b>Main Issues</b>	The projected underspend is attributable to lower than budgeted costs for maintenance contracts.				
<b>Mitigating Action</b>	No mitigating action is required.				
<b>Anticipated Outcome</b>	A year end underspend is anticipated.				

WEST DUNBARTONSHIRE COUNCIL  
HRA REVENUE BUDGETARY CONTROL 2021/2022  
ANALYSIS FOR VARIANCES OVER £50,000

APPENDIX 2

MONTH END DATE	31 July 2021
PERIOD	4

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

<b>BAD DEBT PROVISION</b>	1,060	948	(112)	-11%	↑
<b>Service Description</b>					
This budget allows for the provision for bad and doubtful debts to be maintained at an appropriate level					
<b>Variance Narrative</b>					
<b>Main Issues</b>	It is anticipated that the Bad Debt Provision will be more in line with last year's actual, as opposed to budget, resulting in a favourable variance.				
<b>Mitigating Action</b>	No mitigating action is required.				
<b>Anticipated Outcome</b>	A year end underspend is anticipated				

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

<b>VOID LOSS</b>	648	937	289	45%	↓
<b>Service Description</b>					
This budget covers the rents lost on void houses and lockups and the cost of council tax on void properties.					
<b>Variance Narrative</b>					
<b>Main Issues</b>	The main reason for this adverse variance relates to the number of void properties being higher than budgeted. Despite restrictions being lifted and best efforts to relet properties towards the end of 20/21, the recovery to normal numbers was not possible. Therefore, void numbers are starting higher in 21/22 than assumed within the budget. This is reflected in a higher cost for void rent loss and void council tax against budget.				
<b>Mitigating Action</b>	HMTA and Housing are working together to facilitate having void properties ready for re - letting				
<b>Anticipated Outcome</b>	A year end overspend is anticipated.				

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

<b>HOUSE RENTS</b>	44,417	44,158	259	1%	↓
<b>Service Description</b>					
Rental income from houses					
<b>Variance Narrative</b>					
<b>Main Issues</b>	This budget is based on the expected numbers of stock available for rent. The 21/22 budget assumed a provision for some of the new builds becoming available to rent part way through the financial year. However, delays to the progress on site due to Covid-19 and adverse weather, will mean that some of these properties will not be ready until later than originally assumed within the budget.				
<b>Mitigating Action</b>	No mitigation possible. Any income shortfall will be contained within the overall HRA Budget.				
<b>Anticipated Outcome</b>	There will be a shortfall in rental income.				

PERIOD	4
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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	14.8%	1,031	1.4%	4	14.8%	744	6.6%
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	0	0.0%	0	0.0%	0	0.0%	0	0.0%
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	23	85.2%	71,521	98.6%	23	85.2%	10,476	93.4%
The in-year adverse variance reflects the 20/21 Scottish Government's forecast of a £1.499bn underspend	27	100%	72,552	100%	27	100%	11,220	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	14,843	1,031	14,843	0	5,005	1,031	3,506	(1,499)
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	0	0	0	0	0	0	0	0
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	230,762	71,521	230,762	0	43,323	10,476	43,323	0
TOTAL EXPENDITURE	245,605	72,552	245,605	0	48,328	11,507	46,829	(1,499)
TOTAL RESOURCES	245,605	72,552	245,605	0	48,328	11,507	46,829	1,499
NET EXPENDITURE	0	0	0	0	0	0	0	0

**31 July 2021**

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
1	<b>Doors/window component renewals</b>						
	Project Life Financials	10,539	625	6%	10,539	0	0%
	Current Year Financials	3,831	625	16%	2,500	(1,331)	-35%
	Project Description	Doors/Windows Component Renewals					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	Projected to be underspent at this stage due to internal staffing resources being redeployed to other work areas whilst the window programme was affected by COVID. Resources now returned and mobilising. Additional sub-contractor support also mobilising for installs.						
	<b>Mitigating Action</b>						
	No mitigation available at this time.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 22/23.						
2	<b>Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)</b>						
	Project Life Financials	683	287	42%	683	0	0%
	Current Year Financials	236	287	122%	536	300	127%
	Project Description	This budget will be used to upgrade / replace components / installations in order to comply with					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	The works in relation to the smoke detector installation programme has been continuing in connection with gas heating annual servicing and continues to gather pace. However an issue regarding the level of budget available has been identified in that installation costs have been higher than anticipated at time of budget setting, resulting in an estimated overspend of £0.300m at this time.						
	<b>Mitigating Action</b>						
	No mitigation available at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned however now with expected overspend.						
3	<b>Defective structures/component renewals</b>						
	Project Life Financials	3,429	119	3%	3,429	0	0%
	Current Year Financials	746	119	16%	470	(276)	-37%
	Project Description	Defective structures					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	Projected to be underspent at this stage due to internal staffing resources being redeployed to other work areas whilst the structural programme was affected by COVID, due to the restrictions placed on the numbers of workers in close proximity. However, the restrictions have changed and staffing levels are able to return to normal levels. The programme was also affected by having the next available block cleared and ready to move onto with COVID having impacted on decants and tenant relocations.						
	<b>Mitigating Action</b>						
	No mitigation available at this time.						
	<b>Anticipated Outcome</b>						
	Slippage anticipated and required to be carried forward into 22/23.						

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

APPENDIX 4

MONTH END DATE

31 July 2021

PERIOD

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

4

<b>Airport Noise Insulation Scheme</b>						
Project Life Financials	192	0	0%	192	0	0%
Current Year Financials	192	0	0%	0	(192)	-100%
Project Description	Noise Insulation Project					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-23		
<b>Main Issues / Reason for Variance</b>						
Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. With the challenges facing the Airport as a result of the pandemic, this programme has been paused at the request of Glasgow Airport.						
<b>Mitigating Action</b>						
There is regular dialogue between the Council and Glasgow Airport, and there is the basis of an agreed delivery plan which was ready to be implemented prior to the pausing of the project. This can be re-established immediately by both parties, however it has to be recognised the nature of works and with the indication that it will not commence until Q3 2021/22 there is a strong likelihood that this project will not complete until 2022/23, however both parties still remain committed to its delivery.						
<b>Anticipated Outcome</b>						
Full delivery and spend is unlikely to be achieved in 2021/22, however the phasing will not be fully known until the beginning of August.						

<b>TOTAL RED</b>						
	Project Life Financials	14,843	1,031	7%	14,843	0 0%
	Current Year Financials	5,005	1,031	21%	3,506	(1,499) -30%

**31 July 2021**

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
1	<b>Affordable Housing Supply Programme</b>						
	Project Life Financials	135,876	65,167	48%	135,876	0	0%
	Current Year Financials	20,281	4,122	20%	20,281	0	0%
	Project Description	Affordable Housing Supply Programme					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
	<b>Main Issues / Reason for Variance</b>						
	Updated revised cashflow positions are currently being sought for each site. However, as it currently stands, it is anticipated that this programme will complete on project life budget. Further details are provided within appendix 7. Site updates are as follows:						
	St Andrews - Handovers have been proceeding according to the agreed programme. The latest revised programme indicated the last completions were expected to be early August, however supply issues relating to dry riser access panels have delayed this to late August with the exception of the assisted living property which is due in September. Housing Operations continue to be kept advised of all progress in relation to handovers.						
	Haldane - Project is complete with all properties being handed over.						
	Aitkenbar Primary School - Project is complete with all properties being handed over.						
	Clydebank East - A decision over the materials being used has now been made, the Planning Application has been made and will be heard at September Planning Committee.						
	Creveul Court - Project is complete with all properties being handed over.						
	Dumbarton Harbour Ph 3 - No further update in relation to the handover dates for this site. Work has been steadily ongoing on the site with a number of properties now complete and awaiting completion certificates.						
	Queens Quay Site B - Project is moving on and timber kit is progressing. The project is on track for completion in March 2022.						
	Future Sites - Sites have been identified and are at various different stages, with some having their designs and feasibilities progressing. An exercise will be carried out to determine viability of a number of gap sites for future housing development within the ownership of HRA.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
2	<b>Special needs adaptations</b>						
	Project Life Financials	2,540	144	6%	2,540	0	0%
	Current Year Financials	575	144	25%	575	0	0%
	Project Description	Adaptations to Housing for Special Needs					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date		31-Mar-26	
	<b>Main Issues / Reason for Variance</b>						
	No Issues to report at this time. Due to impacts of COVID last year unspent budget was carried forward. This will place additional challenges on achieving full spend, however project officers and delivery team will endeavour to catch up with installs. Additional resources back-up contractor in-place and early numbers of installations/completions are positive in terms of assisting to meet spend targets.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						



**31 July 2021**

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
<b>3 Capitalised minor works</b>						
Project Life Financials	2,480	173	7%	2,480	0	0%
Current Year Financials	691	173	25%	691	0	0%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year.					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
<b>4 Better Homes Priority Budget</b>						
Project Life Financials	1,319	3	0%	1,319	0	0%
Current Year Financials	446	3	1%	446	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
<b>Main Issues / Reason for Variance</b>						
While pandemic restrictions stalled some proposed initiatives throughout 2020/21, it is anticipated that this will not be a concern throughout 2021/22. A number of priority initiatives, supported by the Better Homes Project Board, are already being investigated and are envisaged to have a positive impact on the current council housing stock, however these will still be subject to ongoing volatility with supply chains and labour markets that could impact on delivery. These include an Internet of Things pilot Project with AICO for Housing First properties, that will provide sensors to properties to measure temperature, humidity and air quality with training to be arranged; a pilot project to improve the efficiency of the electric storage heating systems in our multi-storey flats, initially starting with one block with the potential rollout to further blocks; and merging 2 flats into one property for a large family that cannot be accommodated elsewhere within the housing stock. The board are also investigating a number of energy efficiency and zero emission pilots to help us identify best practice for improvements across the wider stock for example under floor insulation.						
<b>Mitigating Action</b>						
No mitigation required at this time.						
<b>Anticipated Outcome</b>						
It is anticipated that the accelerated proposals will result in this budget achieving all targets, but will continue to monitor market conditions.						
<b>5 QL Development</b>						
Project Life Financials	26	8	31%	26	0	0%
Current Year Financials	26	8	31%	26	0	0%
Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						



**31 July 2021**

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
6	<b>Gypsy Travellers Site</b>					
Project Life Financials	91	0	0%	91	0	0%
Current Year Financials	91	0	0%	91	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
This budget is made up of Scottish Government grant which requires to be legally committed to improvement works on existing Gypsy Travellers sites by the end of March 2022. Initially the funding should have been committed a year earlier but as a result of the pandemic the timeline has been extended across Scotland. A condition of the grant requires that spend mirrors tenant priorities, and as such we have had a number of consultative engagements with the existing community to assess priorities.						
<b>Mitigating Action</b>						
No mitigation required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
7	<b>Community Safety Projects</b>					
Project Life Financials	17	0	0%	17	0	0%
Current Year Financials	17	0	0%	17	0	0%
Project Description	Community Safety Projects					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						
8	<b>Targeted SHQS compliance works</b>					
Project Life Financials	100	0	0%	100	0	0%
Current Year Financials	100	0	0%	100	0	0%
Project Description	This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock.					
Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
<b>Main Issues / Reason for Variance</b>						
No Issues.						
<b>Mitigating Action</b>						
None required at this time.						
<b>Anticipated Outcome</b>						
Project to complete as planned and meet spend targets.						

**31 July 2021**

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
9	<b>Targeted EESSH compliance works</b>						
	Project Life Financials	20,504	1,988	10%	20,504	0	0%
	Current Year Financials	5,076	1,988	39%	5,076	0	0%
	Project Description	This budget enables the council's continued commitment to achieving the Government's standards in relation to energy efficiency.					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues. EWI programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
10	<b>Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp</b>						
	Project Life Financials	16,430	1,158	7%	16,430	0	0%
	Current Year Financials	4,088	1,158	28%	4,088	0	0%
	Project Description	Building external component renewals					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues. Roof renewal programme continues into 21/22 and should work be able to continue with no further lockdowns, it is anticipated that the programme will be completed as planned.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
11	<b>External stores/garages/bin stores/drainage component renewals</b>						
	Project Life Financials	304	31	10%	304	0	0%
	Current Year Financials	125	31	25%	125	0	0%
	Project Description	This budget is to focus on external stores/garages/bin stores etc. component renewals as					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
12	<b>Secure entry component renewals</b>						
	Project Life Financials	379	50	13%	379	0	0%
	Current Year Financials	200	50	25%	200	0	0%
	Project Description	This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						

**31 July 2021**

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Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
13	<b>Heating improvement works:</b>						
	Project Life Financials	4,972	317	6%	4,972	0	0%
	Current Year Financials	948	317	33%	948	0	0%
	Project Description	Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
14	<b>Energy improvements/energy efficiency works</b>						
	Project Life Financials	331	27	8%	331	0	0%
	Current Year Financials	108	27	25%	108	0	0%
	Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
15	<b>Improvement works (Risk St)</b>						
	Project Life Financials	170	0	0%	170	0	0%
	Current Year Financials	170	0	0%	170	0	0%
	Project Description	Risk Street Over clad					
	Project Lifecycle	Planned End Date	31-Mar-22	Forecast End Date	31-Mar-22		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
16	<b>Void house strategy programme</b>						
	Project Life Financials	8,645	525	6%	8,645	0	0%
	Current Year Financials	2,101	525	25%	2,101	0	0%
	Project Description	Spend on Void Properties to bring them up to letting standard					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						

**31 July 2021**

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4

Budget Details		Project Life Financials					
		Budget	Spend to Date		Forecast Spend	Variance	
		£000	£000	%	£000	£000	%
17	<b>Contingencies</b>						
	Project Life Financials	500	0	0%	500	0	0%
	Current Year Financials	100	0	0%	100	0	0%
	Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
18	<b>Environmental renewal works, paths/fences/walls/parking area's</b>						
	Project Life Financials	5,089	322	6%	5,089	0	0%
	Current Year Financials	1,289	322	25%	1,289	0	0%
	Project Description	Environmental renewal works, paths/fences/walls/parking areas					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
19	<b>Asbestos management works</b>						
	Project Life Financials	1,104	128	12%	1,104	0	0%
	Current Year Financials	210	128	61%	210	0	0%
	Project Description	This budget is to fund work associated with the management of current asbestos legislation and the Council's asbestos policy within housing stock.					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
20	<b>Buy Backs</b>						
	Project Life Financials	7,106	332	5%	7,106	0	0%
	Current Year Financials	1,706	332	19%	1,706	0	0%
	Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						

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

APPENDIX 5

MONTH END DATE

31 July 2021

PERIOD

4

Budget Details		Project Life Financials					
		Budget	Spend to Date	Forecast Spend	Variance		
		£000	£000	%	£000	£000	%
21	<b>Salaries/central support/offices</b>						
	Project Life Financials	12,776	818	6%	12,776	0	0%
	Current Year Financials	2,455	818	33%	2,455	0	0%
	Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
22	<b>Modern facilities and services</b>						
	Project Life Financials	4,003	330	8%	4,003	0	0%
	Current Year Financials	1,320	330	25%	1,320	0	0%
	Project Description	New Kitchens, Bathrooms and Showers					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	No Issues. Additional resources back-up contractor in-place and early numbers of installations/completions are positive in terms of spend targets.						
	<b>Mitigating Action</b>						
	Additional back-up contracts in place to assist in delivery.						
	<b>Anticipated Outcome</b>						
	Project to complete as planned and meet spend targets.						
23	<b>MSF Fire Risk Assessment Works</b>						
	Project Life Financials	6,000	0	0%	6,000	0	0%
	Current Year Financials	1,200	0	0%	1,200	0	0%
	Project Description	High Rise Fire Safety Measures					
	Project Lifecycle	Planned End Date	31-Mar-26	Forecast End Date	31-Mar-26		
	<b>Main Issues / Reason for Variance</b>						
	A recent meeting held between Officers and the Scottish Government proved positive with the council's suggestions being well received. However, awaiting final report from the the Scottish Government and expecting further guidance on buildings above 11m which may also extend to buildings above 18m.						
	<b>Mitigating Action</b>						
	None required at this time.						
	<b>Anticipated Outcome</b>						
	Progress on this programme will be closely monitored on a regular basis through the Better Homes Project Board.						
<b>TOTAL GREEN</b>							
	Project Life Financials	230,762	71,521	31%	230,762	0	0%
	Current Year Financials	43,323	10,476	24%	43,323	0	0%

WEST DUNBARTONSHIRE COUNCIL  
HRA CAPITAL PROGRAMME  
ANALYSIS OF RESOURCES

APPENDIX 6

MONTH END DATE

31 July 2021

PERIOD

4

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

1

NEW BUILD GRANT						
Project Life Financials	(39,600)	(23,814)	60%	(40,623)	(1,023)	3%
Current Year Financials	(5,000)	0	0%	(5,000)	0	0%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date		Forecast End Date			
Main Issues / Reason for Variance						
Overall, there is a favourable project life variance of £1.023m which relates to additional grant income successfully negotiated by Officers in relation to the increased grant per unit at Aitkenbar, Haldane and Dumbarton Harbour and the additional grant generated from the buyback scheme.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
The project life overall variance will be favourable by £1.023m due to additional Scottish Government Grant Income.						

TOTAL RESOURCES						
Project Life Financials	245,604	72,527	30%	245,604	0	0%
Current Year Financials	48,327	11,481	24%	46,828	1,499	3%

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

APPENDIX 7

MONTH END DATE

31 July 2021

PERIOD

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Site	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		RAG Status
	£000	£000	£000	£000	%	
St Andrews	22,647	21,699	22,647	-	0%	→
Haldane PS	11,572	11,308	11,572	-	0%	→
Aitkenbar PS	10,669	9,686	10,669	-	0%	→
Clydebank East	21,645	3,576	21,645	-	0%	→
Creveul Court	3,811	3,751	3,811	-	0%	→
Dumbarton Harbour	8,124	8,014	8,124	-	0%	→
Queens Quay (site B)	6,925	4,685	6,925	-	0%	→
Future Developments	46,132	1,216	46,132	-	0%	→
Fees and Staffing Costs	4,351	1,231	4,351	-	0%	→
Total Expenditure	135,876	65,166	135,876	0		→